Glastonbury Landowners Association | Board of Directors

Agenda Wednesday –January 24th, 2024 – 7:00 PM

Join Via Zoom or Dial In

Call In: +1 720 707 2699 **Meeting ID:** 879 1933 7183 **Password:** 2023

Call to Order (7:09pm)

1.1 Board Members Present- Alicia Roskind Dearing, Doug Gill, Leslie Everett, Jack Sutton, Tim Brockett, Scott Stomierowski, Jewel Wieczork, Jaylyn Jenson, John Carp, Claudette Dirkers

1.2 Landowners Present- Miriam & Charles Barker, Linda Ulrich, James Everrett, James Dearing,

Approval of Meeting Minutes

2.1 Discussion on January 17th 2023 Minutes- Discussion ensued about minutes. Three statements in question need to be sent to our attorney before approval of minutes can proceed.

Landowner Comment for Items Not on the Agenda

Linda Ulrich: Comment on plowing. She did not see any sand on the road until Wednesday making the roads dangerous. She felt it was unevenly spread as well. She noticed the county had plowed and sanded Storey Rd. John stated that someone unknown plowed the roads. It was not GLA that plowed. He is unsure of who did the plowing. Linda feels that sanding needs to be better.

Budget Discussion

- Doug: The budget now has a $40,000 reduction in the road budget and no assessment increase. Doug wants to raise an objection that we are potentially overspending by $30,000 if we don't reduce the road budget by $40,000.

- Jewel: John said he wanted Jewel to reduce the budget to make it equal to last year's budget. So she did not increase assessments but that we would reduce the Road's budget to the same as last year's budget.

- Claudette pointed out that the budget has obsolete names under Legal and that they need to be removed before we can approve this budget. Board agreed. Budget discussion was tabled.

Road Budget Discussion

- Doug discussed that it defeats the purpose of having a committee if one member can override the consensus committee decision at the last minute in a Board meeting. He wants to honor the committee members' time.
- Claudette points out that some of the lines are obsolete and need to be removed. Some need to be added.
- Budget needs to be tabled for tonight.
- Quorum for a committee is at least 50% committee members.

Minutes from January 17, 2024 Meeting

Discussion: Claudette is concerned that Jaylyn's statement would violate Rule 201 and that Tim's statements in 5.2 motion discussion and 6.1b motion discussion can be considered slander. Discussion around Jaylyn's statements in regards to Tim. Linda Ulrich expressed concern over specificity.

Motion: *Jaylyn makes a motion to approve the minutes with her statements included. Scott seconded. Motion tabled.*

Motion Discussion: *Doug feels Jaylyn captured the tone and tenure of the discussion. He suggests leaving just the synapsis but not the whole statement. Scott wants the statement included or nothing. Jack suggests, do we need to ask Legal? Leslie suggests approving with conditional guidance from Seth. Claudette heard two things that are not verifiably true. Article 11 he should be given due process. Leslie would like to make a recommendation to amend the motion to be approval of the minutes conditional on us inquiring with Seth if the statement should be included in the posting of the minutes. Because there is not a pressing need to push through these minutes, then we should table and continue to work on them.*

Action Item: Alicia will reach out to Seth about Jaylyn's statements and comments by Tim. Claudette will provide statements she is concerned about. 5.1 motion discussion. 6.1b motion discussion.

Jewel said she spoke with Walter and Regina Wulsch and they explained their point of view in regards to Tim's accusations at the last meeting. They said no fine was levied and that Tim had sent a letter to the Army Corp of Engineers with complaints against. They worked with the agency and all the work was completed satisfactorily and approved. They have a written statement saying they are allowed 33 employees. They have 24 employees. They were grandfathered in far before the Bylaws were created. They have 3 assessments. They have land, dwelling land, and land and 2 dwellings. They have kept Hercules clear winter after winter on their own dime.

Unfinished Business

6.1 Discussion of Officer Positions, BOD Task Assignment (If applicable)

Jaylyn's sister who is a landowner in the North said she is interested in becoming Treasurer. She is currently an accountant. It was noted that would take 60 days before we could appoint her.

Motion: *Doug makes a motion to send a postcard calling for appointment of Board officers. Claudette seconds the motion.* ***In Favor:*** *Scott, Doug, Tim, Jack, Alicia, Jaylyn, John.* ***Not in Favor:*** *Leslie* ***Abstain:*** *Jewel* ***Motion carries.***

Motion Discussion: *Leslie believes that our official election results yielded us a Board of 10, so we are not obligated to fill extra seats. She wants to go on record as saying that she does not think it sets a good precedence to always feel the need to call for appointments when election results have yielded less than 12 officers. We have had no resignations, so we are actually a fully seated Board because this is what our election yielded.*

Jewel brought up the need to coordinate with ATS in regards to workflow and handing over duties now that we have hired them for full charge. Alicia offered to be a liaison and help figure out what ATS needs from us in order to move forward.

Discussion of how to handle assessment mail receipts from landowners to ATS. Alicia suggested that it go directly ATS. Doug suggests we have all the project reviews go to the GLA PO box and assessment payment to ATS directly.. Claudette expressed concern about assessment payments going directly because landowners often leave notes in the assessments, etc. that we would be missing. Leslie suggests we develop a workflow so that ATS can receive these items and channel any notes, etc back to the Board.

Action: Alicia *will reach out to ATS to get a list of what they need from us to fully transition.* ***Alicia*** *will set-up a meeting between ATS, Jewel, & Doug after the list is reviewed and assessed.* ***Alicia*** *will ask about receiving mail directly for payments. Discuss keeping addresses up to date and what additional cost that could create.*

Signatories:

Motion: *Jewel makes a motion for Jaylyn, Doug and ATS representative to be our bank signatory. Jack seconded.*

In Favor: *Alicia, Doug, Jack, Jewel, John, Leslie, Jaylyn, Scott* ***Not in Favor:*** *Tim* ***Abstain:*** *Claudette*

Treasurer position:

Motion: *Jewel motioned to nominate Claudette as assistant treasurer. Jaylyn seconds. Claudette amends the motion conditionally that she agrees upon the duties.* ***In Favor:*** *Alicia, Doug, Jack, Jewel, John, Leslie, Jaylyn, Scott, Claudette* ***Not in Favor:*** *Tim.* ***Motion Carries.***

Motion Discussion: *Suggested Feb 1st start date. Claudette said she will take the role conditionally depending on what the duties require. Tim is concerned about Claudette's health, it's uncertain what the role takes and he is worried she will suffer through it due to her hard work ethic.*

Secretary position: The Board will include a call for Secretary on the postcard going out calling for officer appointments. Scott will keep track of email votes for record keeping. **Alicia** can do minutes, as available, and eblasts.

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Motion: *Doug moves for Claudette for signatories. Jewel seconds.* ***In Favor:*** *Alicia, Doug, Jack, Jewel, John, Leslie, Jaylyn, Scott, Claudette* ***Not in Favor:*** *Tim*****

6.2 Discuss Open Committee Positions

Doug suggests we defer discussion on committees until after Board appointments.

Motion: *Jaylyn motioned to add Jack to the Community Property Committee. Scott seconds.* ***Voice vote all in favor. Motion carries.***

Motion: *Jewel motions to remove Tim from Legal and Election committee due to him not signing the Code of Conduct and Conflict of Interest Policy.* ***In Favor:*** *Leslie, Jack, Alicia, Jaylyn, Jewel, Scott, John.* ***Not in Favor:*** *Claudette, Tim.* ***Abstain:*** *Doug.* ***Motion carries.***

Motion Discussion: *Tim said the documents are still on his attorney's desk. Doug asked Tim if he could provide a timeline on when he expects to hear back from his attorney. Tim said within 60 days.*

6.3 Elect Committee Chairs

Motion: *Jaylyn motions for Leslie to chair Gov Docs. Jewel seconds.* ***Voice vote all in favor. Motion carries.***

John will remain as chair of his three committees until there is a new candidate for chair. He said there are some people interested in chairing. They will discuss it at the next committee meeting.

Doug brought up how he will need to resign from the Compliance Committee when he becomes President, leaving no one on the Compliance Committee. Alicia questioned the need for this committee given that we have so few complaints at this time. Claudette suggested reaching out to the Ombudsmans to see if they had any interest in joining or chairing that committee.

New Business

7.1 Postcards & Communications

Action Item: **Leslie** will draft a new postcard calling for appointment of officers, Secretary & Treasurer

7.2 Review Privacy Policy

Alicia suggested that we look at changing the Privacy Policy to allow for posting of Board of Director Meeting recordings, in addition to minutes, on the website. She stated that this is common practice for Boards and that it would allow for quicker turn around then minutes, prevent misinterpretation of minutes, and keep people accountable. Morgan had suggested the idea to Alicia last year.

Jaylyn suggested they take the matter up in Gov Docs.

7.3 Landowner Database

Landowner database was brought up in regards to providing Ellen Eaton requested information on South landowners in order to send landowners information in regards to fence removal to preserve and protect pronghorn populations.

Action: Alicia will reach out to Morgan and ATS for a landowner database.

