

## Glacier Hills Homeowners Association

### Board of Directors Meeting

June 18, 2025

On June 18, 2025 the Glacier Hills Homeowners Association Board of Directors Greg Doggett, Scott Ogrodnik and Sol Polen participated in a special meeting to discuss current Glacier Hills Homeowners Association matters. The meeting was held at the Polen residence and began at 0900 hours and ended at 1200 hours.

#### **TOPIC: Upcoming interruption to the water supply in Glacier Hills**

The meeting began with Greg providing information regarding an upcoming Martin City Water District project to reline the water storage tank which services Glacier Hills residents. Servicing the tank will result in a brief, possible two hour, water flow disruption while current piping is spliced and rerouted to allow ongoing flow while the tank is relined. Proper and timely notice will be given to Glacier Hills residents so they can plan accordingly for the disruption in water service.

#### **TOPIC: Results of recent Dues Increase Proposal**

A discussion was held regarding the recently passed Dues Increase Proposal. The proposal passed with a 74% approval. Of the 50 lots eligible to vote, 37 voted "yes," 10 voted "No," and 3 did not vote. The new dues amount of \$500 per year for all lots, developed and undeveloped, will take effect in January of 2026. Sol Polen will send out a notice of the voting results at the same time that information regarding the July membership meeting is sent out.

#### **TOPIC: Disposition of an existing Covenant violation**

A discussion was held regarding the status and possible disposition of the non-compliant lot recently sold. At issue is the fact that the original non-compliant large excavation site still exists on the property. It was noted that the new owners have made attempts to remedy the situation but have been hindered by weather/poor soil issues. It was decided that Greg Doggett would meet with the new owners and see if he could determine their intentions on removal of the excavation site.

### **TOPIC: Glacier Hills gates**

A discussion was held regarding the recent system upgrades at the Glacier Hills gates. Greg has sent out an email to all members informing them of the new gate systems and how to log on and utilize the related App. The main entrance gate still has a “motherboard” issue that will not allow the open time to be properly adjusted as well as a cracked limiter cam. The secondary access gate also has a cracked limiter cam. Additionally, the securing hardware at the main gate operator housing is loose allowing improper movement of the motor system when the gate is operated. Greg is following up to secure a new board, new cam limiters and will seek assistance in remedying the main gate loose hardware. Greg stated that Mike Fingado will be acting as a second gate administrator to fill in for any situation when Greg is unavailable. Lastly, a discussion was held regarding a potential need for security cameras at both gates. The issue will be brought up at the July membership meeting to obtain feedback from members.

### **TOPIC: July 2025 Annual Membership Meeting**

A discussion was held regarding the upcoming July membership meeting and what topics needed to be addressed beyond the usual.

### **TOPIC: Main entrance landscaping**

A discussion was held regarding landscaping efforts at the main entrance. The frequency and cost of the current landscape company, Bainscape, was reviewed. It was determined that there was no need to alter/adjust the service provided and that Cindy Doggett would continue to monitor the area.

### **Immediate Meeting follow-up**

Following the meeting Greg Doggett and Sol Polen responded to the Glacier Hills main entrance and dealt with the loose gate motor housing and also researched the availability of Wi-Fi and placement locations for a future camera system.

Respectfully submitted,

Sol Polen,

Director, Glacier Hills Homeowners Association