Glastonbury Landowners Association, Inc.

Board of Directors - Meeting Minutes

January 18, 2021

Virtual Meeting

Call In Nos. 877-660-4969 or 406-272-4075

https://www.uberconference.com/room/glastonburymt

1. Called to Order, and the Pledge of Allegiance, invocation and one minute of silence
2. Starting Time: 7:10 PM

3. Announced meeting being recorded

Present: Board Members- Newman Brozovsky, Pres., John McAlister, VP/ Treasurer, Charlotte Mizzi, Sec., Aija-Mara Accatino, Claudette Dirkers, Ed Dobrowski, Gerald Dubiel, , Jerry Ladewig, Andrea Sedlak
Absent: Tim Brockett

Landowners Present, Casey Van Uden, Dennis Riley, Wendy Riley, Donna Anderson, Joe Bezotsky, Leo Keeler, Martha McAlister Jeff Ladewig, Ron Wartman, Matt & Molly Ohlen, Cristin Dhieux-Fowle

4. Visiting Landowner Input Period –

Leo Keeler wanted to know how many board members participated with conversations with the GLA attorney. He suggested to invite Seth Cunningham to guide with the legal issues.

Donna Anderson stated to specifically know Ed's authority on the Board and asked for attorney's opinion. She wanted to know why Jean Carp's vacancy was not filled by the Board. Newman said that the problems with election process in Nov. was a reason that the vacancy was not filled.

Leo Keeler wants to know the difference over the resignation of Ron Price and Ed's.

Claudette Dirkers made a statement of protest which is attached to the minutes regarding "Resignation of Directors" pursuant to Montana Code Annotated 2019 35-2-420. She asked for a legal committee meeting.

5. UNFINISHED BUSINESS

6. Officer and Committee Reports

6.1 President's Report – NB
No Report

6.2 Project Review Committee Report – GD/JMc

6.2.1 SG 24 Kim Kaiser Family Conveyance/boundary Adjustment
Project Review Committee recommended approval of the project. Board voted to approve. 7 yes, 1 no and 1 abstention (Gerald Dubiel)

Discussion ensued around the Scariano Project, Parcel 64. The case is in court. It was reported that work continues and some board members wanted to have an inspection. It was decided that Newman contact Seth to find out what stage the court case is at.

6.3 Secretary's Report – CM
It was reported that two people made an application for the Administrator's position. No interviews took place because the Board wanted to put a hold on filling the position. (See vote of Jan. 14. Vote failed) January newsletter will not be going out due to not having an Administrator.

6.4 Treasurer's Report –

6.4.1 P&L, Balance Sheet, Deposit/Check Details, Customer Balance Summary Dec.. 2020

John McAlister submitted the report and read off the summary of the report. Motion by Claudette and seconded by Gerald. Vote to approve was unanimous.

6.5 Finance Committee Report

6.5.1 2021 Budget was tabled for further submissions

6.6 Road / Management Committee Report – JC

John Carp was not present for the meeting. Debate ensued regarding the invoice for salt and sand in the amount of $3,846. Concerns were expressed that the contractor, Standish, ordered more sand than was needed and the cost was more than prior years. Board agreed that more oversight needs to be done.

Ed made a motion to approve the Invoice for $3,846 for salt and sand.
Seconded by Charlotte.
Vote: 5 yes, 4 no, Motion carried.

Motion was made by Claudette to approve South Glastonbury invoice #20-327 for $15,096.84. Claudette stated that all work issues were resolved. Seconded by Gerald. Vote to approve was unanimous.

John McAlister reported that the road maintenance budget is over by $44,000 in North and under budget in South.

In response to the increase in the road budget the following statements were made.

- Need additional volunteers for road committee and chairs for North and South
- Have competitive bids
    - Gerald stated that additional buildings contribute to road problems and John Mc said that construction vehicles damage the road.

6.6.1 Outstanding Bills - There were no other outstanding bills

6.6.2 Contract The snow contract was tabled.

6.7 Complaint Committee – JL

6.7.1 Van Uden Complaint - Aija-Mara submitted a copy of the letter to be sent to Van Uden. The letter was amended. The second paragraph be taken out from the letter. Aija-Mara moved the amended letter be approved and Charlotte seconded. Vote to approve was unanimous.

6.8 Election Committee Report – CM

6.8.1 After much debate regarding passing a resolution for the board to have a meeting of the members on the 27th of February of the members. Resolution was read into the record. Charlotte made motion for a special meeting of the members of GLA to be held on February 27th, 2021 at 10:00 am at Emigrant Hall. Motion was seconded by Ed D. Motion; Yes 6, 3 No. Motion carries
Claudette made a comment that the election committee can not be a committee of one.

6.8.1 Report on two Petitions
6.8.2 Letter for Special Meeting of Members
6.8.3 Ballots

There was criticism over the cover letter that is to be mailed out with the ballots. Much debate pursued. Jerry recommended a mediator. Newman questioned on how the mediator could help. Charlotte stated that the petitions need to be honored pursuant to the bylaws. Debate continued with going over past arguments and opinions. Board tabled to send out letter and ballots to the landowners.   Newman agreed to consider a mediator only after we find someone and for the Board to agree to the person and on the price.