Motion: *Jaylyn motions to provide Ellen Eaton the Glastonbury Landowner Database with a cover letter specifying what the use is for. Leslie seconds. Abstain: Jewel. All else in favor.*

Motion Discussion: *The Board is legally required to provide a landowner database to landowners if not for commercial use. It is unclear if this is a commercial use. Suggestion of using a cover letter specifying what exactly they are using the database to prevent misuse of the database.*

Charles Barker suggested Ellen put an ad in Paradise Valley Newsletter for the Pronghorns

Action Item: *John will follow-up with Ellen on other options.*

Landowner Comment

Closed Session

9.1 Legal Committee Discussion

9.1a Cunningham's response to Fowle's attorney Knuchel.

Motion: *Jewel motioned to approve Seth sending his response with exhibit 1 & 2. Jaylyn seconded.* ***Voice vote All in favor. Tim*** *was absent for vote.*

9.1b Dawson

Motion: *Jaylyn motions that we do not settle with the Dawsons. Leslie seconded.* ***Voice vote All in favor. Tim*** *was absent for vote.*

9.1c O'Connells Project Review / Cabin

Response from Seth in regards to whether or not the GLA needs to know the ownership status of the cabin before PRC approval: "Section 6.01 of the Covenants allows the GLA to conditionally approve project applications and make recommendations. One exception is if the proposed structure is unlawful in any way. When I spoke with Mr. Sconyers, he was adamant that the cabin belonged to him, and the O'Connells were trying to steal it from him. My concern is that approval of the project would make the O'Connells think the GLA was supporting their claim of ownership. The same section attempts to exempt the GLA from any liability arising out of the approval, but that may not stop a lawsuit."

Action: The Board will notify the O'Connells that they can apply for a Project Application but they will need to provide solid evidence that they are the owners of the cabin.

Action: Jaylyn and **Leslie** will start the process of drafting lien letters to be sent to past due assessment properties.

Action: Alicia will send an email motion for Marsik Letter approval.

Adjournment

Motion: *Jewel motioned to adjourn. Scott seconded.* ***Voice vote all else in favor. Motion carries.***

Meeting adjourned at 11:14pm

Glastonbury Landowners Association | Board of Directors Minutes

Wednesday, January 17th, 2024 – 7:00 PM

Via Zoom or Dial-In

Call In: +1 720 707 2699 **Meeting ID:** 879 1933 7183 **Password:** 2023

Call to Order (7:06 PM)

1.1 Board Members Present: Alicia Roskind Dearing (President), Tim Brockett, John Carp, Claudette Dirkers, Leslie Everett, Doug Gill (arrived after 8:30 pm), Jaylyn Jensen (Vice President), Scott Stomierowski, Jack Sutton, Jewel Wieczorek (Treasurer).

Landowners Present Virtually- Linda Ulrich, Walter Wunsch, Joe Bezotsky, David Hink, Miriam Barker, Ron Wartman, Morgan Squires, Seth at Ridley Creek Farms, Cristin Dhieux-Fowle.

Approval of Meeting Minutes

2.1 Discussion on December 2023 Minutes - Alicia reported that there were no minutes to vote on as

The secretary's position is vacant, and the Board is shorthanded. Alicia asked for volunteers to help with the December meeting minutes (reviewed and typed up). Discussion ensued regarding the missing meeting minutes from Oct and Nov 2023.

Landowner Comment for Items Not on the Agenda

3.1 Walter Wunsch notified the Board that he only had 30 minutes to participate, and that he had volunteered to be on the Road C'ee again if anyone had questions. Discussion ensued regarding support for Walter, his history as a Road C'ee member, and how the approval of a committee member is by Board vote per the Bylaws.

Officers, Directors, Ombudsman(s) Reports

4.1 President's Report

President's Resignation – Alicia Roskind Dearing announced her resignation effective Feb 1, citing the need to prioritize her family and professional commitments. Discussion ensued that a management company or management software might be considered to assist with GLA management and Board transitions of data, stated Alicia. Likewise, she made a request for various committee members, secretary, and treasurer.

4.2 Treasurer's Report

4.2 a. Treasurer's Resignation - Jewel announced her resignation effective February 1, citing the need to prioritize her professional commitments. Discussion ensued to consider Tim Brockett for the position as he had expressed interest.

4.2 b. Review December & End of Year Financials- Jewel notified the board that she was not prepared to present the financials, which had been distributed to the Board before the meeting, and that ATS would be creating an end of year statement with the final figures for 2023~~.~~

Motion: *Motion to approve December Financials made by Jewel Wieczorek. Majority favor by roll call vote. Motion Passes.*

Votes In Favor (8): John Carp, Claudette Dirkers, Leslie Everett, Doug Gill, Jaylyn Jensen, Scott Stomierowski, Jack Sutton, Jewel Wieczorek
Votes Opposed (1): Tim Brockett
Votes Abstained (1): Alicia Roskind Dearing

Motion Discussion: *Tim Brockett stated he had not received the bank statements he requested and that he is concerned that the properties that GLA owns are not listed on the balance sheet..*

4.2 c. <u>Review Draft 2024 Budget</u> - Jewel reported on the Draft 2024 GLA Budget. Discussion ensued regarding the proposed 10% assessment increase, which is the maximum increase allowed by the GLA Covenants, the history of past assessment increases, the change to the 2024 budget to include the total Landowner assessments due for the year, the very thin margin of the GLA reserve fund, inflation and cost of living concerns for those on fixed incomes, and that the Road C'ee would be spending time developing a capital budget for anticipated long term expenditures and would be looking closer at selling GLA property.

John Carp noted that he anticipates snow removal costs this year will be less than budgeted. Jewel noted that the GLA accounting firm, ATS, thinks the assessment rate is very low as compared to other HOA's and the GLA should consider doing a benchmark examination of other HOA's in MT. Ron Wartman cautioned about comparisons with other HOA's and the services they get.

Doug recommended an allocation of funds in this budget to prepare for Road C'ee long-term planning and to begin creating a large reserve dedicated to that purpose. Claudette asked about the status of collections and the $84,000.00 that is currently past due. Jewel stated that GLA collections have had little activity in over a year.

Motion: *Motion to not increase assessments for 2024 made by Tim Brockett. Majority favor by roll call vote. Motion Passes.*
Votes In Favor: (7), Tim Brockett, John Carp, Claudette Dirkers, Leslie Everett, Jaylyn Jensen, Scott Stomierowski, Jack Sutton
Votes Opposed (2): Doug Gill, Alicia Roskind Dearing
Votes Abstained (1): Jewel Wieczorek

Motion Discussion*: Claudette commented on Doug's idea about sending out a notification to Landowners regarding future special assessments that may be needed to cover future road costs.*

4.2 c 2024 Assessments Discussion – Jewel explained that the assessment statements expect to be mailed by ATS before the end of the month.

4.2 d. <u>ATS Full Charge Proposal Discussion</u> – Jewel reported that ATS has provided a quote for handling GLA accounting tasks that are currently managed by the Treasurer, as well as the counting of ballots during elections for an estimated cost of $17,650/year ($50/hour). Alicia noted that this would lead to less risk by using a company to manage the tasks and would take a big workload off Board members' shoulders. Jewel confirmed that ATS is an enrolled agent, not a CPA, but Elena, who is responsible for GLA's accounting, expects to earn her CPA in the next few months, and that ATS has been doing GLA accounting work for some time, they have a good reputation, and understand how the GLA works. Walter Wunsch said Julie at ATS is very competent and would be a good asset.

Motion: *Motion to hire ATS to manage accounting duties made by Alicia Roskind Dearing. Motion carries. Unanimous In Favor by voice vote.*

Motion Discussion – *Claudette questioned who would oversee the GLA Landowner Database. Jewel reported that ATS will keep the Landowner Database updated, as they already do in QuickBooks. Claudette commented on her concern that ATS fees would exceed the budgeted amount since a tremendous effort goes into validating and tracking changes and should not be in the hands of only one person. Jewel suggested a volunteer also keep the Landowner Database up to date.*

4.3 **Secretary's Report** – None (Seat vacant)

4.4 **Ombudsman's Report**– Miriam Barker, no comments; Sabrina Hanan absent.

Officer and Committee Reports

5.1 Road Committee

5.1 a. Upper South Guardrail and Snow Fence Repair Project Update – John Carp reported that subcontractor Randy Traucht has completed work on getting SG guardrails repaired and bumpers installed. John reported that work on the SG snow fences has been completed. The grand total was $4800.00 and had been pre-approved by the Board.

5.1 b. Approve new committee members - John reported that the new Road C'ee members are Jack Sutton and Doug Gill, and that two committee members, Pouwel Gelderloos and Jaylyn Jensen, resigned. John reported that two members from the 2023 Road C'ee want to rejoin, Neil and Linda Kremer, and Walter Wunsch, also volunteered.

