

Glacier Hills Homeowners Association

Board of Directors' Meeting

April 17, 2024

On April 17, 2024 Glacier Hills Homeowners Association Board of Directors Greg Doggett, Scott Ogradnik and Sol Polen participated in a special meeting to discuss and act on current Homeowners Association topics. The meeting was held at the Doggett residence.

A discussion was held regarding the recent action of putting to an Association vote a Covenant Amendment regarding the Subdivision of Property as well as a Road Improvement Special Assessment. Both of which passed in compliance with established and approved Covenant percentile requirements. A Notary Public arrived for this portion of the meeting and notarized Board of Directors signatures on the Covenant Amendment document. Sol Polen will follow up by getting the document recorded at the Office of the County Recorder. It was decided that notice of the passage of the Amendment will be sent out to Association members once the document is recorded and in conjunction with announcement of the date for the upcoming annual HOA meeting. In regards to the passage of the Road Improvement Assessment it was decided that Board Treasurer Cindy Doggett will send out notices to the Association members of the required annual fees which will be due July 1st and delinquent August 1st of each calendar year for the next 4 years. A savings account will be established to hold assessment funds until fully collected. Each year, upon full collection of the funds, a no risk Certificate of Deposit (CD) will be purchased at Glacier Bank (The HOA banking institution) for the highest possible percentage to ensure that members' funds are safe, secure and maximizing the highest potential returns.

A discussion was held regarding the nonconformity and violation of two landowners whose building projects have extended beyond the required 18 month time limit in violation of Article IV, Section 4 Building Standards. The Board has ultimate responsibility for assessing a reasonable monthly fine appropriate to the violation/s. Never in the history of the HOA has the Board been required to assess a landowner a fine. In that regard, the Board wants to

ensure that proper procedures, as outlined in the Covenants, are followed by both the AERC as well as the Board of Directors in these incidences. Establishing fair, legal and proper precedence in these matters is imperative. Scott Ogrodnik will follow up with correspondence to the AERC regarding the matters. Once it is determined that proper procedures have been fulfilled the Board of Directors will commence with its required duty to assess fines.

A discussion was held regarding a recent email request received from Robin Wright inquiring as to the possibility of getting Glacier Hills Drive East paved. The Board discussed and formulated a response that was put in letter form and emailed back to Robin Wright (Please see attached Addenda item).

A discussion was held regarding the impending departure of Mark Newbold who requested to resign as the Glacier Hills Firewise Community Coordinator effective May 1, 2024. Information had been received that Steve Rammer was willing to step into the role. The Board supports that replacement and thanks Steve for his willingness to volunteer time to the community.

A discussion was held regarding the impending departure of Jim Zerbe who requested to resign from the AERC effective July 2024. There are no known willing volunteers for the position at this point, mostly because the fact that Jim wants to resign is not widely known through the association. Scott Ogrodnik is going to email Jim and express the Boards gratitude for his service and ask that he put out an email letting people know that he wishes to resign, describing the position and encouraging volunteers.

A discussion was held regarding picking a date for the upcoming 2024 HOA annual meeting. July 8, 2024 was tentatively selected pending verification that Leitz Hall is available. Sol Polen will contact Tom Torpen regarding the Hall's availability.

A discussion was held regarding the progress of sharing knowledge of Glacier Hills systems. In regards to the financial systems, Scott Ogrodnik and Treasurer Cindy Doggett have worked to secure dual oversight of the HOAs financial accounts which is now in place. In regards to the gates, nothing has changed at this point due to the belief that the current gate operating system is antiquated and cumbersome to learn and operate. In response Greg Doggett will solicit bids to get the gate system updated/upgraded to be user friendly with enhanced

security/monitoring systems for both gates. Bids will be reviewed by the Board for future recommended action.

A discussion was held regarding a recent email from a realtor representing a potential buyer of the residence currently for sale on Glacier Hills Center Drive. The potential buyer inquired as to whether or not trees could be removed from the property to enhance the view. Then, to use those trees to construct a raised mountain bike track on the property. A previous discussion with Jim Zerbe regarding the inquiry confirmed that while there were no Covenants in place to prevent this, the buyer would have to submit comprehensive plans to the AERC for approval or denial based on their compatibility with Glacier Hills Covenant requirements as well as the cohesiveness of the project with the neighboring properties. Sol Polen will follow up with a reply to the realtor explaining the AERC submission process.

A discussion was held regarding the desire/feasibility of outsourcing the day to day HOA management to a property management company. The pros and cons were discussed and a decision was made to research the option further with the possibility of presenting it to the membership at the annual meeting in July.

A discussion was held regarding the date of the next Board of Directors meeting. Sometime during the week of June 10-17th was tentatively selected.

Respectfully submitted,

Sol Polen

Glacier Hills Homeowners Association
PO Box 260182
Martin City, MT 59926

April 17, 2024

Robin Wright
3619 Capitol Avenue
Mason, OH 45040

Re: Recent inquiry concerning paving of Glacier Hills Drive East

Dear Robin,

The roadways of Glacier Hills were all constructed by the developer, Robert Spoklie. It was his sole decision to pave or not pave these roadways. The only exceptions to this are Glacier Hills Circle Drive (paid for by a landowner) and a roadway connecting to Glacier Hills Drive West (included as part of a landowner buy-sell agreement). Unfortunately, the developer did not choose to pave Glacier Hills Drive East. Efforts were made by a previous landowner to have the developer provide such paving, to no avail. The GHHOA has not paid for the paving of any roadways in Glacier Hills.

The GHHOA was given, via covenant, management rights to all of the commonly shared roadways in Glacier Hills, including Glacier Hills Drive East. This includes responsibility for the maintenance of these roadways.

We believe that all landowners would agree that it is desirable for all roadways in Glacier Hills to have a paved surface. This provides for more uniform maintenance and landowner benefit. However, it has not historically been the responsibility of the GHHOA to provide or arrange for the paving of unpaved roadways. Monies collected through annual dues are all fully allocated for other activities; no provision has ever been made for roadway paving.

It is not currently our intention to take responsibility for initiating efforts to have Glacier Hills Drive East paved. We recommend that the landowners directly adjoining Glacier Hills Drive East come together to formulate a detailed plan and cost estimate for such an undertaking. They would be welcome to then approach the GHHOA with their plan for how this would be funded. Perhaps the adjoining landowners would find it feasible to split the cost among themselves. Any ask of the GHHOA for funding, partial or full, would likely be subject to an assessment vote of all landowners.

Sincerely,

Glacier Hills Homeowners Association Board of Directors
(Greg Doggett, Scott Ogradnik, Sol Polen)