

Glacier Hills Homeowners Association
Board of Directors Meeting
October 18, 2025

On October 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 Doggett residence and began at 1000 hours and ended at 1245 hours.

TOPIC: Director's calendars

The Directors had a discussion regarding calendars and upcoming vacations. It was noted that all three Directors would be out of town virtually the entire month of November. Further discussion determined that all three Directors would be available via email and telephone, therefore; Glacier Hills would remain well managed.

TOPIC: Bylaws Amendment

A discussion was held regarding a proposed Bylaws amendment involving the required annual Glacier Hills membership meeting date. The topic was discussed at the 2025 membership meeting in July. The proposal would change the mandate that the annual meeting be held during the cold weather month of March (first Monday), and change it to where the Board of Directors could propose a meeting date at their discretion most likely to be held during the summer months when more residents are present in Glacier Hills. A proposed Amendment change has been written and Sol Polen will send it out to the membership in November for a vote. The amendment requires a 2/3 "yes" vote by the membership to pass the amendment.

TOPIC: Disposition of existing Covenant violation

A discussion was held regarding a disposition on the Glacier Hills lot which was the subject of the Covenant violations in 2024 and 2025. The lot has since been sold and the Directors have determined that all violations have been either corrected or will be in the very near future. The situation is deemed to be resolved and closed at this time.

TOPIC: Glacier Hills Security Gates

A lengthy discussion was held regarding several issues involving both Glacier Hills security gates. First issue involved a newly installed motherboard at the main entrance gate which now enables the open time of the gate to be adjusted. The proposed open time was discussed keeping in mind optimum security to prevent unauthorized "follow-ins" as well as driver safety issues for all types of vehicles entering, especially during the winter months. The decision was made to have an open time of approximately 15 seconds. The second issue involved the potential clearing and reissuance of existing homeowner's codes/contractor codes with the goal of enhancing Glacier Hill security. The last time this had been done was approximately 10 years

ago. Over that 10 year period the gate codes have undoubtedly been passed on to people who no longer have authorization to enter into Glacier Hills. It was decided that it would be in the best interest of Glacier Hills security to go ahead and do a clearing/reissuance of all codes to the membership. It was decided that the reissue of codes will take place during the winter time when gate traffic is minimal. Members will be notified of their new gate codes and given an exact time for the new code activation. Additionally, to further prevent the misuse of contractor codes, a system will be implemented wherein the specific contractors codes will be routinely erased following the completion of a specific new build and the owner will be issued a new contractor code. The last gate issue discussed involved the purchase and placement of security cameras at both gates. This was a topic at the July membership meeting where members voiced a desire to proceed with the implementation of cameras. Scott Ogrodnik agreed to further research the best options for cameras for future presentation to the Board, with the goal of a spring 2026 installation date.

TOPIC: Signage along secondary access road

A discussion was held regarding the placement of additional signage along the Glacier Hills Drive West secondary access, stating that the roadway was for homeowner use only and that contractor vehicle traffic was not authorized. This was a topic discussed at the July membership meeting. The concern being that the roadway easement through the Mountain Meadow RV Park property was given to Glacier Hills with the understanding that only homeowners utilize it. It was decided that at this time the Association was not going to proceed with additional signage but would monitor the situation and follow up with the AERC to enforce specific contractor non-compliance if necessary.

TOPIC: Status of Polaris 6-wheeler ATV

A discussion was held regarding the Polaris 6-wheeler ATV graciously donated to Glacier Hills Homeowners Association by Bob Spoklie several years back. Greg Doggett routinely uses the ATV to assist in his efforts to keep Glacier Hills invasive weeds at a minimum. Currently, the ATV is in a “non-operable” condition and Greg voiced his concerns about the cost of repair as well as the cost to maintain an older piece of equipment. It was decided that it was in the best interest of the membership to seek a repair estimate on the ATV and then weigh the cost of that repair and potential future repairs versus the acquisition cost of a new ATV. Greg and Sol agreed to jointly proceed in the effort of obtaining that cost repair estimate at the earliest opportunity following their return from vacations.

TOPIC: Glacier Hills designated helicopter landing sites

A discussion was held regarding the four designated helicopter landing sites within Glacier Hills. The issue being that some of the landing sites may not be currently usable due to overgrown trees in close proximity to the sites. This was a topic brought up at the July membership meeting and again recently by Jim and Vicki Zerbe in an email. In discussing the issue it was

revealed that in past situations, at times, the Martin City Fire Department had not utilized the Glacier Hills helicopter sites and in fact transported victims to Martin City for pick up by a helicopter. In order to proceed further with this issue it was determined that a discussion needed to take place with Martin City Volunteer Fire Department Chief Tom Torpin, to determine what their policy was regarding helicopter pickups within Glacier Hills. If it is determined the Martin City Fire Department would in fact utilize Glacier Hills helicopters landing sites, then the decision was made to proceed with contacting Two Bear Air Operations, as well as Logan Health Alert Helicopter to have their pilots survey Glacier Hills to determine if the sites were in fact still safe and if not, what needed to be done to make the landing sites safe again. Sol Polen agreed to contact Tom Torpin, then based on that conversation, follow up with the specific flight operations for site survey.

TOPIC: Contractor compliance enforcement

A discussion was held regarding private contractors failing to comply with the designated contractor guidelines given to them at the start of their project. Recent specific incidents were discussed and it was determined that the AERC was the entity best suited to handle these violations by contractors. The Board agreed to increase communication with the AERC when these violations take place so that they may be in a position to follow up on them.

TOPIC: GH emergency phone tree

And finally, a discussion was held regarding Glacier Hills existing phone tree system for emergency notifications. Board members agreed that the current phone tree system was inadequate and prone to failure in an emergency situation. Board members agreed that a text system would be a much better option in an emergency situation. Kim Polen, who volunteered at the July membership meeting to take over the existing phone tree system, will take the necessary steps to create a phone text system and then email all of the related information to the membership for implementation.

Respectfully submitted,

Sol Polen,

Director, Glacier Hills Homeowners Association