

Glastonbury Landowners Association

Newsletter ■ June 2025

Meet the 2025 GLA Board

Executive Officers

PRESIDENT: Doug Gill

VICE PRESIDENT: Tim Brockett

TREASURER: Claudette Dirkers

SECRETARY: Vacant

Committees

COMMUNITY PROPERTY

John Carp and Jaime Rambo

COMPLIANCE

Joe Bezotsky and Doug Gill

ELECTION

Claudette Dirkers, **Tim Brockett** and Debbie Newby

FINANCE

Claudette Dirkers and Tim Brockett

GOVERNING DOCS

Tim Brockett, Claudette Dirkers, Debbie Newby and Alicia Dearing

LEGAL

Doug Gill, Claudette Dirkers and Tim Brockett

PROJECT REVIEW

Doug Gill, Tim Brockett, Tyson Wright, Steve Anderson, Alicia Dearing, John Carp and Phillip Pickens.

ROAD MANAGEMENT

Doug Gill and Tyson Wright

ROADS

Doug Gill, **Tyson Wright**, Tim Brockett, Claudette Dirkers, Joe Bezotsky, John Carp, Alicia Dearing, Jaylyn Jensen and Debbie Newby

Snowplow dispatcher: Tyson Wright; Snow scouts:

John Carp and Byron Kassing

GLA WEBMASTER

Tim Brockett

Note: Chairpersons shown in BOLD

North Glastonbury Ombudsman – Linda Ulrich

South Glastonbury Ombudsman – Miriam Barker

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

Did you know that Park County values the total land and buildings in Glastonbury at \$166,566,513.00 in 2024? Estimated property taxes are \$604,750.81.

2025 Board Meeting Schedule

Monthly meetings are either held via Zoom or at Emigrant Community Hall in Emigrant, beginning at 7:00 pm, unless otherwise noted.

May 19 September 15

June 16 October 20

July 21 November 17

August 18 December 15

November 8 – Annual Meeting

Please note that meeting times may be subject to change. Please check the GLA website calendar for updated information:

<https://www.glamontana.org/meeting.php>

Zoom Meeting ID: 619 079 2223

Passcode: 2023

Call-In Phone Number: 1-346-248-7799

~ President's Letter ~

One of the things I learned a long time ago is you can't control how others think, and I certainly have no control over the emotions of others. All I can do is make a cogent argument, lay out the facts that support the argument, and then let folks come to their own conclusion. Sadly, some will always choose to ignore the argument itself and go after the advocate.

As an unpaid volunteer, I would appreciate not being attacked by the small, but very loud and determined group within our community that opposes any effort to bring about a rational approach to road safety and maintenance. It would be far more productive for you, the landowner we endeavor to serve, if they didn't waste the Board's precious time with personal insults and legal threats. All it does is distract us from taking care of business for *you*.

This small and well-organized group has for decades run the Association like a fiefdom. They have made decisions that serve themselves rather than the long-term interest of all landowners. Look no further than the unsustainable amount of past due assessments

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they allowed to build up; that we, as your elected fiduciaries, are now trying to clean up with collection efforts. Had this cronyism not been allowed to happen, our roads would have been safer and better maintained today and for years ahead. If the Board had acted on some of the current road problems just a short couple of years ago, it could have saved the Association tens of thousands of dollars compared to bids today. If this group has their way now, they could potentially cost you millions. As a result of this group's thinking, or lack of it, the GLA faces challenges that will require decisive action now and clear vision to solve.

The last time I wrote to the community in February, we did not have the road liability opinion from legal counsel. As you know, we now have it, and it is decisive. As promised transparency, it was shared with the entire community. It is something we really knew intuitively all along, but past directors wanted to delay the inevitable.

There are past directors, and at least one current director, who wag their fingers at some of us on the Board, claiming that we have a "conflict of interest" because we travel on roads that we argue are unsafe and do not meet GLA standards and represent a significant liability to the GLA. They claim that we are somehow trying to enrich ourselves by addressing a safety issue. To be very clear, these individuals have never argued that the roads in question are safe, or that these roads meet standards. No. They have argued that a handful of landowners should be financially responsible for these platted roads. Legal counsel's opinion on this matter was decisive as well.

