

Glacier Hills Homeowners Association
Board of Directors Special Meeting Minutes
June 9, 2026

The Glacier Hills Homeowners Association (GHHOA) Board of Directors held a special meeting on June 9, 2026. Board members Greg Doggett, Scott Ogrodnik, and Sol Polen were present. The meeting was held at the Ogrodnik residence, convened at 9:00 a.m., and adjourned at 11:30 a.m.

TOPIC: AERC Communication Regarding Construction Activity

The Board reviewed a recent email from the Architectural and Environmental Review Committee (AERC) regarding current, past, and upcoming construction activity within Glacier Hills.

During the discussion, Board members considered information suggesting that construction activity may have occurred or is occurring on a lot prior to review by the AERC. The Board agreed to draft correspondence requesting that the AERC investigate the matter and determine whether all applicable review requirements under the Glacier Hills Covenants have been satisfied.

TOPIC: Downed Trees Resulting from the December 2025 Wind Event

The Board discussed the numerous downed trees remaining from the unusually severe wind event of December 2025. Fallen trees are present on private lots and along the Glacier Hills Drive West entrance road easement, creating both aesthetic concerns and an increased wildfire risk.

The Board reviewed relevant provisions of the Glacier Hills Covenants to determine whether they addressed unsightly conditions on privately owned lots. The Board concluded that matters involving lot appearance and property maintenance are most appropriately addressed through the AERC review process.

The Board agreed to draft correspondence recommending that the AERC develop and distribute guidelines requesting that visible downed trees be removed within a specified timeframe.

Believing that the out-of-state owners of the lot adjacent to the pump house may be unaware of the extent of the storm damage on their property, the Board agreed to send an email, including photographs, requesting expedited removal of the visible downed trees.

Regarding downed trees located along the Glacier Hills Drive West road easement, the Board agreed to raise the issue at the 2026 Annual Membership Meeting and request volunteers to assist with cutting and removing dead and downed trees in that area. As a courtesy, both adjacent landowners will be notified before any work begins.

TOPIC: Glacier Hills Entrance Gates

The Board discussed current gate operations, including whether existing private and contractor gate access codes should be replaced and new codes issued to lot owners. Greg Doggett, who manages the gate access system, agreed to review gate entry logs and determine whether such action is warranted.

Greg Doggett reported that the newly installed Amazon Key system was fully operational at the main entrance gate and functioning as intended.

To enhance security, the Board also discussed establishing a procedure whereby, upon completion of a major construction project, a lot owner would be issued a new contractor access code. This would deactivate any code that may have been shared among contractors and is no longer needed for authorized access to Glacier Hills.

The Board also discussed the potential installation of security cameras at the entrance gates. Scott Ogrodnik agreed to research the feasibility of camera installation and report his findings to the Board.

FINAL TOPIC: Agenda Items for the July 7, 2026 Annual Membership Meeting

The Board discussed potential agenda items for the upcoming 2026 Annual Membership Meeting. Potential agenda items included the annual budget, fiscal matters, results of the recently completed financial audit, old business, new business, future Board membership, and the status of the upcoming road resurfacing project.

The Board agreed to streamline presentations where possible to reduce unnecessary redundancy and improve meeting efficiency.

Sol Polen will email a meeting reminder and any agenda addendum to the membership as soon as the addendum is finalized and available.