Motion: *Motion to approve Walter Wunsch as a member of the Road C'ee made by John Carp. Majority in favor by roll call vote. Motion Passes.*
Votes In Favor, (6): John Carp, Leslie Everett, Jaylyn Jensen, Alicia Roskind Dearing, Jack Sutton, Jewel Wieczorek
Votes Opposed (2): Tim Brockett, Claudette Dirkers
Votes Abstained (1): Scott Stomierowski
Absent (1): Doug Gill

Motion: *Motion to approve Neil and Linda Kremer as members of the Road C'ee made by John Carp Majority in favor by roll call vote. Motion Passes.*
Votes In Favor, (6): John Carp, Leslie Everett, Jaylyn Jensen, Alicia Roskind Dearing, Jack Sutton, Jewel Wieczorek
Votes Opposed (2): Tim Brockett, Claudette Dirkers
Votes Abstained (1): Scott Stomierowski
Absent (1): Doug Gill

Motion Discussion: *Tim questioned whether Walter Wunsch is currently In Good Standing. Tim noted that he had serious issues with appointing Walter, based on past issues with the Army Corps of Engineers and wetlands, handled by Walter and Dennis Riley, when Walter* *was previously on the Road C'ee. Tim also noted that he had issues with Walter's ownership of a business that may be in violation of the master plan. John and Scott questioned the validity of the claim and Tim offered to share documentation he has to back up his claims. Jack Sutton suggested, and the Board agreed, to reach out to Walter Wunsch to ask him to formally come in for a review of his company; In addition, Tim questioned adding Neil and Linda Kremer to the C'ee. Tim noted that they have done some "remarkable twisting around of their parcel" – they have three buildings on their land. They redistributed the boundaries of their land. Saves them $400/year; They twist the law".*

5.1 c. 2024 Road Budget – Postponed to Wednesday, January 24th.

5.1 d. Future Road Items to Review: John reported that the Road C'ee has received a bid for roadside mowing that matches last year's amount. John also reported that the C'ee will be looking at private road service later this spring. There are eighteen miles of platted roads and almost four miles of private subdivision roads; he has received several inquiries from Landowners who live on them and who want to know why they get no service.

5.2 Project Review Committee

5.2 a. John reported that the C'ee does not have any new board members and that the current C'ee members are Jack, Scott, Doug and John.

5.2 b. NG 47-Wheeler Cargo Containers Review- John reported on Wheeler's construction Exemption for three cargo containers on his Gemini Rd property. The C'ee had originally approved keeping one container for one year and the rest of the containers were to be relocated within 30 days (Feb 1st). However, Wheeler requested more time, which the C'ee approved. Wheeler has agreed to have the two containers moved by March 1st and to move the remaining one further from the road and to be less visible. Claudette asked about whether a sign had been posted stating the containers have received a variance and are not usually allowed and John explained that it is too late to do it now.

5.2 c. NG 30-A Villeneuve Variance Request – John reported that Villeneuve requested that the violation attached to his property be removed. The Project Review C'ee (PRC) requested Villeneuve provide proof that the violation is not valid, before the C'ee will forward his request to the GLA Board for consideration. Discussion transitioned into the project documents provided by Leo.

5.2 d. Project Review - John reported that he had reviewed documentation provided by former PRC Chair Leo Keeler and former committee member Claudette Dirkers identifying twenty-two projects that needed some follow up. John reported that he had worked on (6) six projects in various stages of development and will work on the rest in the coming weeks; he has inspected five (5) active projects in NG that are all in the framing stage and three (3) projects in SG that are completed and that will be getting a bond refund. John reported that the Rendleman Guest house – is not yet dried in and the Wright project is completed. Discussion transitioned into the assessment and construction bond discussion.

5.2 e. Assessment and Construction Bond Discussion – Claudette explained the construction project protocol: the PRC does the final approval on a project, there is a Board Action Form that must be completed and compared with the original application, after which the Board approves, and the construction bond is duly returned.

5.3 **Community Property Committee**

5.3 a. Approve new members – John requested to James Kozlik, Pouwel Gelderloos, Hendrik Gelderloos and Charlotte Mizzi, continue to serve on the Community Property C'ee. He noted that they had all done much work for the C'ee in the past and are in good standing.

Motion: *Motion to approve James Kozlik, Pouwel Gelderloos, Hendrik Gelderloos and Charlotte Mizzi continue to serve on the community property C'ee made by John Carp. Majority favor by roll call vote. Motion Passes.*
Votes In Favor (7): Alicia, Jewel, John Carp, Leslie, John, Jaylyn, Scott Stomierowski
Votes Opposed (0):
Votes Abstained (2): Claudette Dirkers, Tim Brockett
Absent: Doug Gill

5.3 b Community Property Sale Update – John reported that there wasn't a quorum at the last C'ee meeting and that the C'ee would be seeking an engineer to assist with removing the water use restriction on the Quonset Hut property. John noted that he is confident the restriction can be lifted, pending identification of the building and well sites. Claudette requested John provide information to meeting attendees both the value of the land and plans for fund allocation. John reported it has an estimated value of $300,000-$500,000 and the funding from the sale could potentially be used for long term maintenance of roads, safety, etc. Jewel questioned whether the engineer cost needed to be added to the 2024 GLA Annual Budget.

5.3 c. 2024 budget – John reported that this year's budget is the same as last year, $1740.00, and that he would like to increase the budget to allow for additional mowing, and for the building.

5.4 **Governing Documents Committee**

5.4 a. Governing Documents Handover - Leslie Everett reported that she had reached out to the former Chair Andrea Sedlak, to see if there was interest in continuing to serve on the C'ee and asked if she could provide documents from last year. Leslie reported that she has completed a full download of all the working files from the 2023 Gov Doc C'ee, noted that the governing documents files are in good condition, and she is hoping to continue that work with files provided by both Claudette and Andrea..

5.4 b. New Committee Members Discussion: Leslie reported that she has spoken with Jaylyn and was hoping she will join the C'ee, as well as other Landowners.

Motion*: Motion to approve Jaylyn Jensen to be appointed to the Gov Docs C'ee. Unanimous favor by Voice Vote, Motion carries.*

6.0 **Unfinished Business**

6.1 a. Vote on Officer Positions– Alicia reported that three (3) officer positions need to be filled and inquired if anyone was interested in being president. Alicia nominated Doug Gill for GLA President; Scott nominated Claudette Dirkers, but she declined.

Motion: *Motion to approve Doug Gill as president. Unanimous favor by Voice Vote, Motion carries.*

6.1 b. Asst. Treasurer & Compliance Chairman Position Discussion – It was discussed that the President, cannot hold more than one officer position and will have to relinquish his job as GLA Assistant Treasurer.

Motion*: Motion to make Tim Brockett Treasurer, made by Tim Brocket. No second. Motion fails.*

Motion*: Motion to make Tim Treasurer and Claudette Assistant Treasurer, made by Tim Brockett. Majority favor by roll call vote. Motion fails.*
Votes In Favor (3): Doug Gill, Tim Brockett, Claudette Dirkers
Votes Opposed (7): Alicia Roskind Dearing, Jewel Wieczorek, John Carp, Leslie Everett, Jaylyn Jensen, Jack Sutton, Scott Stomierowski

Motion Discussion: *Jaylyn made a statement (see attached) regarding Tim Brockett's harassment and cyberbullying of Board members since the Board was seated on December 14. Discussion ensued with Tim stating that the 'facts' listed in the statement were falsehoods and lies, that he believes he would be a good treasurer based on his ability to do the job, that the discussion had turned into an attack patterned after a "Soviet Show Trial", and the Board was haranguing him, and slandering his character. Jack noted that some of Jaylyn's statement was backed up in writing in emails Tim had sent to the board. Scott noted that in his opinion it was a factual rendition of Tim's actions over the past month and his behavior had been childish and mean. Scott noted that if the GLA Board were a company Tim would have been fired. Jewel noted that his behavior has been completely unacceptable and that we want to be a functioning and harmonious board.*

6.1 c. Open Secretary Position Discussion

Motion*: Motion to approve Tim Brockett as secretary made by Tim Brockett. No second. Motion fails.*

6.1 d. BOD Task Assignment Discussion – In order to get the December 2023 Board meeting minutes completed, John Carp offered to work on the minutes for his C'ees for December and Alicia agreed to work on the remainder of the content. Jewel noted that the Bank signatories needed official GLA meeting minutes to take to the bank, and that we can assign someone to be an agent. Newly elected GLA President Doug Gill will be in town soon and would like to have the minutes to take to the bank. Discussion transitioned into sending out assessments. Jewel suggested that Claudette could also be a signatory agent.

6.1 e. Discussion about sending out assessments – Alicia agreed to help temporarily with secretarial duties and eblasts, etc.~~,~~ but noted that she has other commitments.

Adjournment

Motion – *Motion to adjourn at 11:54 PM and reconvene the Board meeting on Wednesday, January 24th made by Jewel. Unanimous favor by Voice Vote, Motion carries.*

Board Meeting Items Postponed to Wednesday, January 24th.