7. Approve minutes

7.1 Dec. 7, 2020 Meeting –Tabled. Charlotte stated that the wrong version of minutes was sent out.

8. Ombudsman Reports

9. Finished Business

9.1 E-mail Motion:

January 13th, Motion: John Mc Alister motioned to stop looking for candidates for Administrator until such time in the future when a semblance of normality is restored to the function of the Board. Seconded by Claudette Dirkers on Jan. 14th. 4 yes, John McAlister, Claudette Dirkers,Jerry Ladwig, Tim Brockett, No other responses. Motioned failed,

10. **Visiting Landowner Input Period**

Leo recommended to invite Seth Cunningham to come to a meeting on what to do with the petitions just like we did in 2014/2015 when we invited Alanah Griffith our past attorney to come to a meeting. Donna and Leo want a legal opinion on Ed's authority on the Board and to refer to Ron Price resignation opinion.

11. Meeting adjourned at 11.13 pm

Minutes of Special Board Meeting – 25 June 2021

Topic: The topic will be restricted to the GLA Board's response to the petition filed by Directors Newman Brozovsky and Charlotte Mizzi, against the remaining 8 members of the GLA Board. Given the legal aspects of this meeting, this meeting will be CLOSED to landowners.

Board members present: Aija-Mara Accatino, Tim Brockett, Newman Brozovsky, Claudette Dirkers, Gerald Dubiel, Jerry Ladewig, John McAlister, Charlotte Mizzi, Andrea Sedlak

Board member absent: Ed Dubrowski

Presiding: John McAlister (Director Brozovsky had to recuse as a principal in the suit against the GLA.)

The meeting was called to order at 7:04 pm MDT.

A brief description of the reason for the meeting was provided by John McAlister – the need to address the petition (suit) filed on behalf of Directors Newman Brozosky and Charlotte Mizzi against the GLA by attorney Jennifer Reece.

Director Claudette Dirkers made a motion to hire attorney David Knobel of Crowley/Fleck to represent the GLA board in the matter of the Brozovsky/Mizzi suit against the GLA Board at an hourly rate of $295 and with a retainer of $10,000.

This motion was seconded by Director Jerry Ladewig.

Voting:
Yes: Accatino, Brockett, Dirkers, Ladewig, McAlister, Sedlak
No: Dubiel
Required recusal: Brozovsky, Mizzi
Motion passed 6 yes to 1 no.

The meeting was adjourned at 7:14 pm MDT.

Glastonbury Landowners Association, Inc.

Board of Directors - Meeting Agenda

August 23, 2021 – 7:00 pm

Virtual Meeting

Call In Nos. 877-660-4969 or 406-272-4075

https://www.uberconference.com/room/glastonburymt

1. **Call to Order, Pledge of Allegiance, invocation and one minute of silence (7:00 p.m.)**
2. **Announce meeting being recorded**
3. **Set Agenda**
4. **Visiting Landowner Input Period –** (20 minutes, up to 3 minutes per speaker)
5. **UNFINISHED BUSINESS**
6. **Officer and Committee Reports**

   6.1 President's Report – NB

   6.2 Project Review Committee Report – GD/JMc/CM
   - 6.2.1 NG 62 Debra Smith - Driveway
   - 6.2.2 SG 51B JT Schmitt - Small House
   - 6.2.3 NG 22C Paul Ranttalo - Residence Outbuilding, Driveway, Well, Septic/Sewage
   - 6.2.4 NG 42C Tom Hubert - Residence, Well, Sewage/Septic, Driveway
   - 6.2.5 NG 51-C John & Barbara Jones. Moving Garage from previous approved application

   6.3 Secretary's Report – CM

   6.4 Treasurer's Report –JM
   - 6.4.1 P&L, Balance Sheet, Deposit/Check Details, Customer Balance Summary

   6.5 Finance Committee Report JM
   - 6.5.1

   6.6 Road / Management Committee Report – CD/GD
   - 6.6.1 Road Grading, Maintenance, Guard Rails
   - 6.6.2 Contract

   6.7 Complaint Committee –
   - 6.7.1 Appoint a Chair

   6.8 Election Committee Report – CM
   - 6.8.1 Annual Nov. 2021 Meeting
7. **Approve minutes** Sept. 14, 2020, Aug. 10, 2020, Oct. 1, 2020, Oct, 12, 2020, Nov. 19, 2020, **December 7, 2020, Jan. 18, 2021. See minutes on page 2. Any comments on each of the monthly meetings needs to be made public and voted on by each board member.**
8. **Ombudsman Reports**
9. **Finished Business**
10. **Visiting Landowner Input Period –** (15 minutes, up to 3 minutes per speaker)
11. **Adjournment**

Minutes Oct. 1,2020 final.pdf

Mtg Mins 11-19-2020 Board Meeting Special Mtg Final.pdf

MtgMins 08 10 2020 (with Edits CD).pdf

MtgMins 12-07-2020 Final.pdf

GLA Mtg Minutes 10 12 2020 Final.pdf

GLA MtgMins 09 14 2020 Final.pdf

Mtg Minutes Jan 18. 2021 -Final.pdf

Project Review Committee Minutes August 11, 2021.pdf

Glastonbury Landowners Association, Inc.

