

NEWSLETTER

Annual Meeting & Election

Our November 10, 2018 Annual Meeting and Elections saw a record number of landowners participate in the vote process. Over 50 percent of eligible landowners cast a ballot. We offer our sincere appreciation and thanks to all of the board members and numerous volunteers for their hard work and community spirit!

To address issues that arose during the previous annual election in June 2018, the election committee researched and developed a number of processes, specifically related to proxy votes and absentee ballots that were implemented on November 10. Due to the withdrawal and subsequent desire to be reinstated by one candidate, the board, on advice from the attorney, accepted the withdrawal and allowed the candidate to run as a write-in. The system was challenged by this situation and the election committee is working to once again refine the process.

Specific voting results were as follows:

South Glastonbury Candidates:

<i>Director</i>	<u>Votes</u>
Ken Hurley	65
Andrea Sedlak	54
Jerry Ladewig	51

Kathleen Rakela	45
Clare Parker	40
Ed Dobrowski	39
Tim Brockett (write-in)	1

<i>Ombudsman</i>	<u>Votes</u>
Miriam Barker	70

North Glastonbury Candidates:

<i>Director</i>	<u>Votes</u>
Gerald Dubiel	61
Newman Brozovsky	59
Ron Price (write-in)	26
Claudette Dirkers (write-in)	22
Debbie DeGraaf (write-in)	10
Regina Wunsch (write-in)	2
Val O'Connell	1
Ron Wartman (write-in)	1
Chris Williams (write-in)	1

<i>Ombudsman</i>	<u>Votes</u>
Linda Ulrich	55
Penelope Price (write-in)	1

Names in bold indicate the ones elected.

These volunteer positions are a means for landowners to participate in bettering our community, and we thank all who ran for election and for their willingness to serve.

John Carp, Richard Johnson and Charlotte Mizzi from North Glastonbury; and Kevin Newby, Dennis Riley and Mark Seaver from South Glastonbury are completing the remainder of their two-year terms.

Assessment Payments

The assessments payment schedule according to the Covenants is as follows:

- 1) Paid in full by January 31 (or 15 days from the postmark date if it's after January 15), or
- 2) Paid in equal quarterly payments by January 31 (or 15 days from the postmark), April 31, July 31, and October 31.

There is a 30-day grace period for payments, after which a 5 percent penalty and 1.5 percent monthly interest will begin to accrue.

It would save us time if you would be so kind as to put your parcel/lot number along with its location in either North or South Glastonbury on your check. Please note that we don't keep record of your physical address and therefore don't know which property you're referring to when you use it.



Are You Building or Planning to Build?

The Project Review Committee (PRC) works for all land owners; both the landowner building the project and the adjacent land owners. Check to see if your parcel/lot has subdivision covenants in addition to the GLA Covenants, which can be and usually are even stricter than the GLA Covenants. Those sub division Covenants are available at the Park County Offices.

Please remember to review the GLA website <http://www.glamontana.org> before



starting your project. When you are on the home page, scroll down on the left side and go to Building and Construction. This is where you will find all the information needed for all projects (large and small). Please allow ample time to get your desired project approved by the Board before you begin construction. The PRC meets once a month, 1 week before the monthly Board meeting. If you still have questions, please contact the PRC at info@GLAMontana.org or call 406-451-0033.

Letter from the President

As we begin a new year, I thought it would be appropriate to update all of you on the GLA's efforts to collect delinquent association dues. The board has been working with a collections attorney on this issue. We decided to start with the ten worst offenders. Some of these accounts have not been paid in twenty years.

The first step was to send "demand letters" to the accounts. This is a simple letter from our attorney to the landowner of record demanding payment. At this stage some landowners chose to pay in full or enter into a payment plan with the GLA. Other landowners responded through their attorney. Some offered a settlement and others contested our claim.

After an appropriate waiting period regarding landowners that had not come to an agreement, the GLA would file for a Judicial Lien on their property. It has been our policy to file a lien on properties that are two years behind in the payment of assessments. This is a simple lien and is just recorded with the county. That process would ensure that the GLA is paid upon sale of the property. A Judicial lien is a process filed through the court and could lead to a foreclosure. As you can imagine, that gets people's attention.

When these Judicial Liens go to court, the judge will most likely order a settlement. Meaning that there will be some give and take. It is highly unlikely that the GLA can recover all of the money that we are owed. However, we stand to collect thousands of dollars. We have already collected or have payment plans in place for almost \$29,000. These moneys go into our general fund and will help us continue to improve our road system.

Dennis Riley

How to Save Our Roads

Board Member Kevin Newby would like to remind drivers on our gravel roads that if we travel at - or even below - the speed limit, our roads would last longer after grading; a lot longer. This means not so many rumble strips/wash boarding, which means a smoother ride and fewer car repairs like lamps/bulbs, steering and suspension parts, including alignments. Save your speed for route 89.



Executive Officers

PRESIDENT: Dennis Riley
VICE PRESIDENT: Kevin Newby
TREASURER: Mark Seaver
SECRETARY: Charlotte Mizzi

Committees

COMPLAINT

Jerry Ladewig, Newman Brozovsky, Ron Price.

ELECTION

Kevin Newby, Dennis Riley, Claudette Dirkers, Leo Keeler, Charlene Murphy, Debbie Newby.

FINANCE

Mark Seaver, Charlotte Mizzi

GOVERNING DOCS

Jerry Ladewig, Ken Hurley, Charlotte Mizzi, Andrea Sedlak.

LEGAL

Dennis Riley, John Carp, Kevin Newby, Mark Seaver, Charlotte Mizzi.

PROJECT REVIEW

Gerald Dubiel, Kevin Newby, Richard Johnson, Ron Price, Donna Andersen and Ia Williams.