Yet, some of these very same obstructionists ask about maintenance of the road to their parcel at every committee meeting and every board meeting. Complaints about potholes and seasonal maintenance. One of these directors even advocates the GLA spending money on maintenance of a county road ahead of work on our GLA platted roads. Also advocating that putting up a sign about an unsafe road is sufficient to absolve us of responsibility. To this person and others like them, I would then suggest that we put up a sign on your road that reads "*Caution: Potholes ahead, please drive slowly*" so then the GLA won't have to spend money on any road maintenance there until those landowners take up a collection. You see, the very individuals who cast aspersions of conflict really just want all of the money spent on *their* stretch of road.

All it takes is one preventable accident. *One.* Best case scenario, the GLA is covered sufficiently in the lawsuit by insurance and then we just become uninsurable until we address the safety problems (we have to fix the roads after someone is injured or killed so we can buy insurance again). Worst case scenario, the GLA loses millions of dollars of our valuable land in a lawsuit. But this is *all* very preventable.

So why do I bother to tell you all of this? ...it is the time for choosing. You must decide which side you are on. There is no middle ground here. As I wrote in February, the Board will be taking up important road matters in coming months. We changed the Board Road Policy and distributed that to landowners for review and comment. Soon we will be taking up remediation of safety issues pursuant to what our legal counsel has told the GLA.

Additionally, the Board will be debating ways to increase revenues and align those revenues with our most pressing financial need...*ROADS*. I have sent a new proposal to the Board that we will also debate in the Roads Committee. It would create a separate distance-based and use-based (commercial versus residential) road assessment. One former board member who was on the Board call last month dubbed it, "nefarious." I have had my ideas called many things, but never nefarious. To remove any doubt as to a "conflict" I might have personally in this concept...I will likely pay one of the highest fees under this proposal. Ultimately, this sort of thing will come before landowners to decide. I won't decide this, and not the small, angry group. *You*, the landowners will determine the future. It is your moment of choosing. You should become educated on these matters through participation, so you can make an informed decision when your vote is requested.

You should know, I am not looking to enrich myself, I am not looking to advantage or disadvantage one group over another. I don't come at this with some past history of grievances to settle. I am here simply volunteering my time trying to solve problems for the community, and I am not going to be deterred by a self-absorbed group that wants to tether us to broken ways.

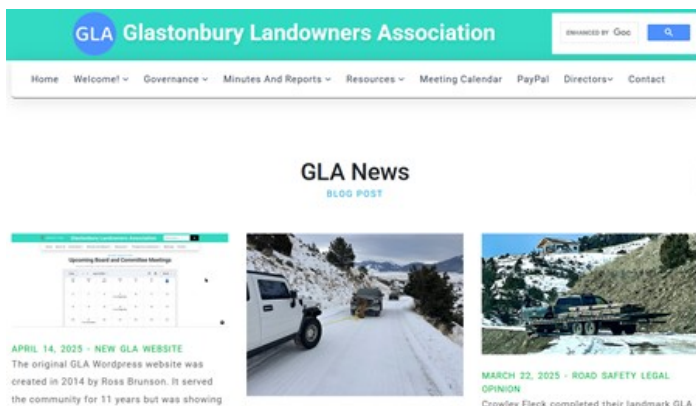
I urge you to attend committee and Board meetings. *Your* voice is important.

Douglas W. Gill, President

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New GLA Website Launched

The new GLA website is easy to navigate, contains fresh information and may be used with all devices, phones, tablets, and PCs. You should enjoy the well written and detailed pages. History buffs and old-timers will appreciate the detailed and easily searchable historical documentation. We rewrote almost every page, added many new documents and resource links. We also enhanced security and improved the PayPal experience so you may easily pay GLA bills online. Over 150 hours of volunteer work went into the new site. Labor and all site enhancements were completed for free.

Visit the new website at <https://www.glamontana.org/>

2025 Road Policy Approved

A dynamic, all encompassing Road Policy was recently approved by the GLA Board. The 2025 Road Policy was built upon the 2017 Road Policy that classified roads according to vehicle usage based on dwelling density. Highly traveled roads will receive greater maintenance and no platted road will be neglected. The policy is designed to grow with Glastonbury while emphasizing road safety. Download the 2025 Road Policy at:

<https://www.glamontana.org/resource02.php>

* ~ GLA Board Vacancies ~ *

If you would like to serve as a Director, there are open positions on the GLA Board in North and South Glastonbury.