Road Budget 2024
Discuss Open Committee Positions
Elect Committee Chairs
New Business
Postcards & Communications
Review Privacy Policy

Minutes Taken by: Jaylyn Jensen
Editors: Claudette Dirkers, Leslie Everett
Minutes Approved Date:

Attachments: Statement read by Jaylyn Jensen

Finished Business:

Date	Motion	Made By	Pass/Fail	Votes	Vote Count
12/15/2023	Motion to appoint Morgan Squires Webmaster and add Alicia Roskind Dearing to the GLA email account access list.	Alicia Roskind Dearing	Passed	Y: Doug Gill, Jaylyn Jensen, Claudette Dirkers, Leslie Everett, Scott Stomierowski, Jewel Wieczorek, Jack Sutton;	7-0
12/18/2023	Motion to approve postcard notifying Landowners of two open GLA Board postions, committee openeings and the office of secretary be mailed ass expeditiously as possible.	Claudette Dirkers	Failed	Y: Claudette Dirkers, Doug Gill, John Carp, Tim Brockett, Jack Sutton; N: Leslie Everett, Jaylyn Jensen, Alicia Roskind Dearing, Scott Stomierowski, Jewel Wieczorek.	5-5
12/21/2023	Motion to approve snow fencing repair and replacement on Sag and Hercules for $2622 by High Country Excavation.	John Carp	Passed	Y: John Carp, Scott Stomierowski, Leslie Everett, Doug Gill, Jaylyn Jensen, Jewel Wieczorek, Claudette Dirkers, Jack Sutton, Alicia Roskind Dearing, Tim Brockett.	10-0
12/21/2023	Motion to approve guardrail post and block repair on Hercules as specified for $3140 by High Country Excavation.	John Carp	Passed	Y: John Carp, Scott Stomierowski, Leslie Everett, Doug Gill, Jaylyn Jensen, Jewel Wieczorek, Claudette Dirkers, Jack Sutton, Alicia Roskind	10-0
12/21/2023	Motion to approve Pothole repair on Dry Creek Rd for $600 by High Country Excavation.	John Carp	Failed	Y: John Carp, Jaylyn Jensen; N: Alicia Roskind Dearing, Scott Stomierowki, Leslie Everett, Doug Gill, Claudette Dirkers, Tim Brockett; Abstain: Jewel Wieczorek.	2-6

12/29/2023	I motion for approval of a postcard inviting landowner participation in board committees and seeking interested volunteers to assist the board with secretary duties.	Leslie Everett	Failed	Y: Leslie Everett, Jaylyn Jensen, Jewel Wieczorek, Alicia Roskind Dearing, Jack Sutton; N: Tim Brockett, Claudette Dirkers	5-2
1/4/2024	Motion to approve $800 additional funds for new bumper installation on two sections of Hercules guardrail as part of the guardrail repair project.	John Carp	Passed	Y: John Carp, Scott Stomierowski, Jaylyn Jensen, Claudette Dirkers, Jack Sutton, Leslie Everett, Alicia Roskind Dearing, Jewel Wieczorek, Tim Brockett.	9-0
1/6/2024	I motion for approval of the attached postcard inviting landowner participation in committees.	Leslie Everett	Passed	Y: Leslie Everett, John Carp, Alicia Roskind Dearing, Jewel Wieczorek, Jaylyn Jensen, Scott Stomierowski, Jack Sutton; N: Tim Brockett, Claudette Dirkers	7-2

Glastonbury Landowners Association | Board of Directors
Draft Minutes – Never Approved
Wednesday –February 21st, 2024 – 7:00 PM

Via Zoom or Dial In

Call In: +1 720 707 2699 **Meeting ID:** 879 1933 7183 **Password:** 2023

Call to Order (7:05pm)

1.1 Board Members Present – Doug Gill (President), Tim Brockett, John Carp, Claudette Dirkers (Assistant Treasurer), Leslie Everett, Jaylyn Jensen (Vice President), Scott Stomierowski, Jack Sutton, Jewel Wieczorek, Alicia Roskind Dearing.

1.2 Landowners Present- Joe Bezotsky, Morgan Squires

Approval of Meeting Minutes

2.1 Discussion of January 17 2024 Minutes- Discussion ensued regarding whether Jaylyn intended that her statement from the 17th of January to be published; Claudette expressed her concern about comments that were made about Landowner (Walter Wunsch) and whether including them in the minutes put the GLA at risk; Claudette noted that including the statement would violate 2.01, since the inclusion of the statement should have been decided/voted on prior to the statement being presented; Topic tabled until guidance from our legal counsel is received as a motion was made and passed during January 24th meeting to approve the minutes and post them with the statement assuming legal counsel has no issues with it.

Landowner Comment for Items Not on the Agenda

3.1 None

Officers, Directors, Ombudsman(s) Reports

4.1 **President's Report**

4.1a. Update provided by President Doug Gill who introduced a consent agenda format for future meetings. Debates will ensue at committee levels and allow BOD meetings to move along more quickly. Doug reported that there is a Landowner (LO) from North Glastonbury who may be interested in the Treasurer position; He also noted that the meeting would be followed by a closed session.

4.2 **Treasurer's Report**

4.2a December & End of Year Financials- *Balance sheet, P&L statements, customer balance statements*

Presented by Jewel Wieczorek; Discussion ensured that the budget reflects no assessment increase and there are some edits that need to be made by Accounting & Tax Solutions (ATS).

4.2b DRAFT 2024 Budget - Doug Gill reported on draft 2024 budget; There is a $10,000 net income planned and the GLA has 350 dwelling units. This year included in the budget is the expectation to collect 100% of what is due to the GLA and our 2024 goal is to get everyone current or on a payment plan. He reported that Claudette has finalized the master LO list, that there are 406 parcels and if we are judicious about what we seek legal counsel on, we anticipate seeing some revenue from collections; Claudette asked that we correct the header and remove Jackson Law Firm.

Motion: Motion made by Jewel Wieczorek to approve 2024 Final Budget; motion carries by unanimous voice vote.

4.2c 2023 Year End Report Discussion - ATS was not able to sign off on it due to our accountant-ATS being having been out of the office and unable to approve it. Further edits necessary before presenting for final Board approval.

4.2d GLA Balance Sheet Discussion – Whether to include GLA Common Lands on the balance sheet. Tim Brockett noted that John McAlister had supported listing the property on the balance sheet in the past and ATS advised it should be. Doug gill noted the disadvantages - litigious individuals. Advantages – the GLA LOs are aware of the asset and it could promote additional property, and possibly use it to get a loan or a better loan rate. Claudette noted that there are some anomalies in ownership in some of the properties. The soccer field is part of a parkland agreement between GLA, the Church Universal & Triumphant, and Park County, which has a reversionary clause; that if we do not maintain it, it will revert. Have the Community Property C'ee take a look at the issues. Jewel Wieczorek noted that Western Shambala is not a for profit organization and is rather a property holder. Discussion ensued regarding the question of the tax implications of including the property on our balance sheet and it is believed that taxes would remain the same. Discussed the history of the ownership of the property being revealed three years ago, and no one knew it existed which is why it hasn't been included. If we list it, we can possibly get better interest rates if we ever take out another loan for the roads. If we put it on the balance sheet, it will get very skewed if we add 10 million to it won't be as easy to read. Discussion - how would we be listing it on our balance sheet.

Motion made by Tim Brockett to assign the Community Property Committee to find out the value is of the GLA owned land, and list that on our balance sheet with Board approval of the value (Market); Motion carries by unanimous voice vote.

4.2e January Financials Report – Jewel reported on the January Financials – noted that the January 2023 vs. January 2024, sees the GLA in a much better financial position. No vote taken.

4.3 **Secretary's Report –** None. *Secretary seat vacant.*

4.4 **Ombudsman's Report -** None

4.6 **Consent Agenda** –

Motion to approve the consent agenda - All Board members voted by voice vote; Jewel and Jaylyn abstained.

Officer and Committee Reports

5.1 **Road Committee Report**

5.1a Expenditures by C'ees that do not require Board-approval– John wanted clarity on whether the Board needed to approve the expenditure. Doug noted that the Road C'ee had reviewed the expenditure and deemed it necessary and reasonable, so therefore, did not need full Board approval, and payments within the budget would be noted in the c'ee minutes and the Board would ask questions. Jaylyn requested clarity and Doug confirmed that future expenditures that are outside the scope and outside the budget, would come to the Board for a

vote. Claudette suggested that any large expenditures that the Road c'ee knows are coming, that John send the agenda to the Board who can then have the choice to join the c'ee meeting. Leslie noted that this is an education process so that under this new system Board members know where to go look for the data. John noted that the monthly accounting will be helped along by having road maintenance invoices submitted on a monthly basis rather than three or four months later.

5.1b Culvert work– Claudette inquired if there would be culvert cleaning done this year. John confirmed that the culverts had been inspected and there were only two that needed work this year, and if there are any other the Road c'ee will investigate and get them done. What is the final number of culverts? 98?

5.2 **Project Review Committee**

5.2a Project Review C'ee Report - John Carp reported that the c'ee is doing a lot of catch-up work with inspections, and paperwork and working to get back projects caught up in order to move forward with prioritizing projects and construction bond refunds. Claudette asked the status of the Project Review forms that need to be posted on the website. Three of them are ready to go and Jaylyn has them for an action item. Claudette also asked about how things are posted on the website – specifically the preliminary application needing to be posted in a more prominent location.