Board of Directors - Meeting Minutes

August 23, 2021 – 7:00 pm

Virtual Meeting

1. Call to Order – 7:10 PM

Attendance:

Board Members: Newman Brozovsky, Charlotte Mizzi, John McAlister, Claudette Dirkers, Jerry Ladewig, Gerald Dubiel, Ed Dobrowski, Aija-Mara Accatino, Tim Brockett

Landowners: Debbie Newby, Miriam Barker, Leo Keeler, Loreen . No name only phone numbers, 312-201-3857, 406-224-2411, 333-4366, 333-4286. 415-317-0068, 215-589-9381. 589-5968

- ✓ **Pledge of Allegiance**
- ✓ **Invocation and one minute of silence**

2. Announce meeting being recorded

3. Visiting Landowner Input Period

Joe Bezoski spoke and had two questions. One was about the law suits and the costs and the other was about the roads and when they are getting a road chairperson.

Leo Keeler wanted to know what is spent on law suits and is it the same attorney or are there separate attorneys. He stated that the road at the end of Aquila Lane has major mud holes. He was concerned on when a member Board meeting is going to take place. He stated it might take a year or two because of the law suits. John McAlister responded to the costs of the two law suits. Retainer to the Judicial Relief law suit is $10,000; no monies have been spent against the retainer. The Dissolution law suit, although the amount is not on the financial report yet, the retainer is $7,500 and no monies are spent against the retainer.

Sidney Erwin questions whether there will be an annual election in November? Do the law suits preclude having an election? Charlotte responded that it would be in the Secretary's report.

5. UNFINISHED BUSINESS

6. Officer and Committee Reports

6.1 President's Report – Newman Brozovsky reported that this Board has been dysfunctional and that it is time to have a new election and a new board.

6.2 Project Review Committee Report – GD/JMc/CM

6.2.1 Project Review Minutes of August 11, 2021 – The minutes were not reviewed by the Board and tabled it for an email vote.

6.2.2 NG 62 Debra Smith - Driveway

Gerald Dubiel and Charlotte Mizzi inspected the driveway and found it to be in compliance with GLA Governing Documents. Motion was made by Gerald Dubiel to approve the application for the driveway with provision that any disturbed land be re-seeded. It was seconded by Charlotte Mizzi. Board vote was 9 Yes and 1 No. Motion passed.

6.2.3 SG 51B JT Schmitt - Small House

Gerald and Charlotte inspected the property and found the house location was staked and is in compliance with GLA Governing Documents. Motion was made by Gerald Dubiel to approve the small house with provision that any disturbed land be re-seeded and assessments are paid in full. Motion was seconded by Charlotte Mizzi. Board vote was 9 Yes and 1 No. Motion passed.

6.2.4 NG 22C Paul Ranttalo - Residence Outbuilding, Driveway, Well, Septic/Sewage
Gerald and Charlotte inspected the property and found the Residence location, Outbuilding, Driveway and Well/septic were staked and are in compliance with GLA Governing Documents. Motion was made by Charlotte Mizzi to approve the application and any disturbed land be re-seeded. Seconded by Ed Dobrowski . Vote was 8 Yes, 1 No and 1 abstention. Motion passed.

6.2.5 NG 42C Tom Hubert - Residence, Well, Sewage/Septic, Driveway
Gerald and Charlotte inspected the property and found the Residence location, Driveway and Well/septic were staked and are in compliance with GLA Governing Documents. . Motion was made by Gerald Dubiel to approve the application and any disturbed land be re-seeded. Seconded by Charlotte Mizzi. Vote was 9 Yes and 1 No.
Motion passed.

6.2.6 NG 51-C John & Barbara Jones. Moving garage from previous approved application.
Gerald inspected the garage location and met the setback requirements. Motion was made by Gerald Dubiel to approve the application for the garage with provision that any disturbed land be re-seeded. It was seconded by Charlotte Mizzi. Vote was unanimous. Motion passed.

6.2.7 Anderson & Plocek (SG 95-B): PRC voted to have Newman Brozovsky to request our attorney to generate a cease-and-desist letter due to non-payment of project fees + $250 fine for repeated offense.

6.2.8 Phillip & Ann Marie Covington (SG 34-B, SG 34-C): PRC voted to have John McAlister generate a cease-and-desist letter plus a fine to the Covington's for starting construction on their property without having project application. In addition, the Covington's are not in good standing as they are in arrears in their assessment payments. The draft letter to the Covington's is to be reviewed by the Board for approval and signed by Newman Brozovsky. It is to be mailed by US Post, certified mail.

6.2.9 Joyce Smith (NG 24-B): A cease and desist letter is to be drafted by Charlotte. The letter is to contain: building violations without submitting a project application, multiple campers on property and arrears of assessments.

Robert Branson (SG 84-B): A board member reported, along with photographs, unfinished construction on the property. A search of GLA files found that no application was ever submitted for any type of construction. The complaint stated that there are 5 storage containers, trash and old tires on the property. Motion was made by Gerald Dubiel to send a cease-and-desist letter stating the violation regarding construction without submitting a application, the eyesores of 5 storage containers and trash: that Branson is given 30 days to remove trash items and answer the letter. The letter is to include $250.00 fine for starting construction without approval and due to the violations, he cannot vote on any GLA issues. Motion seconded by Tim Brocket. Vote: Unanimous to approve the motion.

