

## Glacier Hills Homeowners Association

### Board of Directors Meeting

June 28, 2024

On June 28, 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 Polen residence and began at 8.00 a.m. and adjourned at 1:00 p.m.

A discussion was held 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. The related Covenant sections were reviewed with specific attention paid to those which dictate the responsibilities of the HOA Board of Directors once the owners of the build are deemed in violation. The Board reviewed all aspects of the situation including timelines and all previous communications with the owners including those with the AERC. As previously arranged, the Board was scheduled to meet with the owners at 9:30 a.m. (same day as this meeting) at their residence. It was decided that a final decision would be held until after the meeting with the owners.

The Board went on to discuss additional matters pending the 9:30 meeting with the property owners

A discussion was held regarding the proposed agenda for the upcoming July 8<sup>th</sup> annual membership meeting. The agenda was reviewed, which led to a lengthy discussion regarding the proposed presentation to the membership of the pros and cons of having a property management company take over the daily operation of the HOA. The purpose of the presentation would be to measure the support, or lack of support, and solicit feedback from the membership regarding the issue. Scott agreed to prepare for and present the proposal to the membership at the annual meeting. It was also agreed that a topic of the annual meeting should be the need to increase annual dues since the HOA had been running at a deficit for the past few years. Greg agreed to finalize the meeting agenda and budget information.

A discussion was held regarding the upcoming vacancies on the AERC. Joe Welch had already quit the AERC and Jim Zerbe had voiced a desire to end his involvement with the AERC come the July annual meeting. The Board has deep appreciation for Joe and Jim's many years of service to Glacier Hills. It was decided that an email would be sent to the AERC asking them to put out information about the job requirements of the AERC and ask for potential volunteers to step up and fill the vacancies.

A brief discussion was held regarding the recent sale of the Eulberg lot. It was the first sale of a lot over 8 acres that had taken place since the recent covenant amendment involving the splitting of lots larger than 8 acres. Also discussed was the status of ongoing builds in Glacier Hills.

The Board left the Polen residence and responded to the previously discussed 9:30 meeting (see paragraph #2). The Board and property owners participated in a lengthy discussion regarding the status of their build, the reasons for delays, the future of their build, Covenant requirements and options to meeting those Covenant requirements as well as the potential ramifications of continued non-compliance. The Board expressed their appreciation for the owners inviting us into their home, advising them a decision would be made when the Board reconvened at the Polen residence and they would be informed of that decision as soon as possible. The Board subsequently reconvened and the matter was again thoroughly discussed, emphasizing Covenant requirements and the setting of future precedence in Glacier Hills. The Board decided, given mitigating circumstances in this situation, it was reasonable to allow the owners until the end of August to complete their build. All related fines would be held in abeyance until that time. Failure to meet that end of August deadline would result in fines being due immediately on September 1<sup>st</sup>. Greg agreed to follow up and inform the property owners of the Board's decision.

The Board held a discussion regarding a second property in GH where the owners' build was in non-compliance with Covenant requirements. Those owners have failed to communicate in any manner with the AERC. The Board reviewed Covenant requirements and affirmed that required steps were properly being followed by the AERC, as well as the Board. The Board agreed to request the AERC to draft a "notice of fines" letter to the property owners. The letter was to

include the related Covenant sections, Article IV, Section 4, Building Standards and to remind the owners that subsequent liens and site remediation could take place if they fail to come into compliance with Covenant requirements.

The Board reviewed and approved a letter Greg authored to the Forrester Service. The purpose of the letter was to acknowledge the wildfire mitigation work the U.S. Forrester Service has done in the forest land south of Glacier Hills and in the Lion Hill/Lion Lake Area. Also, to encourage and emphasize their working hand and hand with the Glacier Hills community and greater Martin City area to minimize fire risk especially in light of the recent Ridge Fire.

A discussion was held regarding GH HOA banking issues. The discussion centered on ensuring that all funds, including incoming road assessment funds, were properly protected and invested to the greatest potential.

Another brief discussion was held regarding the status of any attempt to upgrade the GH gate systems. The goal was/is to upgrade the system to allow additional users access to program/repair gates when necessary. Greg indicated that time had not yet been allocated regarding this manner but would be in the near future.

Respectfully submitted,

Sol Polen,

Director, Glacier Hills Homeowners Association