Val O'Connell inquired about the status of where their project is in the project review process, and how soon she can expect to hear back. Doug noted that the project is still in review, and they should be receiving an update shortly within the week. Val requested legal justification for any decision by the Board, along with a waiver. Claudette requested information about whether the home was built and the interior is completely finished and Val confirmed that it is a finished structure.

5.2b Wheeler update – Two cargo containers were removed from his property and the third one will be moved to a different location in the near future but was delayed due to weather

5.3 **Community Property Committee**

Community Property C'ee Report – John Carp reported that there wasn't a quorum at the last meeting, so no work was done. But there was discussion regarding the sale of the Quonset hut property. No forward momentum on that at this time. Leslie and John discussed conducting a Member vote on that sale and getting an engineer to do a report on having the water restrictions removed and needing 51% of members to vote in favor of selling the property. Claudette noted that there is a state law regarding the sale of property,-landowners and voting. She questioned where the funds would come from for the engineer and John noted it would come from the sale of the property.

5.4 **Governing Documents Committee**

Governing Documents Report – Leslie Everett reported that the Gov Docs C'ee held their first meeting on the 19th, established a meeting schedule, and goals for the year. Claudette expressed concern about completing the Road Policy that had been worked on but had not passed in 2023,-filling in any gaps and discrepancies between the covenants and the Master Plan. Leslie reported that the draft Road Policy was on the list of priorities for the c'ee and that c'ee would work as time allows on other items as best it could with only two members.

5.5 **Election Committee –** None. Chair seat vacant

New Business

6.1 Potential Directors Discussion – No candidates have been identified or stepped forward.
6.2 Administrative Assistant – Doug proposed hiring Morgan as a part time paid admin assistant to assist with getting newsletters and meeting minutes out faster.

> ***Motion***: *Motion to hire Morgan Squires as our paid Admin Assistant made by Jewel Wieczorek. All Board members voted affirmatively by voice vote.*

Landowner Comment

7.0 Val O'Connell requested an update on the Fowle decision and would like the request the subpoenaed documents, what the decision was and who voted for it. Doug reported that the Board was waiting for more information from legal counsel, and no changes had been made to the Boards decision.

Closed Session

8.0 Legal Committee Discussion

Adjournment (10:13 PM)

Glastonbury Landowners Association
Board of Directors Meeting
Wednesday –March 20, 2024 – 7:00 PM
DRAFT Minutes – Never Approved.

Join Via Zoom or Dial-In
Call In: +1 720 707 2699 **Meeting ID:** 879 1933 7183 **Password:** 2023

Call to Order: 7:03 pm

Board Members Present: GLA President Doug Gill, Assistant Treasurer Claudette Dirkers, Tim Brockett, John Carp, Alicia Roskind Dearing, Leslie Everett, Jack Sutton, Jewel Wieczorek

Board Members Absent: Jaylyn Jensen, Vice-president, Scott Stomierowski

Ombudsman Present: Miriam Barker (SG)
Ombudsman Absent: Sabrina Hanan (NG)

Landowners Present: Aija-Mara Accatino, Joe Bezotsky, Cristin Fowle, Michelle McCowan, Daniel O'Connell

Approval of Board Meeting Minutes:
No minutes to review or approve currently.

Landowner Open Floor Comment Period – None

Officers, Directors, and Ombudsmen Reports:

1.0 President's Report: Doug Gill

1a. Committees are functioning well. Project Review Committee (PRC) Members, John, and Jack have organized detailed spreadsheets for pending reviews, approvals, and pending bond refunds. John and Claudette have done an excellent job of collecting previous Project Review files for the same purposes. Claudette has expressed willingness to go into the storage unit to retrieve additional files.

We are beginning to organize the Association's data and will also be concentrating on assessment collections with the help of an Accounts Receivable Aging Report. Doug has done significant research to find out whether the GLA can implement fines to enforce the Covenants and Bylaws. And under MSL, it is legal to levy fines to bring about compliance; doing so must be even-handed and judicious. If done properly, it is within the bounds of the law. Doug plans to bring this to the legal committee and secure our attorney's counsel.

Doug would like the Board to consider rescheduling BOD meetings to the 4th Wednesday of the month as that would help with even scheduling of committee meetings and subsequent issuance of minutes. Furthermore, this one-week change would allow more time for Directors to study detailed financial reports.

***The Board members that are present decided to change the Board meetings to the 4th Wednesday of the month, upon availability of Scott and Jaylyn.

2.0 <u>Ombudsman Reports</u>: No Reports

3.0 <u>Treasurer's Report</u>: Seat Vacant

3 a. Jewel Wieczorek, who is assisting with the treasurer's duties stated that we need to send the 2023 Year-End Treasurer's Report to landowners. The December 2023 Financials were re-presented from January, as part of the 2023 Treasurer's Report. Jewel suggested the 2023 Treasurer's report be posted on the GLA website, as a means of distributing them to Landowners. She was uncertain if the Annual Treasurer's Reports are customarily posted to the website.

The February 2024 Financials are attached to the agenda for review. Doug suggested we should review the February GLA Financial Report and approve them at the April BOD meeting, which would afford Board members a complete month to review, discuss and approve, accordingly. Assistant Treasurer Claudette Dirkers stated that she has updated the comprehensive GLA Landowner's Database, and thus, is making substantial progress getting the assessments paid.

4.0 <u>Secretary's Report</u>: Seat vacant.

We do need to get the Annual Report into the state by April 15, 2024. Our accounting firm ATS, has offered to file the report. Morgan is also able to do it. Doug will coordinate with ATS and Morgan to determine who will complete this task.

5.0 <u>Consent Agenda</u>: Board of Directors

The board decided to vote on each Consent Agenda item individually because not all members were able to review the items. Jaylyn had previously brought up a valid point regarding requirements for all driveways to have culverts. See following.

5.1 Roads Committee Approved Motions for Board Ratification:

5.1a. To establish that a minimum diameter for driveway culverts must twelve inches for all new driveway construction, *when it is determined by the PRC and/or Road Committee* (RC) that a culvert is necessary, and to update the Project Review Application Driveway Form to reflect this stipulation. Unanimously approved by the RC. **Unanimously approved by BOD**

5.1a. Two invoices from Standish Excavation for snowplowing in NG and SG, totaling $4,180. had been unanimously approved by the RC. **Unanimously approved by BOD.**

5.2 Project Review Committee Approved Motions for Board Ratification:

5.2a. Letter from PRC to prospective landowners in response to their email inquiry regarding requirements for building on a SG parcel (SG 34-A2) they wanted to purchase next week.

Comment: Claudette spoke to their realtor today and she said that they agreed with the terms, as decided by GLA Board consensus and the PRC. The PRC expeditiously sent an unofficial response to the buyers because the property sale was contingent upon the articulated designations, prior to closing.

In Favor: Doug, Alicia, Tim, Claudette, John, Jack; **Not in Favor:** Jewel; **Abstain:** Leslie

5.2 b. Project application for a well and driveway on SG-73, submitted by Alyssa and Richard Allen. The PRC conducted the requisite due diligence. Unanimously approved by PRC. **Unanimously approved by BOD.**

<u>Committee Reports</u>:

6.0 Roads: Chair John Carp

6.1 John is slated to meet with Standish on March 21, to review current road conditions as a precursor to spring maintenance in NG and SG. John is going to see if subcontractor Randy Traucht can evaluate Glastonbury culverts in the spring. The snowfall has been a bit different than in previous years, so it has been more challenging to gauge and coordinate snowplowing because of the rapid rate of melting.

6.2 Recently, two trucks slid sideways on the icy road surface on Upper Gemini Hill in NG; the road is also too narrow for two vehicles to negotiate. This is a safety concern that is being discussed in committee and will come before the board. Similarly, Claudette expressed her concern regarding the safety of Sagittarius Skyway in SG. Tim expressed his concern that the road needs widening, as well as correction of the current slope because you can slide downhill in the wrong direction toward the steep 300 ft cliff. Sagittarius Skyway is an access road to common land in High South used for year-round recreation.

Doug expressed concern that these issues come up under life safety and liability issues for the GLA. He questioned if the road conditions meet the standards in the governing documents and what our attorney might say if there was an accident. One director stated that the GLA Covenants state that we are responsible for maintaining these platted roads.

7.0 Project Review: Chair John Carp

7.1 John Carp said the committee is making progress updating the protocol and managing the backlog of past projects. Jack has put together a Dropbox file on each project and that has been helpful.

7.2 Landowner Michelle McCowan questioned the activities on her neighbor's property next. She knows they are planning to subdivide and build. How can she get more information on this property? Is the GLA Board going to approve this subdivision and building project? Michelle said they trespassed on her property, but claimed it was theirs and said they would be building, anyway. No such application has come into PRC on this construction endeavor. Michelle's lot is NG 11-E and the lot next to her is 12-B. The PRC will investigate.

