

## Glacier Hills Homeowners Association

### Board of Directors Meeting

January 8, 2025

On January 8, 2025 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 and began at 1:00 P.M. The meeting adjourned at 4:00 P.M.

The Board resumed conversation regarding the ongoing situation involving a current build which has extended well beyond the 18 month requirement as spelled out in Article IV, Section 4 of the Covenants. To date, all required notifications and Board/AERC action items have been fulfilled. As part of this discussion the Board held a Web Meeting with GH HOA attorney Andy Crites. The attorney had previously been delivered a summary of all actions/documentation related to this matter. Attorney Crites stated he had reviewed all the materials along with the Declaration of Covenants, Conditions and restrictions of Glacier Hills. His review determined that all the necessary requirements, as per the Covenants, have been met. He further confirmed that since the lot owner had failed to pay the non-compliance fines levied by the association (now totaling \$2025.01), proceeding with the filing of a lien against the property for all related fines/HOA costs incurred to date, including attorney fees, was the next proper step as mandated by the Covenants. Additionally, he confirmed that the Board would be proper in its action to have site remedial action ordered in the form of filling in the excavation site and having all debris/materials removed. Additional liens/lien against the property would then be in order. Attorney Crites agreed to draft and file the initial lien and would follow up with "a cut and Paste" document the HOA could use on their own in order to save costs. As follow-up to this discussion, a certified letter, along with an email, was to be sent to the property owner informing them that all building related materials/debris had to be removed from their lot, giving them fifteen days in which to do so. If they failed to comply, the Board would take action to have the materials removed and disposed of. Additionally, an email would be sent to the AERC asking them to

seek out the proper contractors to have the materials removed and to have the excavation site filled in.

The Board resumed discussion regarding the need to increase GH HOA dues and the recommendations of the five member Dues Committee. The Board decided it best to arrange a future meeting with the Dues Committee to discuss additional considerations that likely were not part of their analysis, to include a pending capital project (gate upgrade), a mechanism to reset dues once the reserve amount is reached and the actual amount of the reserve goal. The objective of the requested meeting would be to discuss, debate, and reach agreement between the Dues Committee and the Board on the dues increase. Then, to set the process in motion to execute an Association vote on the matter. As follow-up an email was to be sent to the Dues Committee requesting the meeting.

The Board resumed discussion regarding the ongoing need to upgrade Glacier Hills gate systems. Greg had been seeking bids to have the system modernized and be more user friendly, enabling additional volunteers to operate/program gates if necessary. Greg has done thorough research into obtaining the best possible system upgrades as well as keeping costs to a minimum. Greg gave a thorough presentation on all of the proposed gate system upgrades as well as the associated costs. Along with the need to upgrade the gates, the current non-operational status of the Secondary Access Gate off of Highway 2 and the inability of the gate technician to respond in a timely matter was discussed. It was agreed that there was need to seek out alternative gate companies to upgrade and service Glacier Hills gates. Greg agreed to do so. Additionally, as part of the upgrading of the gates, it was agreed that installing a camera surveillance system at both gates in conjunction with the upgrade would be a good overall enhancement to Glacier Hills security.

Respectfully submitted,

Sol Polen,

Director, Glacier Hills Homeowners Association