We are looking for motivated, dynamic landowners to share their skills, knowledge, and experience in the transparent governance of Glastonbury.

We welcome your well-seasoned perspectives, enthusiastic engagement, and dedication through volunteering on any two Board committees. The secretary's position is also available should that be of interest. (continued above)



You can make a significant difference in the advancement of your community, derive a deep sense of satisfaction through philanthropy, while gaining an in-depth education along the way. A working knowledge is required of all GLA Governing Documents, Policies and Standards. Please send your résumé for a GLA Director's position no later than **June 25, 2025** to:

info@glamontana.org



Ombudsman's Corner

Linda Ulrich – North Glastonbury

Please drive more slowly on wet, muddy roads for everyone's safety and the protection of the road surface.

From a master gardener – allowing dandelions to grow and not be mowed until late May gives pollinators an early source of nectar.

Concerns, questions? Call Linda at (406) 333-4969

What Grows in Glastonbury?

Daffodils, crocus and grape hyacinths should be planted in the fall and are the first to bloom in spring. Iris do well and may be planted in August or September. Salvia, Dianthus, Shasta Daisy and Dead Nettle may be planted now and are deer and drought-resistant.

Lilacs, Spirea and Potentilla are wonderful flowering shrubs for our area.

Colorado Spruce and Medora Juniper trees flourish in Glastonbury and are deer-resistant too.



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[View in Browser](#)



Official GLA Board News

GLA Directors: President Doug Gill, VP Tim Brockett, Treasurer Claudette Dirks, Joe Bezotsky, Debbie Newby, Tyson Wright and Steve Anderson.

President's Message - The GLA is at a defining moment in its history

272 of 367 Landowners Receive Emails

From the GLA providing news, emergency information, meeting times and dates, email allows us to communicate quickly. Many landowners also receive GLA Assessment statements by email. If you are not receiving email updates from us or would like to receive statements by email, please send your request to: info@glamontana.org



An SUV slid off Hercules in South Glastonbury

Road Safety Legal Opinion

Crowley Fleck Law Firm provided the GLA with a well-written and fact-based opinion regarding road safety and liability. We asked, "Is the safety of a platted road in the GLA community road network the financial responsibility and legal liability of the GLA (all landowners collectively), or can the GLA inform a limited number of landowners that it is up to those landowners to personally foot the bill for addressing

safety concerns on a platted road? In short, what is the risk to the GLA if it chooses to take no action when it is aware of a potentially dangerous road condition?" Their answer was a sobering yes, the GLA is responsible for the safety of all platted roads. Download our questions and their well-documented answers at:

www.glamontana.org/resource02.php



Office of The Treasury

As of the end of April 2025 the total amount of paid assessments was \$142,896.12. We are only in the 2nd quarter and land assessments are at 77 % of invoiced statements; dwelling assessments are at 73% of invoiced statements. In early January, the total invoiced figure was \$190,529.40.

On April 30th we had \$308,640.46 in the Bank of the Rockies; of that, \$205,097.09 is for allocated Reserve Funds. A steady number of payments have arrived since April 30th, totaling an additional \$3,957.46 to May 8th.

The GLA owns several parcels in Glastonbury with an estimated land value of \$3,664,000.00. Total GLA assets on April 30th were \$4,014,899.15.

Despite the difficult and expensive snowplowing season, the 2025 Road Grading and Maintenance Budget is fully funded.

Assessments are your money, and you have a right to know how it is spent. Every month we post updated financial statements on the GLA website. Download P & Ls, Balance sheets, GLA Budget documents, assessment collections and more at:

www.glamontana.org/minutes02.php

Weed Control

The Park County Weed District aims to protect our natural resources and ecosystems by preventing and suppressing the spread of noxious weeds within the county. This will be accomplished through educational outreach, progressive integrated pest management techniques and cooperative partnerships that include, but are not limited to local, state, federal, private & public entities.

For more information visit:

<https://www.parkcounty.org/Government-Departments/Weed-Control/>



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