7.3 A Director received word that there may be breaches on parcels NG 22-C and NG 22-D, due to road and construction projects. Concerns have come to us about both of those properties. The PRC will investigate these matters.

Community Property: Chair John Carp

8.1 Before we get any bids on our common lands for potential sale, we should get input from the community to see if landowners are in support of selling that property, specifically Lot 1 in NG that has the Quonset hut. This lot is sellable due to its easy access. Primarily, proceeds would go toward the cost of long-term GLA roadwork and/or unexpected expenditures.

Leslie is in the process of creating a communique to landowners. Leslie stated that this initial communication would identify the properties for potential sale, while gathering important landowner feedback. Discussion ensued about whether the board needs to conduct a subsequent landowner vote. Eventually, legal counsel might become necessary. The initial communication is to give transparency to landowners and receive feedback.

8.2 In April, the committee will look at the soccer fields and the budget of $1750, which will mostly go to keeping the fields maintained. They would like to install more amenities on the property but decided to focus on maintenance this year and postpone discussion on improvement until next year.

8.3 John spoke to a contractor in Tom Miner about whether we need an engineer's report to further develop the soccer fields in the future.

8.4 The Board gave the committee three months to evaluate GLA's Common Lands and include them on the balance sheet. The committee agreed it would be easier to initially provide the tax value rather than the market value. The question arose, are we creating another workflow that another Board member must keep up with? Would it be easier to use tax assessed value? If we should need to borrow from a lender, then at that time, we could get market values to show a stronger balance sheet.

8.5 Discussed Ciara Wallace's interest in joining the Community Property Committee. John had reached out to her.

<u>9.0 Governing Documents:</u> Chair Leslie Everett

9.1 The Gov. Docs. Committee (GDC) met on Feb 19, adopted a charter and goals, and met again on March 11th. During their March meeting committee members worked on the first item on their goals list, which was to resume the work on the Road Policy that the 2023 GDC had nearly completed. The committee reviewed the policy, made modifications, and will continue to work on it at our next meeting. The goal is to finalize the draft policy and first send it to the Road Committee for their review and commentary.

9.2 Leslie apologized that the committee minutes are a little behind and she is looking forward to getting them updated soon. For the sake of continuity, Claudette requested the posting of remaining 2023 committee-approved minutes to the GLA website. Leslie agreed that the committee could work on pulling available information and update accordingly.

<u>10.0 Landowner Comments</u>: None

<u>11.0 Finished Business – Email Votes 2/21/24 – 3/20/24:</u>

None

Submitted by,

GLA Directors Alicia Roskind Dearing and Claudette Dirkers

Date of Board Approval: ___________________

Confidential - NOT FOR PUBLICATION

<u>11.0 Closed Session</u>: 8:57 pm

11.1 Fowle's: No new update from Fowle's attorney, Webster Crist. Wonders if he is not hearing anything from the attorney because the attorney may not get be getting paid.??? Doug discusses the possibility of just letting this play out or do we want to communicate directly with the Fowle's??? Both Jack and Doug would both like to visit their property. Contact information provided to contact Fowle's: Fowle's phone 406-223-7465; 406-223-8521, and their parcel is at 241 Capricorn Dr.

Claudette recently sent a newspaper article about this case from the Livingston Enterprise, where they published that the mediator, Attorney Mark Hartwig, happens to be the same lawyer as the Dawsons, who have open litigation with the GLA.

11.2 Dawson's: No word from Seth.

11.3 O'Connell's: Doug wonders if anyone objects to not responding to Dan O'Connells nomination of Val to the board due to their status of not being in good standing. The board previously notified them to that effect. Doug thinks that soon we need to press them on the unresolved cabin ownership.

11.4 Branson: Recap of Branson case. Branson appears to have made efforts to follow the regulations in our governing documents, so we will try to collaborate with him. **Action Item:** Jack will drive by to inspect and capture pictures.

11.4 Marsik: Waiting for the $250. late fee to come in. Alicia sent letters to two locations. Claudette also communicated with Donna Marsik by phone.

11.5 Rantallo: Claudette has documentation from the 2022 Board of Directors, that unless he moved his building and remedied other infractions, then he was perpetually in violation.

11.6 Villeneuve: There are many layers concerning this matter. The legal committee will need to study the various aspects of this case to move forward.

1.7 Windorski: By state law, he applied for a one-time Subdivision Exemption, unanimously approved at the Park County Commissioners Meeting on March 5, 2024. **Windorski only received DEQ approval for this SG 44 Subdivision at the end of January 2024.** The commissioners stated that Mr. Windorski still needs to abide by the HOA regulations for his new subdivision.

Adjournment: 9:55 pm

Glastonbury Landowners Association | Board of Directors
DRAFT Minutes – Never Approved
Wednesday –April 30, 2024 – 7:00 PM

Join Via Zoom or Dial In

Call In: +1 720 707 2699 **Meeting ID:** 879 1933 7183 **Password:** 2023

Call to Order (7:12pm)

1.1 Board Members Present-

Doug Gill, Alicia Roskind Dearing, Claudette Dirkers, Tim Brockett, Jewel Wieczorek, John Carp, Leslie Everett, Jack Sutton, Jaylyn Jenson, Scott Stromerowski

1.2 Landowners Present-

Andrew Field, Joe Bezotsky, Tyson Wright, Michelle McCowen, Walter Wunsch, Aija-Mara Accatino, John Nash, Deb Newby, Ron Wartman, Miriam Barker, Morgan Squires, Cristin Fowle

Approval of Meeting Minutes

2.1 **Motion** by John Carp to approve March 20, 2024 with the amendment to be posted to the website as soon as possible to the minute. Jewel seconded. **In Favor:** All. **Motion passes**.

Landowner Comment for Items Not on the Agenda

Note from Alicia: I had a hard time hearing what he was saying at times. For those in person, please modify this if I misunderstood **Jeff Nash** is collecting signatures to stop Sabrina Hanan from having free range animals at her animal hospital rehabilitation. Sabrina Hanan refuses to sign them saying she has no desire to participate and that it inhibits her freedom of speech. Papers collecting signatures saying we would abide by certain guidelines and free range animals are not part of that. The well is on her property so the free range animals are causing issues for others from animals breaching their properties. These are goats. She told the sheriff they are not her goats. Sabrina Hanan is at NG 10A. She has a dozen or so horses. She has sheep. She is allegedly hiding other animals. She clearly has multiple animals and is soliciting herself as a non-profit and collecting donations for her animal hospital rehabilitation.

Debbie Newby volunteered to fill the vacancy and is available to answer questions that Board members may have for her. She is full-time. She has been on committees before the Election Committee and Finance Committee. Has not served on the Board in the past. She would be interested in helping with collecting dues.

Miriam Barker thank you for filling the holes on Dry Creek.

Jeff Nash: Why don't the roads past Capricorn get mag chloride? John says that they have not done it because of the low traffic on that road. That has just been our practice since John has been involved. Claudette suggests looking at adding that into our long-term road planning.

Michelle McCowen inquired last meeting about parcel NG 12B being subdivided and they were not approved. She wants to know if there has been any further information, and wants to confirm they are following the proper protocol. John said he drove by but could not see it from the road so he didn't know how we would address it. Michelle said so far they have the pink markers to divide property and since then they have had the electric marked a couple of times. She asked what some workers were

doing marking around her property line, they said it was for the neighbors and they have to dig and they have to make sure they aren't digging into any lines.
ACTION ITEM: John or Doug will contact to see where they are in the process and get an updated.

*****Note from Alicia: There was a lot here. Please relisten to ensure I interpreted these properly*****
Andrew Field: When would be an appropriate time to make a comment on the issue of allocation to the higher roads getting more attention? He was on the original Board he would love to share when he feels that is an appropriate time. He has a few comments: 1) He has not been on the GLA Board for more than 20 years, and he is thankful for all of our service. 2) He has development experience and he approaches things from a legal obligation stand point. He is looking what anybody, particularly the GLA, in what they are legally obligated to do, he has thoroughly scrutinized the Articles of Incorporation and all Governing Documents and now where in there does it obligate for it to maintain any specific standards. The Road Standard begins by saying that landowners not Board members but landowners are responsible for the conditions of those roads. He lives at Hercules and Polaris. None of the documents he has found commit the GLA to maintain any particular standard for the roads or even even is contractually commented to maintain the road standards. Anything he could find, which was not in the governing docs, first go to residential, foot hill, mountain for maintenance and snow removal. As a business person he is asking what am I contractually obligated to do as a landowner vs. Board. In all caps it says this can be a 3 season, you will need a 4-wheel drive. As long as it is disclosed, it is not contractually obligated to maintain this road. If it was not disclosed that liability is on the seller, not the GLA. There is a signed copy of an August 1998 agreement where it has to do with the transfer of the ownership from church to the GLA. It says there that the church committed to bringing Gemini and Skyway up to the standard gravel road speculations if they sold those lots. His understanding that the GLA hired Standish to maintain the roads. He suggests that the owners of property up South and North have a problem with how those roads are being maintained, they should approach the Church to possibly be responsible for those roads due to their sale of that property up there.. If the GLA is contractually obligated to maintain the roads, but he has not seen that contractual obligation to maintain any road to any standard. **He is asking for the documentation where it shows that the GLA is contractually obligated to maintain these roads.** Tim asks for the documents that Andrew has for us to review. Andrew counters that he is saying it is an absence of documents not his documentation that he is looking for, but he is happy to share. He wants to see the documentation that we can provide showing that the GLA is responsible for the conditions of any roads.

