

Glastonbury Landowners Association Board of Directors Minutes

Friday-December 20th, 2024 – 7:00 PM

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Call to Order (7:00 PM)

Board Members Present Virtually: Douglas Gill (President), Tim Brockett (Vice President), Claudette Dirkers (Treasurer), Joe Bezotsky, Debbie Newby, Steve Anderson; Absent: Tyson Wright

Landowners Present Virtually: Miriam Barker, Alicia Roskind-Dearing, Linda Ulrich, Jewel Wieczorek

Landowner Open Floor Comments

1. Draft Budget

Treasurer Claudette Dirkers presented the 2025 draft GLA Budget. Road maintenance funds were increased by 10% over 2024 amounts, collection rates increased from 85% to 93%, and assessments were not increased. Budget savings were found in greater efficiency, reduced legal costs, and determining that an administrative assistant position could remain unfilled in 2025. Discussion followed, especially regarding the lack of Fall Maintenance and Grading in South Glastonbury this year. Director Tim Brockett explained SG did not receive normal Fall Grading and Maintenance due to exceeding the 2024 budgeted amount for SG Road Maintenance of \$46,284 (actual SG Road Maintenance costs were \$58,256). Director Debbie Newby advocated an increase in assessments to address the lack of normal 2024 Fall grading and maintenance in South Glastonbury, together with a 2025 budgeted amount of \$51,500 that is less than actual costs in 2024.

Motion - Debbie Newby moved to allocate the \$21,696 in Net Ordinary Income to Road Maintenance line items. President Douglas Gill did not call for a second.

Note: Net income cannot be spent, because it covers assessments that are not expected to be paid, so the motion was not seconded.

Eventually the board agreed to raise assessments by 3% and spread the extra income across all budget line items.

Motion – Claudette Dirkers moved to adapt the draft budget as is, increase assessments by 3% and communicate the results via an eblast and website posting. Tim

Brockett seconded the motion. Yes – Douglas Gill, Claudette Dirkers, Tim Brockett, Joe Bezotsky and Steve Anderson. Nay – Debbie Newby.

2. Approve Bank Signatories

Motion: Doug Gill motioned, and Tim Brockett seconded, to replace current bank signatories with President Doug Gill and Treasurer Claudette Dirkers. The motion passed unanimously via voice vote.

3. Service Charge for Quarterly Assessment Payments

The board discussed the escalating cost of mailing and processing quarterly payments; 125 landowners pay by quarter so four statements must be sent and processed for each recipient over the year. Accounting and Tax Solutions, our accounting firm, charges almost \$1.00 per minute to process, print, stuff envelopes and mail landowner assessment payments. The estimated cost per landowner was \$7.50 per statement.

Motion: Tim Brockett motioned, and Joe Bezotsky seconded, to charge a \$5.00 processing fee to help defray the costs. The \$5.00 quarterly service fee would only apply to landowners who paid quarterly and only to the quarters that statements were sent for. The motion passed unanimously.

4. Landowner Closing Comments

Linda Ulrich shared her experiences of living on a fixed income and sticking to a strict budget. She stated that she formally paid quarterly but would pay in full this January.

Adjournment - The meeting was adjourned at 9:06 pm.

Minutes Taken by: Tim Brockett; Claudette Dirkers and Debbie Newby assisted.

Minutes Approved Date: December ____, 2024

5. New Business – Email Motions

1) 12/08/24 - Claudette motioned and Tim seconded:

"I make a motion to have the above Christmas greeting to also include "Happy Holidays," for posting to the GLA Website, beginning as soon as possible and ending on January 2, 2025. Upon a second, I vote yes."

Yes votes (6): Claudette, Joe, Doug, Tim, Tyson, Debbie.
Motion passed unanimously.

2) 12/1/24 Debbie motioned, and Joe seconded:

"I MOVE to use the Gmail account titled infoglamontana@gmail.com to update the GLA Calendar.

Upon a second, I vote YES.

Yes votes (5): Debbie, Joe, Tim, Claudette, Doug. Did not vote (1): Tyson.

Motion passed.

3) 12/16/24 Doug motioned, and Tim seconded:

"I motion that seating Steve Anderson as a Director does not violate election bylaws, so upon Steve's acceptance to serve, the BOD should seat him as GLA Director from South for 2025/2026. Upon a second, I vote yes."

Yes votes (5): Doug, Tim, Debbie, Claudette, Joe. Did not vote (1): Tyson.

Motion passed.