

Glacier Hills Homeowners Association

Board of Directors Meeting

September 29, 2024

On September 29, 2024 Glacier Hills Homeowners Association Board of Directors Greg Doggett, Scott Ogrodnik 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. The meeting began at 9:00 a.m. and adjourned at 12 p.m.

Discussions continued regarding two properties that had been in non-compliance status in violation of Glacier Hills Covenant Article IV, Section 4 Building Standards. One of the property owners was given until August 31st to complete their build, which they did. Due to mitigating circumstances in that situation, fines were waived. The second property continued to be in non-compliance with no attempts by the property owner to communicate/answer notices from the HOA. Fines continue to accumulate, now totaling \$905.84 and increasing every month. Covenant sections involving the Board's enforcement responsibilities were reviewed. In anticipation of continued non response by the property owner, Greg agreed to draft the "Final Non-Compliance, 30 days to correct" letter to be sent out on November 7, 2024. If the owners fail to respond to that notice and take action within the 30 days, liens will follow and site remediation will take place. All related costs will be incorporated in the lien placed on the property.

Discussions continued regarding 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. The GH property being advertised on AIRBNB now shows all vacancies blocked out through the end of 2025. However; the property still shows as an active listing. The property owner has failed to respond to letters from the HOA, the most recent being mailed on August 23, 2024. In that letter, which asked the owner to cease rental activity, the Board also asked the owner to please respond with information that the property was no longer being rented out, if in fact that were the case. Again, there has been no response. The Board discussed the option of levying fines against the owner with an amount commensurate with suspected income from

the rental. The Board noted that along with the website vacancies being blocked out, there has been no recent rental activity observed at the location. It was decided to continue to monitor the physical location as well as the rental websites for a resurgence of rental activity. Two additional suspect properties were discussed and will continue to be monitored for rental activity along with associated rental websites.

A discussion was held regarding guidelines concerning communications with the AERC. The Board felt it important to receive communication from the AERC when possible future involvement of the Board is anticipated. For instance, when information about a pending build, improvement, modification or variance is in some way out of the ordinary. When there is an approval or denial of a building plan. When there is a waiver, formal or informal, of applicable Covenant sections. When there are any notices of noncompliance or violations sent out. Scott agreed to draft a letter to the AERC outlining these communication guidelines.

A discussion continued regarding the upgrade of Glacier Hills gate systems. It was learned that Greg is now actively seeking information and bids to have the gate system modernized/upgraded to allow additional users the ability to program/repair gates in those instances when Greg is unavailable. The bids for upgrade will include an emergency vehicle “yelp system” for the Secondary Access gate off of Highway 2. Also included is a system upgrade to allow for earlier opening of the Secondary Access gate for vehicles exiting the development. Also discussed was the fact that web related directional inquiries, for travelers to Glacier Hills approaching from the south, automatically direct travelers to the Highway 2 Secondary Access. Since that access point is for the use of GH residents only, there is a need to modify web related directories to reflect the main gate via Martin City as the correct entry point to GH. Scott, being very familiar with web design issues agreed to look into the matter.

A lengthy discussion was held regarding the dues increase proposal received from the Dues Committee on August 6, 2024. The Board was unable to reach agreement on the recommendations set forth by the Dues Committee. At issue was the recommended amount of increase, the recommendation to have dues parity between built and unbuilt lots and the recommended goal amount for GH

budgetary reserves. Scott agreed to author an email back to the Dues Committee requesting additional information and research.

Respectfully submitted,

Sol Polen,

Director, Glacier Hills Homeowners Association