Officers, Directors, Ombudsman(s) Reports

4.1 President's Report

4.1a. Special Meeting of the Board to consider selecting additional Board members as well as adding committee members. **Motion by Jewel** that we have our Special Meeting on May 9th at 7pm MT for the purpose of considering electing directors to the Board and that the cutoff to receive nomination by Tuesday May 7th by 5pm. **In Favor:** All in Favor. **Motion Carries.**
ACTION ITEM: Alicia will draft an Eblast to be sent to landowners by Wednesday, May 1st.

4.2 Ombudsman Reports - No Report

4.3 Treasurer's Report -*Secretary seat vacant. Report by Claudette and Jewel*

Tim feels that Legal fees are coming in very low. He has no way to see the Legal invoices nor the ATS invoices. He feels as a Board member this is our responsibility to see these reports. He would like to see that changed, but he is honoring how hard they are working but he is requesting this information.

Are the Legal fees correct? Jewel says that what she knows, the attorney's are behind in their billing because they don't invoice until the following month. Doug says that they are just now getting us invoices that they were doing when Alicia was still President, so they are likely low because they are still behind. Leslie suggests that we look into HOA / LOA specific software to be able to provide these records in a timely manner to all Board members.

Claudette reports that collections are going well, and she hopes to continue to bolster that effort.

NG 42B Ron Wartman: He has heard many times asking for documentation and bills. He does not understand why Director Brockett has not been provided these documents.

Motion made by Jewel to approve February and March 2024 and posted to the website. **In Favor:** Doug Gill, Alicia Roskind Dearing, Claudette Dirkers, Jewel Wieczorek, John Carp, Leslie Everett, Jack Sutton, Jaylyn Jenson, Scott Stromerowski **Opposed:** Tim. **Motion Carries.**

4.4 Secretary's Report - *Secretary seat vacant.*

Consent Agenda

Roads Committee approved motions for Board ratification:

1. To spend $14,250 on road maintenance in the North. Bid and scope of work reviewed. All proposed work is within budget. Unanimously approved.
2. To spend $300 for Randy Traucht to inspect all current culverts and create a separate bid for cleaning out clogged ones. Bid and scope of work reviewed. All proposed work is within budget. Unanimously approved.

Project Review Committee approved motions for Board ratification:

1. To approve the residential construction project for Alyssa and Richard Allen on Polaris Way, parcel SG 73, an undivided 20 acre lot. Unanimously approved.
2. To approve the use of Tim's invoice calculation program to verify project application fees and track the refund of bond fees at the end of the project. Unanimously approved.
3. To approve the modular home, septic, and small shed for Thomas Brumfield, parcel SG 34A2, a divided 2.4 ac. lot. Unanimously approved.

Community Property Committee approved motion for Board ratification:

1. To spend $700 for Greg Sheldon to do five mowings of the soccer field. Bid and scope of work reviewed. All proposed work is within budget. Unanimously approved.

Motion to approve Consent Agenda. **In Favor:** All **Motion Carries.**

ACTION ITEM: Upgrade Dropbox so the entire Board can be added to the PRC folder.

Committee Reports

Roads

6.1 John reports on how they are in the midst of spring maintenance for $14,000 for North. Walter Wusch met with Standish for South and has received a bid, but the committee has yet to review that. The goal is to get the South work done in May so we are ok with the schedule.

6.2 Last year the Roads Committee had a closed meeting discussing long-term planning and maintenance. The goal now is to have a closed meeting with just the committee to plan long-term funding for road work. They elected to have a closed meeting because it would be shorter and more productive. This information would then be provided at a public meeting for landowner feedback. Suggestion of inviting Andrew Fields to share his thought process at the closed meeting.

Project Review

7.1 There are several projects very close to being dried in state, but they are not ready to be brought forward quite yet. The committee should be able to review them at the next PRC meeting.

7.2 Aija-Mara Accatino at lot NG 36D speaks about concerns about congestion in the area where someone is building. He knocked on her door before the meeting. She is the immediate adjacent landowner. Board member says the garage was not even on the agenda. Typically when there is a various request, the neighbors are alerted to participate in the discussion, but that did not happen in this situation. The PRC is happening next week. If this project is far enough along it should be reviewed and followed this process, not just a signed variance.

Community Property

8.1 Update on quonset hut sale proposal. They did some more research and found out that the GLA is not responsible for the conditions of the water use. That has to be taken up by the buyer.

8.2 At this time there is no access to the quonset hut unless you use the road that goes over the property in question. A few options were discussed: James Koslik mentioned a boundary adjustment. That is the Storey's so the thought is to talk to the Storey's to see if they would adjust their property line and actually own the quonset hut and we would lease it from them. Second, we could sell the quonset hut to the buyer with a perpetual lease to use it. Third option would be to move the quonset hut up to the soccer fields.

Gov Documents Committee

9.1 Jaylyn and Leslie worked from the notes of the 2023 Road Committee to assist in editing the Road Standard and the next step for that document is to share it with the Board. There were some gaps from the 2023 Gov Docs Committee. Leslie has started the process of pulling some of these records and getting them updated.

Discussion of an increased rate of Emigrant Hall usage fee to $110 and cleaning deposit $100. Walter Wusch said that St. John's Church said they would reconsider having us in the future, but they cannot do Wednesdays.

Landowner Comment - None

Closed Session (9:38pm)

10.1 O'Connells. Recently we refunded their Project Application fees to openly state that we are not validating their application due to ownership debate. The last official communication was that we will not grant you a project application until you have proved ownership. They contested claiming the Board does not apply that to other applications. The GLA responded by saying most applications do not have contested ownership and due to the history we must verify history before proceeding. This leaves us that we can reassert a compliance violation. If we pursue it legally then they can counter sue, which would not be in our best interest.

10.2 Fowles. Legal representative has stopped responding.

10.3 Dawson. Legal representative has stopped responding and we are unable to get in touch with Dawson. Our option now is to have a legal conference. They paid their assessments today, April 30th. **Motion** by Alicia to authorize Seth to go to court to order a conference meeting with the Dawsons. Jack Seconded. **In Favor**: All. **Motion carries.**

ACTION ITEM: Doug will authorize Seth to proceed with court order for a conference with the Dawsons.

10.4 Scariano. Legal representation is no longer representing them and we have been unable to reach them. Claudette has been able to reach him via phone. The vacation rental is back on VRBO. **Motion** to have Seth send a notice that if he doesn't take action we will take legal action. **All in favor.**

10.5 Covington. Seth said he was not even aware of any active case with Judge Gilbert.

10.6 Gerald Dubiul. Scott or Jaylyn will reach out to him to retrieve files from him.

Adjournment (10:22pm)

Glastonbury Landowners Association | Board of Directors

DRAFT Meeting Minutes – Never Approved

May 22, 2024 – 7:00 PM

Join Via Zoom or Dial In

Call In: +1 720 707 2699 **Meeting ID:** 879 1933 7183 **Password:** 2023

Call to Order (7:07pm)

1.1 Board Members Present-

Doug Gill, Alicia Roskind Dearing, Claudette Dirkers, Tim Brockett, Jewel Wieczorek, John Carp, Leslie Everett, Jack Sutton, Jaylyn Jenson, Scott Stromerowski

1.2 Landowners Present-

Joe Bezotsky, Michelle McCowen, Ron Wartman, Tyson Wright, Miriam Barker, Aija-Mara Accatino, Newman Brovowski, Cristin Fowle

Approval of Meeting Minutes

None to review

Landowner Comment

Officers, Directors, Ombudsman(s) Reports

4.1 President's Report

President Nominations:

Online:	**In-Person:**	**Total:**
Tim: 3	Tim: 0	Tim: 3
Jaylyn: 2	Jaylyn: 7	Jaylyn:

Jaylyn is President

Vice-President Nominations:

Online:	**In-Person:**	**Total:**
Tim: 3	Tim: 0	Tim: 3
Leslie: 2	Leslie: 5	Leslie: 10

Leslie Everett is Vice President

Treasurer Nominations:

Tim Brockett

Online:
Tim: 3 Yes / 2 No
Total: 3 Yes / 7 No

In-Person:
Tim: 0 Yes / 5 No

Motion fails. Seat remains vacant.

4.2 Treasurer's Report - *Secretary seat vacant. Report lead by Jewel*

4.2a Jewel addresses that were two new reports that Claudette included that we had not been looking at in the past, but ATS has been creating already for our use. Two new reports are: Collections Report. Profit and Loss Comparison of April 2023 to April 2024.

