

Glacier Hills Homeowners Association

Board of Directors Meeting

August 6, 2024

On August 6, 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. The meeting began at 11:00 a.m. and adjourned at 1 p.m.

A discussion was held regarding the collection of road assessment fees. To date, all but one property owner's fees had been received. Additionally, although not a member of the GH HOA, the Greg Jones family also contributed the full amount to the road assessment fees. The Board was appreciative of the Jones family contribution.

A discussion was held regarding the ongoing nonconformity and violation of two landowners whose building projects have extended beyond the required 18 month time limit in violation of Glacier Hills Covenant Article IV, Section 4 Building Standards. In one of the situations, there has been proactive communication between the Board and property owners and the owners have been given to the end of August to complete their project. The Board noted good progress taking place in that build and will instruct the AERC to continue to monitor the situation. In the second matter, the owners have continued in non-compliance and have failed to reach out or respond to any of the HOAs attempts to communicate with them. Fines, liens and site remediation are prescribed in the Covenants should the owners continue to remain in non-compliance. Never, in the history of Glacier Hills, has this type of enforcement action ever been required. The Board, while willing and able to take all necessary enforcement steps, felt it best in the spirit of being "good neighbors" to make one more attempt to reach out to the property owners and offer them a course of action that would allow them to end their current build non-compliance status, along with associated fines (now totaling \$501.67), and to resubmit a new build plan to move forward. Scott agreed to draft a letter for Board/AERC review and once approved, have it sent off to the property owners.

A discussion was held regarding the status of suspected short term rentals in Glacier Hills. *Note: Short term rentals, rentals less than 30 days, are expressly prohibited as per the Glacier Hills Board of Directors Resolution dated 7-25-2011.* One owner, who has advertised their property on Airbnb, has been notified of the violation and has been requested to immediately cease the short-term rental activity. That owner has failed to respond to the notifications and appears to still be renting out their property. The Board discussed the 2011 Board Resolution and Greg indicated that upon drafting the Resolution, the HOA sought review by the HOA attorney at the time. The attorney confirmed that the Resolution was an actionable Covenant item and could be enforced. It was decided that should the rental activity continue, this owner would be fined an amount commensurate with the suspected income from the rental activity. The Board agreed to draft additional correspondence to the property owner informing him of the potential fines and encouraging him to cease the rental activity prior to the levying of fines. Sol agreed to draft that correspondence for Board review and mailing. The Board will continue to monitor other suspected rental locations and will respond accordingly.

A discussion was held regarding landscaping issues at the main entrance to Glacier Hills. This was a topic of discussion at the 2024 annual membership meeting. The concern was the current landscape contractor was not doing an adequate job and fees were high for the work being completed. Alternatives were discussed and it was decided that the current contractor should remain in place through the end of the current season but that stronger oversight of their work needed to take place.

The topic of Warranty Deeds with transferred developer rights attached was discussed. Currently there are two lots in Glacier Hills that fall within that distinction. Greg provided research materials specific to this topic, addressing the definition of these types of Warranty Deeds with attached developer rights, as well as the probability of a successful challenge to their validity in Glacier Hills. After much discussion it was decided that challenging these deeds would be an expensive and most likely unsuccessful endeavor.

A discussion was held regarding the Dues Committee which had been formed at the July 2024 annual meeting. The volunteer five member committee was formed to research other HOA's dues structure and to prepare a proposal for a needed dues increase in Glacier Hills. To date no correspondence had been received from the committee. It was decided to give the committee additional time to respond prior to reaching out to them.

Respectfully submitted,

Sol Polen,

Director, Glacier Hills Homeowners Association