

Glacier Hills Homeowners Association

Board of Directors Meeting

March 11, 2025

On March 11, 2025 the Glacier Hills Homeowners Association Board of Directors Greg Doggett, Scott Ogrodnik and Sol Polen participated in a special meeting to discuss an ongoing situation involving a non-compliant Glacier Hills property. Also participating in the meeting were members of the AERC; Brian Staley, Kevin LaVallee and Ovila Byrd. The meeting was held via "Google Meet." The meeting began at 6:00 P.M. and adjourned at 6:50 P.M. The meeting continued for an additional 10 minutes with just the Board members in attendance to discuss additional Association matters. The session ended at 7:00 P.M.

The discussion between the Board and AERC, involving the non-compliant property, centered on Covenant mandated site remediation requirements. The AERC members expressed personal liability concerns in regards to arranging for site remediation, as requested of them by the Board. Also discussed was the fact that the property at issue, which was earlier placed on the market for sale, is currently under contract for purchase and the implications that might have on the non-compliance. At this point in time, the Board and AERC members wish to ensure that the Homeowners Association proceeds within its legal right and to obtain legal opinion on how the situation may or may not transfer to a new owner of the subject property. It was agreed upon that Association Attorney, Andy Crites, will be briefed on the situation and asked to render a legal opinion on how best to proceed.

After adjourning with the AERC, the Board continued it's meeting to discuss the next steps on proceeding with getting a proposed membership dues increase out to the general membership for a vote. Greg Doggett agreed to draft the dues increase proposal. The Board agreed upon setting May 31, 2025 as the goal date for emailing out the proposal for a general membership vote.

Respectfully submitted,

Sol Polen,

Director, Glacier Hills Homeowners Association