6.2.10 Mark Grenier (NG 28-C): PRC recommended having Gerald Dubiel inspect the tiny house.

6.2.11 Bryce & Stasia Hummel (SG 37-1-E1): Project completed. Dubiel to inspect. Construction bond to be refunded upon approval by Dubiel.

6.2.13 Claudette Dirkers stated there was an application from Robert Bennett for moving the placement of a garage. Charlotte Mizzi reported that the moving of the garage was not inspected and we normally inspect after the garage is staked out. Mizzi stated that the application will be expedited and followed up with an email vote once inspection is made.

6.2.14 Ohlen - SG 34A-3 A board member reported a second story to a previously approved garage is being erected. Question came up whether the apartment that is being constructed has plumbing. John Mc Alister reported that the owner of the property, during an inspection by the Project Review, stated a rental unit is considered if his mother-in-law decides to move there.
Tim Brockett motions to have the 2nd story inspected to see if any plumbing was installed. Motion was seconded by Claudette.
Motion passes by a unanimous vote.

6.3 Secretary's Report

Charlotte Mizzi discusses Herb Dawson (NG 35A), the construction of a building without the owner submitting an application to the Board. She referred to Seth Cunningham's email that he cannot handle any additional lawsuits. Charlotte recommended Alannah Griffith handle the case: she stated that time is of the essence. Tim spoke and said that this issue should go the Legal Committee before having a Board motion. Claudette mentioned that Newman was asked to call our attorney to see if the paralegal staff can work on the case. Charlotte Mizzi made an amended motion to ask Cunningham if his paralegal could handle working on the case and if that is denied to ask Alannah Griffith if she could take on the lawsuit. Ed Dobrowski seconds the motion.
Motion was called: Vote: 4 Yes, 5 No and 1 abstention Motion fails.

6.4 Treasurer's Report –JM

6.4.1 Sent P&L, Balance Sheet, Deposit/Check Details, Customer Balance Summary a week ago. The Secretary sent out the report to landowners who are on the Official Consent email list. Summary was not sent. John McAlister read the summary for July 2021. John said that we need to get a snow contract for the year. He stated that there is enough money for road maintenance and could move into road reserve if necessary. He said a big concern is that there is no road plan for the year and no chair; that we need a snow contract. John stated that we need to collect delinquent assessments and file liens.

Tim Brockett made a motion to approve the financials. Claudette Dirkers seconded the motion. During discussion Ed Dobrowski recommended to approve monies for South Glastonbury.
Vote: Motion passed unanimously.

.

6.5 Finance Committee Report JM

6.5.1 John and the board agreed to redo the summary to state that the litigation mentioned in the summary is for attorney's retainer for Judicial Relief Court Petition. It was agreed to send the amended summary to landowners via to emails on the official consent list

[At this point Andrea muted Charlotte when providing information on McAlister's summary report.]

Tim Brockett made a motion that the Board send out a letter to North and South Glastonbury landowners, the treasures report and the amended summary along with North and South vacancies. Vote: Motion passed unanimously.

6.6 Road / Management Committee Report – CD/GD

6.6.1 Road Grading, Maintenance, Guard Rails

Claudette reported on the Standish bid which she just received. The estimated is not clear and needs to be re-done. A contract needs to be done, drawn up by Claudette. Claudette stated that she was waiting for Standish to give us a bid on the South Glastonbury guard rails. Brockett volunteered to go through South Glastonbury and list all the roads that need to be maintained. Ed Dobrowski argued that South Glastonbury roads need to be maintained as soon as possible.
John Mc Alister questioned whether this is going to be the only maintenance for this year. Claudette and others answered yes. He reported that north budget is $17,790 and we are presently $4000 over budget. South has a budget of $23,790. The reserve fund for North and South is $20,000 each. Claudette state that Greg Sheldon has not done road mowing in North because of the fire restriction and she is waiting to meet with him to see what hardware is need for the street signs

6.8 Election Committee Report

6.8.1 Charlotte Mizzi made a recommendation to start the process for the election so to comply with the required procedures to be in place for an election in November. Charlotte motions to begin the process for a November election and if the court decides otherwise the process will be stopped. Ed Dobrowski seconds the motion. Vote:. 6 No - 3 Yes and 1 abstains. Motion fails.

6.8.2 Jerry Ladewig motions if there is an attempt to have an election prior to a court decision there needs to be an independent neutral observer for the nomination process, to the counting, to completion of the election.
Seconded by Tim Brockett.
During discussion Charlotte Mizzi question whether the observer is court appointed. Jerry answered that is to be determined. Vote 5 yes –1 No - 2 Abstain – 2 Not voting. Motion Fails

6.8.3 Tim Brocket motions whether Ed Dobrowski's resignation is valid or not. Ed stated he wanted a legal opinion months ago.
John McAlister seconded the motion. Vote: 8 yes and 1 abstained, 1 no vote.
Motion passes.