ROAD MANAGEMENT

John Carp (N), Ken Hurley (S)

ROAD & WEED

John Carp (N), Ken Hurley (S), Newman Brozovsky, Gerald Dubiel, Dave Hink, Richard Johnson, Dennis Riley, Walter Wunsch

Note: Chairpersons shown in BOLD

Committee meetings are open for landowners to attend. Please visit the website calendar of events for committee meeting dates and times.



Thank you, Former Board Members

We wish to extend a heartfelt formal thank-you to our former board members Dan Kehoe, Leo Keeler, Charlene Murphy, and Regina Wunsch for their dedication and service to the community.

Road Committee Report

The GLA Road Committee (RC) made significant improvements in roads maintenance for 2018.

Thanks to the spearheading efforts of former RC members Tim Brockett and Claudette Dirkers and with support from other former RC members, magnesium chloride was applied to some selected road surfaces in North and South in spring 2018.

Magnesium chloride binds fine dust particles to keep gravel roads stabilized, to slow the loss of gravel stone, and to reduce the need for costly regrading. Liquid magnesium reduces erosion, makes surfaces harder and more compact, and helps to prevent surfaces from becoming uneven or developing potholes, thereby helping to reduce the dreaded wash boarding effect, so long a scourge on Glastonbury gravel roads.

With good results in the spring further mag chloride application followed in the fall of 2018, with very good surface conditions resulting, particularly on Venus and Gemini hills in North Glastonbury.

Former RC members also worked on improving ditching and culvert drainage, which will help for long term stability for both gravel and asphalt surfaces,

Fall 2018 also saw significant work on water drainage on Venus Way. A new culvert was installed along with improved ditching to facilitate water drainage away from the road surfaces on Venus and Capricorn.

Significant drainage and ditching work were completed along Goldmyer creek in high South Glastonbury, along with Mag Chloride application on parts of Arcturus.

A new contract for weed mowing was established with landowner and small tractor operator Joanna

Dawson of North Glastonbury. Roadside cutting was done last year and more will be done this coming summer.

Standish Excavation of Pray was retained as the new road contractor, and their quality work has paid off. They have also been retained as the primary snow plowing contractor. The GLA hopes to have a long relationship with the Standish Excavation in future years.

The GLA plans to build on efforts of this past years with more mag chloride applications, new gravel applications and asphalt repair, as funds allow.

The GLA will continue to endeavor to improve the quality of roads in Glastonbury. Current members of the Committee include Ken Hurley, Dennis Riley, and Walter Wunsch of South Glastonbury, and John Carp, Newman Bozovsky, Gerald Dubiel, Dave Hink and Richard Johnson of North.

Please feel free to contact them at info@glamontana.org or feel to ask questions or offer suggestions if you see them out and about.



If you sell your property, please let us know!



When a property changes ownership, the GLA may or may not be aware of it. The GLA needs to be informed of the transfer of properties between owners so that the proper legal records are kept and financial statements and bills are

sent to the correct landowner.

A "GLA Property Transfer Form" is available at the GLA website, www.glamontana.org, under the "current landowners" tab, followed by "Realty Transfers" link. Feel free to call us at 406-451-0033,

The GLA's Official website is: www.glamontana.org

GLA • PO Box 312 • Emigrant, Montana 59027 • (406) 451-0033 • info@glamontana.org

Two New Committees



The Governing Documents

Committee has been resurrected, chaired by Jerry Ladewig. The first meeting was held January 23, 2019 and two covenants, 5.12 d for well logs, and 2.05 for voting, are under consideration for amendment. Additionally, the committee is reviewing the October 22, 2015 proposals recommended by the former Governing Documents Committee. All recommended amended language will be reviewed by our Board of Directors, followed by submission to our landowners for commentary and voting.

The well logs are kept by the State of Montana, but to remove this language to clean up our Covenants, we need the vote procedure amendment. To find out if your well is registered with the State, go to: mbmggwic.mtech.edu, create a user ID, select "just looking for a well log", click "sign in", search by your

last name, select county, put in your last name, click "retrieve". If a prior owner registered your well, use their name. If their name is unknown, you can use Township and Range numbers from your legal description. The number to call for further assistance by the Ground Water Information Center is 406-496-4336. This information is also on the glamontana.org website.

The Complaint Committee met on January 9, 2019, reviewing seven pending complaints. Three have since been closed. The committee created a modified form which is available on the glamontana.org website under complaint procedure.

The committee will continue to refine a process to respond to landowner concerns and will form a recommended response to the complainant, which will be reviewed by the Board. As needed, legal counsel may be sought.

Should there be an issue that seems dangerous or urgent, please do not hesitate to call the Glastonbury phone number of 406-451-0033 and a Board member will respond.

The meeting dates and times for both of these committees are posted on the calendar of the glamontana.org site.

2019 Board Meeting Schedule

Monthly meetings are held at Emigrant Hall in Emigrant and by phone for those out of town. Start time is 7:00 p.m..

January 14
February 11
March 11
April 8
May 13
June 10
July 8
August 12
September 9
October 14
November 4
December 2

November 9 – Annual Meeting / Elections

Please note that meeting times may be subject to change. Please check the GLA website or call the voicemail announcement service (451-0033) to confirm meeting dates.

Administrative Assistant

With the resignation of Iona Yabut in August, our former administrative assistant, Karleen McSherry, returned to the position on a temporary basis until we could hire someone else. No new candidates were found and in December Karleen agreed to remain in the position indefinitely. Welcome back!



Become an Email Subscriber

Would you like to know what the board is planning to discuss at its monthly meetings? How about offering your perspective on topics important to you? You may attend both board and committee meetings in

person or by phone. Become an email subscriber. Inform the board and you will receive notices by e-mail regarding meetings as well as date, time, venues and call-in phone numbers..