6.8.4 Tim motions to fill 2 vacant seats on the Board in North and South as soon as possible and send out postcards within 7 days to landowners and to select candidates within 30 days. Seconded by Claudette.
Vote: 7 Yes, 1 No, 1 abstain and 1 not voting. Motion passes.

Note: During the Road Committee portion of the meeting, Claudette reported that Ed Dobrowski just resigned from the Board at 11.04 PM

Tim stated that he has a comment and wanted to make a motion.

President Newman stated that we cannot make motions all night. We are not going to continue on. Tim insists on making a motion.

Tim Brockett motions that Charlotte Mizzi be removed as an officer of the GLA upon a second I vote yes..

Charlotte Mizzi stated that Tim has an email motion for the removal of Mizzi as officer and the motion did not expire; that he cannot motion again for the same thing.

Jerry seconded the motion.

Newman officially closed the meeting before a vote was taken.
Charlotte, Gerald and Newman left the meeting.

The meeting was officially closed at 11:15 PM .

New Officers' Urgent Tasks Meeting
August 24, 2021

This is a rough draft list of tasks I've identified as urgent.
Please amend and add others that we should discuss.

- Notify the BOD of the late-night votes that changed the GLA officers.
- Notify the landowners of the changes in officers—have Board approve announcement text
- Prepare mail package to all landowners
  - Including the statement about the changes in officers
  - Announcing the BOD search for candidates to fill 3 empty BOD slots
  - Providing the full financials—the report and summary analysis
- Contact Seth's office about a paralegal who could prepare the cease and desist order to Jake Andersen within 48 hours. (Newman was to do this)
- Letters slated to go out over Newman's signature should get my signature:
  - Gerald's letter to Robert Branson
  - John's letter to Covingtons
  - Joyce Smith cease and desist letter
  - Tim will write to Mark Grenier (NG 28C)
  - Tim will write letter to Julianna Wellman (NG 30-D)
  - John's letter to Hummels (SG 37-1-E1)
  - Matthew & Molly Ohlen (SG 43-A-3)-Gerald to call, inspect first

Longer term:

- Set up Dropbox for board information sharing (landowner list, financials, project plans, …)
- Scrub website – get rid of "red letter", update board members and officers. Complete re-design is required but can be a longer term goal
- Contact service providers to inform them of the change in board officers including:
    - Seth Cunningham - Brown Law
    - Tyler Mullowney -
    - Bank of the Rockies
    - ATS
    - David Knobel
    - Ryan Jackson
- Update / replace email system. Need to get control of this system so that board can reliably make changes as required.
- Decide on a new corporate attorney (David Knobel ?)

Glastonbury Landowners Association, Inc.

Board of Directors - Meeting Agenda

August 31, 2021 – 7:00 pm

Virtual Meeting

Call In Nos. 877-660-4969 or 406-272-4075

https://meetings.dialpad.com/room/glastonburymt

1. Call to Order, Pledge of Allegiance, invocation and one minute of silence (7:00 p.m.)

2. Announce meeting being recorded

3. Set Agenda

4. Visiting Landowner Input Period – (20 minutes, up to 3 minutes per speaker)

5. Officer Reports

5.1 President's Report (AS)

Approve letter to landowners announcing new officers
Approve postcard to landowners announcing applications open for board vacancies
Approve mailing all documents, including financial reports & summary, to landowners

5.2 Project Review Committee (GD)

Approve letter to Robert Branson (SG 84-B) regarding violation
Approve letter to Philip & Anne Marie Covingington (SG 34 B&C) regarding violation
Approve letter to Bryce & Stasia Hummel (SG 37-1-E1) regarding project completion
Approve letter to Mark Grenier (NG 28-C) regarding violation

5.3 Road Management (CD)

Announce signed contract for NG roads
Discuss plans for SG guard rails
Discuss plans for SG roads

6. Visiting Landowner Input Period (15 minutes, up to 3 minutes per speaker)

7. Adjournment

Glastonbury Landowners Association, Inc.

Board of Directors - Meeting Agenda *Draft*
October 6, 2021 – 7:00 pm

Virtual
Meeting
Call-in Nos. 877-660-4969 or 406-272-4075

https://meetings.dialpad.com/room/glastonburymt

1. **Call to Order, Pledge of Allegiance, invocation and one minute of silence (7:00 p.m.)**
2. **Announce meeting being recorded**
3. **Set Agenda**
4. **Visiting Landowner Input Period –** (20 minutes, up to 3 minutes per speaker)
5. **Officer and Committee Reports**

5.1 President's Report—AS
5.1.1 Recent GLA officer changes
(Transfer of equipment, supplies, storage unit access to new Secretary)
5.1.2 Special meeting to appoint Board Director replacements
(October 13 at 7 Point Ranch live and virtual on phone and Dialpad website)

5.2 Project Review Committee—(see 5.6 legal committee; others tabled until Oct. 13)
5.2.1 Robert Bennett (SG 57-A-3) Garage
5.2.2 Anna Stull (SG 52) Residence, Drive, Septic System, Well

5.3 Secretary's Report—CD
5.3.1 Approve the August 23 Board Meeting Minutes
5.3.2 September mailing to all landowners via email/U.S. Post (360-361)
5.3.3 Legal Representative forms mailed requesting filing or renewal
5.3.4 Backlog of meeting minutes

5.4 Treasurer's Reports—JMA
5.4.1 August 31 Financials
5.4.2 Treasurer's Summary

5.5 Roads Report—CD/GD
5.5.1 NG Road maintenance contract and completed grading work
5.5.2 NG mowing and asphalt/pothole repair status
5.5.3 Approval of the 2021-22 Sanding and snow plowing contract
5.5.4 SG Road maintenance bid status
5.5.5 Road signs repair status
5.5.6 Quonset hut repair status

5.6. Legal Committee Report—AS/JMA
5.6.1 Actions on PR and Covenant violations
a) Scariano settlement proposal, GLA's response, court-ordered mediation
b) Anderson, lawyer's notice of PR violation and pending legal action
c) Dawson lawyer's notice of PR violation and pending legal action
d) Sherwood nuisance/eyesore violations, lawyer's summons
e) Covington, cease and desist letter (McAlister, Brozovsky)
f) Smith, cease and desist letter—building, campers, assessments (Mizzi)
5.6.2 Status of GLA response to the Mizzi-Brozovsky lawsuit
5.6.3 Status of GLA response to the Dissolution/Separation lawsuit; court-ordered mediation

6. **Other Business**
    6.1. **Rescind Tim Brockett's censure at the July 13, 2020 Board Meeting**
    6.2. **Revoke Rule 2.01**

7. **Ombudsman Reports**

8. **Finished Business**
    7.1. **Email votes**

1. 8/25/21: **Motion:** Andrea motioned and Jerry seconded that the Board formally accept Ed's resignation. **Motion failed** (5 in favor—Andrea, Jerry, Tim, John, Claudette; 4 didn't vote—Aija-Mara, Charlotte, Gerald, Newman).
2. 8/28/21: **Motion:** Claudette motioned and Tim seconded that the GLA Board accept the 2021-08-26 NG Gravel Road Contract from Standish Excavation #21-112. **Motion carried** unanimously (9 in favor—Claudette, Tim, Aija-Mara, Charlotte, Andrea, John, Newman, Jerry, Gerald).
3. 9/10/21: **Motion:** Andrea motioned and Claudette seconded that the Board accept the edited draft response to Scariano and approve Seth sending it. **Motion carried** unanimously (9 in favor—Andrea, Claudette, Charlotte, Aija-Mara, Tim, Jerry, Newman, John, Gerald).
4. 9/14/21: **Motion:** Claudette motioned and Tim seconded that the GLA Board of Directors approve the Sanding and Snowplowing Contract for 2021-2022 between the Glastonbury Landowners Association, Inc. and Standish Excavation of Pray, Montana. **Motion failed** (5 in favor—Claudette, Andrea, Jerry, John, Tim; 4 not voting—Aija-Mara, Newman, Gerald, Charlotte).
5. 9/18/21: **Motion:** Charlotte motioned and Gerald seconded to approve the Snow Plowing contract with the condition that it would be signed by the Treasurer, John Mc Alister. **Motion failed (3 in favor –** Charlotte, Newman, Gerald; 1 no–Jerry; 5 not voting–Aija-Mara, Andrea, John, Tim, Claudette).
6. 9/21/21: **Motion:** Claudette motioned and Tim seconded motion to approve the 2021 SG Fall Gravel Road Contract. **Motion carried** (8 in favor–Claudette, Tim, Jerry, Andrea, John, Aija-Mara, Gerald, Newman; 1 Abstention: Charlotte).

9. **Visiting Landowner Input Period –** (15 minutes, up to 3 minutes per speaker)

10. **Adjournment**

Glastonbury Landowners Association, Inc.
Board of Directors - Meeting Minutes
October 6, 2021
DRAFT – Never
Approved
Virtual Meeting
Call-in Nos. 877-660-4969 or 406-272-407
https://meetings.dialpad.com/room/glastonburymt

Revised agenda sent via email on Oct. 6, 2021 at 5:02 pm to include Board Resolution.

Time: 7.03 pm

1. **Call to Order** Present: Board Members, John McAlister, Charlotte Mizzi, Andrea Sedlak, Claudette Dirkers, Gerald Dubiel, Tim Brockett, Jerry Ladewig. Absent Newman Brozovsky, Aija-Mara Accatino Landowners Present: Dhieux (?), 1406-580-2118 (?), 314-308-4495 (?),Joseph Bezotsky, Jessica DeBruin, Enrico Dargenzio, Doug Gill, Dan Drislane, Chris Brookhart, Wendy Riley.

2. **Announcement was made that the meeting is being recorded.** John McAlister started the meeting with the Pledge of Allegiance, invocation was given and one minute of silence.

3. **Opening Remarks**
   3.1.1 John McAlister stated that in order that the Glastonbury Board will undertake no business, other than essential function. The disputed issue of who holds the separate offices will be held in abeyance and, during this time, the highest uncontested officer, John McAlister, will conduct the business to include.

   - Payment of due bills,
   - Prosecution/defense of pending lawsuits and assessments,
   - Approval of necessary road maintenance and snow plowing agreements
   - Project approvals.

John McAlister read the Corporate Resolution of the Board of Directors of Glastonbury Land Owners Association and the Settlement Conference Agreement of October 4, 2021. A vote was requested on the Resolution sent to the board on Oct. 6, 2021 and the Settlement Conference agreement. Andrea Sedlak made the motion to approve the resolution and agreement and Jerry Ladewig seconded the motion. Debate ensued Charlotte Mizzi pointed out that the agreement [para. 5 c.] that the membership shall be provided the opportunity to object or support the resolution by filing its objection or support with the Court in writing and the Board resolution will provide the membership with a deadline upon which to object or support. John confirmed that the landowners can submit to the court their support or objection and that it is not a vote of the membership; that the court can take their input into consideration. Claudette stated she is not part of any litigation and is neutral; that 'today' she wanted an edit to section 5 of the agreement and felt she was ignored. Her request was sent to attorney Ryan Jackson. Landowner Douglas Gill made inquiry on the process and finally concluded that those who have a vested interest in this case do not represent him as a landowner. He has not made up his mind whether he is for or against separation. Tim Brockett had objected that the landowners were not represented and was left out from this equation. The landowners are left completely in the dark. Any changes to the By-Laws or the Covenants are to be made by landowner vote. Tim B. made a point that landowners want an election of the Board and the attorneys are not allowing an election. A vote was taken. John McAlister, Andrea Sedlak, Jerry Ladewig, Charlotte Mizzi, Gerald Dubiel voted yes, Claudette Dirkers, Tim Brocket voted no. Newman Brozovsky, Aija-Mara Accatino not present. Motion Passed

4. Officer and Committee Reports

4.1 Project Review Committee—

4.1.1 Robert Bennett, Garage (SG 57-A-3)

Gerald recommended approval for 57A-3. Setback are good and he needs to re-seed John stated that Robert Bennett came to his house and gave him $155 for project fees. Motion was made by Charlotte Mizzi, Seconded by Jerry Ladewig.

Motion was approved by unanimous vote.

. 4.1.2 Anna Stull - Residence, Drive, Septic System, Well (SG 52)

Gerald Dubiel stated that Gerald and Charlotte met with the contractor on site. The project met the setback requirements, that the building is a residence/guest house. The site plan was submitted. Project fees were paid according John McAlister of $1177.50. Tim Brockett stated that she started the well without an application. John said no penalties will be imposed to Ms, Stull who is a fire fighter and was away when the application process started and letters to her were returned. Motion was made by Jerry Ladewig and seconded by Charlotte Mizzi to approve the application. Vote: John McAlister, Charlotte Mizzi, Jerry Ladewig, Gerald Dubiel. Andrea Sedlak, Claudette Dirkers voted yes. Tim Brockett voted no. Motion passed 6 yes and 1 no.

4.1.3 Tyson Wright Family Conveyance and 2 Driveways (NG67)

Gerald Dubiel stated he was the surveyor and recused himself. Charlotte presented to the board the following; Gerald and Charlotte inspected the area where the two driveways are proposed. The first driveway is 480 ft. in length and 14 ft. wide. The second driveway is 130 ft. in length and 14 ft. wide. The family conveyance proposal is for 2 tracts having 4.633 acres each. Legal paperwork will be drafted to Park County upon approval of the Board. At the Sept. 27, 2021 PRC meeting the committee recommended approval of this project. Fees were all paid. Based on the PRC recommendation Andrea Sedlak made a motion to approve, seconded by Charlotte Mizzi. Andrea Sedlak, Jerry Ladewig, Charlotte Mizzi, John McAlister, Claudette Dirkers, Tim Brockett. voted yes, Gerald Dubiel recused himself. Motion passed 6 yes and 1 recusal.

4.2 Roads Report—CD/GD

4.2.1 NG Road maintenance contract and completed grading work.

Claudette Dirkers reported that North Glastonbury road grading started on Sept 8 and completed on Sept 10 and was done in accordance to the bid. Next spring will look at road work on Caspari West.

4.2.2 NG mowing and asphalt/pothole repair status.

Claudette Dirkers stated that Greg Sheldon finished all the mowing in front and back of the North Glastonbury guard rails on Sirius Rd. She stated that next week he will fill the potholes and put up the street signs, four in North and 5 in South.

4.2.3 Approval of the 2021-22 Sanding and snow plowing contract.

Debate pursued on the road portion of GAV and deliberations with CUT and exchange of easements. Tim stated that we should have three bids. The easement issue was put off for

another time to discuss. The contract is the same as last year and goes through July of 2022. The hourly rate is the same.
Motion was made by Gerald Dubiel to approve the contract with Standish, seconded by Jerry Ladewig.
Jerry Ladewig, John McAlister, Andrea Sedlak, Charlotte Mizzi, Claudette Dirkers and Gerald Dubiel voted yes Brockett voted no. Motion passed 6 yes and 1 no.

4.2.4 SG Road maintenance bid status.

Claudette stated that the SG maintenance bid was approved by the board last week and started on October 5th. Work is underway. There was a donation of 10 double loads of gravel and placed around Polaris and Hercules. Calls are being made for more donations.

4.2.5 Road signs repair status.

Claudette reported that Greg Sheldon should be completing the road signs. Connecting brackets will be picked up by Greg Shelden.

4.2.6 Quonset hut repair status.

Claudette Dirkers called local contractor and he did not get back in a timely manner. Newman Brozovsky found a contractor in Livingston by the name of BC Maintenance. His price was between $300 and $400 which is half the price of the local contractor. Claudette made a motion to give the bid to BC Maintenance, seconded by Charlotte Mizzi. Motion passed unanimously.

4.3. August Financial Reports

4.3.1. Approve August Financials.

Landowners were sent a summary of the August report including the Balance sheet, Profit & Loss, Collection and Fund report.
Notes from treasurer: August Financial Reports: Balance Sheet Cash for operations through August, shows a total cash on hand of $214,908. Excluding the allocated funds totaling $127,462, this leaves cash of $87,446 in unallocated operating funds. This is a decrease of $19,298 from the end of July and compares to $71,602 at the end of August, 2020, an improvement of $15,444. The decrease in cash on hand at the end of August is a result of:
• Payment of a significant accounts payable at the end of July.
• Payment of a retainer to a lawyer engaged to defend against a petition to dissolve the GLA initiated by 8 individuals, including three board members (Ladewig, McAlister, Sedlak) and a former president of the GLA (Riley) and their spouses because of board dysfunction.
• Litigation costs in the case against Scariano Holdings for breach of project application documents. The outstanding retainers for lawyers involved in board litigation total $17,500. Unused portions of these retainers will be returned to the GLA budget at conclusion of any court proceedings.
Andrea Sedlack moved to approve the financial report and seconded by Claudette Dirkers.
Jerry Ladewig. John McAlister . Andrea Sedlak, Charlotte Mizzi, Claudette Dirkers, Gerald Dubiel voted yes Tim Brockett voted not. Vote passed, 6 Yes and 1 no.

5.0. October 13th Board Election Cancelled

5.1.1. We thank all those willing to serve on the GLA Board and encourage these individuals to reapply after legal matters settle

5.6 **legal committee; Tabled until Oct. 13**

6. **Finished Business**
   6.1. **Email votes**

1. 8/25/21: **Motion:** Andrea motioned and Jerry seconded that the Board formally accept Ed's resignation. **Motion failed** (5 in favor—Andrea, Jerry, Tim, John, Claudette; 4 didn't vote—Aija-Mara, Charlotte, Gerald, Newman).
2. 8/28/21: **Motion:** Claudette motioned and Tim seconded that the GLA Board accept the 2021-08-26 NG Gravel Road Contract from Standish Excavation #21-112. **Motion carried**unanimously (9 in favor —Claudette, Tim, Aija-Mara, Charlotte, Andrea, John, Newman, Jerry, Gerald).
3. 9/10/21: **Motion:** Andrea motioned and Claudette seconded that the Board accept the edited draft response to Scariano and approve Seth sending it. **Motion carried** unanimously (9 in favor—Andrea, Claudette, Charlotte, Aija-Mara, Tim, Jerry, Newman, John, Gerald).
4. 9/14/21: **Motion:** Claudette motioned and Tim seconded that the GLA Board of Directors approve the Sanding and Snowplowing Contract for 2021-2022, between the Glastonbury Landowners Association, Inc. and Standish Excavation of Pray, Montana. **Motion failed** (5 in favor— Claudette, Andrea, Jerry, John, Tim; 4 not voting—Aija-Mara, Newman, Gerald, Charlotte).
5. 9/18/21: **Motion:** Charlotte motioned and Gerald seconded to approve the Snow Plowing contract with the condition that it would be signed by the Treasurer, John Mc Alister. **Motion failed (3 in favor** – Charlotte, Newman, Gerald; 1 no−Jerry; 5 not voting−Aija-Mara, Andrea, John, Tim, Claudette).
6. 9/21/21: **Motion:** Claudette motioned and Tim seconded motion to approve the 2021 SG Fall Gravel Road Contract. **Motion carried** (8 in favor−Claudette, Tim, Jerry, Andrea, John, Aija-Mara, Gerald, Newman; 1 Abstention: Charlotte)

Landowner Input:

Douglas Gill took issues of the board and stated that some have a conflict of interest. Debate took place between Gill and the some board members

Andrea defended going to court. She stated that it was hard to get 51% of the members to agree on change She stated that the Board was deadlocked. Claudette stated that landowners need to be informed in order to make a decision and that board minutes were not approved by the board.

Tim Brocket made a point in 1997 landowners vote with a 51% majority to approve the Covenants and the By-Laws and also in 2007 when neighborhood meetings took place a Master Plan was approved with a 51% majority.

Chris Brookhart agreed that this should have been a landowner vote and not taken to court.

John made a motion to adjourn the meeting, seconded by Gerald.

Jerry Ladewig, John McAlister Andrea Sedlak, Charlotte Mizzi, Claudette Dirkers, Gerald Dubiel voted yes and Tim Brocket voted no. Vote: 6 yes and 1 no. Motion passed

7. **Meeting was Adjournment at 9:04 PM**