4.2b Comments lead by Claudette:
1) An issue with the way that checks were being processed via postmarked versus received. She has been using the date of receipt rather than the postmarked date. It saves time in the long run. From this point forward you can expect to see reports on time. Statements on time, etc.
2) Now that we have new officers. The bank signatories need to be updated.

4.2c Jewel addresses that the bank said that the Secretary is usually their most important signatory, but we do not have a Secretary so. Jewel suggests that the signatories be Jaylyn, Leslie, Claudette and herself, Jewel.

ACTION ITEM: Jewel will update signatories at Bank of the Rockies. **Leslie** will retrieve the corporate seal from Morgan.

.

Motion made by Alicia Roskind to remove anyone who is currently a signatory on the bank account and add Jaylyn Jensen, Leslie Everett, Claudetter Dirkers, Jewel Wieczorek. Jack Sutton seconds. All in favor.. **Motion Carries.**

4.2d Claudette urges that we get on collections so that we can make up for increasing costs without budgetary increases. We need to get on collections as soon as possible. She can assist but she needs help. Tim offered to help. Leslie suggests we take this up in Legal to create an action plan. Jaylyn suggests having a meeting next week to address this process and action plan. Those who want to attend may attend.

ACTION ITEM: Jaylyn will send an email to schedule a meeting for next week to discuss collections.

Motion made by Jack Sutton to approve April 2024 Financial Reports.. John Carp seconds. **In Favor:** Doug Gill, Alicia Roskind Dearing, Claudette Dirkers, Jewel Wieczorek, John Carp, Leslie Everett, Jack Sutton, Jaylyn Jenson, Scott Stromerowski **Not in Favor:** Tim Brockett **Motion Carries.**

4.4 Secretary's Report - *Secretary seat vacant.*

4.2 Ombudsman Reports - No Report

Committee Reports

Roads - John Carp

5.1 North roads are almost finished but the snow came so Standish will be returning to finish up Capricorn and Gemini Rd. After the snowstorm, all the roads were ini pretty good shape except for Venus. John has asked Standish for a bid to rework Venus.

5.2. South roads. We are over budget for the cost of South road maintenance. John felt the amount was high before after the storm, the Road Committee agreed that the amount that Standish bidded was appropriate. $21,000 over budget with $12,000 in donations of gravel.

Motion made by John Carp to approve the Road Committee proposal and bid by Standish of $68,000 in South, with the understanding that the Roads Committee evaluates all the roads with more detail in the future and use that information to protect and budget for the roads.

Discussion: John suggests not delaying the work because it is less expensive when the roads are wet rather than wait until summer. Scott explains that this approach is to do longer term maintenance as we do this work now. John explains that he thought we could spread it out, but after reviewing the work after the storm that it needs to be done now and not wait until fall. If we hadn't had the storm there may have been more review, but with where things are at, the Committee believes this is the best choice.

In Favor: Doug Gill, Alicia Roskind Dearing, Tim Brockett, Jewel Wieczorek, John Carp, Leslie Everett, Jack Sutton, Jaylyn Jenson, Scott Stromerowski **Abstain:** Claudette Dirkers **Motion Carries.**

5.3. Closed Roads Committee Long-Term Planning meeting will be on Friday, May 24th. It will be recorded. Their plan will then be presented to the Board.

Motion made by Jewel

Community Property - John Carp

6.1 Quonset Hut sale. They are looking at different options for the Quonset hut. One option is to move it altogether to make it easier to sell. The next step will be for the committee to get together with Joey Parker has agreed to look at that as well as James Koslik.

6.2 Joey Parker agreed to give market values for all 4 properties that GLA owns so that we can use those for balance sheet purposes. These will be provided to ATS to be added as assets to the balance sheet.

6.3 Soccer field maintenance. Sprinkler repair of a maximum of $300 to repair 3 of the 14 sprinkler lines. The Committee approved this expense. The other item is $400 for fertilizer for a pesticide and insecticide mix that kills the weeds but allows the grass to grow. Weed and feed pesticide.

Motion made by John Carp to approve a maximum of $300 to repair 3 of the 14 sprinkler lines on the soccer field. Jack seconded. **All in favor. Motion Carries.**

Motion made by John Carp to approve $400 for fertilizer for a pesticide and insecticide mix that kills the weeds but allows the grass to grow. Weed and feed pesticide. Jack seconded. **In favor:** Doug Gill, Alicia Roskind Dearing, Tim Brockett, Jewel Wieczorek, John Carp, Leslie Everett, Jack Sutton, Jaylyn Jenson, Scott Stromerowski **Opposed:** Claudette Dirkers, Alicia Roskind **Abstain:** Leslie Everett **Motion Carries.**

6.4 The committee is looking at doing another picnic, adding signage and adding a swing set in the future. The committee believes this will add value to the rec site for a small cost. He is just putting this forward for the future. Suggestion made to look on Craigslist for a free swing set. There may also be insurance issues. John spoke to our T Insurance company last year, and they said as long as you take all reasonable measures to make sure the equipment is of high quality and safety that we would be covered, but if the equipment itself is defective, we will be liable.

Gov Documents Committee - Leslie Everett

7.1 The Committee has completed the review of the Road Policy. That has moved back to the Road Committee for comments and suggestions.

7.2 The Committee is now moving onto reviewing the Conflict of Interest agreement.

7.3 The minutes for the April meeting are approved and are ready to be posted to the website.

Giving that this is a committee of two, there are limitations to working on the Master Plan. They have decided to focus on policies to realistically approach the goals of the committee.

Motion made by Leslie Everett to approval of fillable forms to be uploaded to the website to be used for Project Review Applications. John Carp seconded. All in Favor. **Motion Carries.**

ACTION ITEM: Post these forms to the website.

Motion made by Claudette Dirkers to add Alicia Roskind to the Election Committee. Jewel seconds. All in Favor. **Motion Carries.**

ACTION ITEM: **Alicia** will look at the schedule last year and her schedule and see if she could possibly chair it.

John discusses a fee for variances where a fee is imposed on each time someone must get an approval from a neighboring landowner. It is pointed out that it used to be a construction bond and this would ultimately not be revenue. Claudette suggests that we have some sort of checklist for variances that is a legally binding document where all the neighboring properties sign and agree to. This can be used as proof of approval year after year.

Project Review Approvals

Consent agenda will be voted on by line item.

1. Brozovsky NG 36-D garage project.

Motion made by John Carp to approve Newman Brozovsky's garage application and variance contingent upon the compilation and updating of the forms and correct fees are paid. Jewel seconds. All in Favor. **Motion Carries.**

2. Phillip Pickens NG 42-E accessory building.
3. Windorski SG 44 subdivision.
   a. This is an after-the-fact approval due to the fact that they had it approved by the county first and then got the GLA approval. His paperwork is up to date, and he would like to come back into compliance.

Motion made by John Carp to approve both Phillip Pickens and Windorsky's project applications. Jack seconded. All in favor. **Motion Carries.**

Landowner Comment

Adjournment (11:05pm)

Glastonbury Landowners Association | Board of Directors

DRAFT Meeting Minutes – Never Approved

Wednesday – June 26, 2024 – 7:00 PM

Join Via Zoom or Dial In

Call In: +1 720 707 2699 **Meeting ID:** 879 1933 7183 **Password:** 2023

Call to Order (7:05pm)

1.1 Board Members Present-

Doug Gill, Alicia Roskind Dearing, Claudette Dirkers, Tim Brockett, Jewel Wieczorek, John Carp, Jack Sutton, Jaylyn Jensen, President

1.2 Landowners Present-

Joe Bezotsky, Michelle McCowen, Christy Sones, Miriam Barker, Aija-Mara Accantino

Approval of Meeting Minutes

None to approve

Landowner Comment

Officers, Directors, Ombudsman(s) Reports

3.1 President's Report

Jaylyn Jensen reported that Leslie Everett has resigned her seat on the Board and as Chair of the Governing Documents Committee.

3.2 Vice President's Report

Claudette Dirkers was nominated and voted unanimously into the Vice President Position. Do we want to add who made/seconded the motion?

3.3 Treasurer's Report - *Treasurer's seat vacant. Report lead by Claudette & Jewel*

3.3a Claudette and Jewel have decided to work together on the Treasurer's responsibility.

3.3b Claudette reporteds~~s~~ that they are waiting on some loose ends from the PRC to get them information. She reported that ~~feels~~ things are on track. There are a lot of details, but she is confident in them. Between the end of May and now, a few people have paid fully, but those won't show up until the June Reports.

3.3c Jewel reports on the last customer balance. One person $1.78. She suggests that when a balance like this shows up that we tell ATS to write it off to keep them in compliance. Discussion on pros and cons, and an o~~O~~bjection from a few Board members. Board will continue to monitor in coming months. No action taken.

3.3d Petty cash. Jewel inquired~~s~~ whether ~~if~~ we would like to have a petty cash fund, which has not been used in 2 years.

Motion made by Alicia Roskind to dissolve the petty cash fund and deposit it into the bank account. Seconded by Claudette Dirkers. In Favor: All in favor. **Motion Carries.**

Motion made by Jewel Wieczorek to approve May 2024 Financial Statements. Seconded by Alicia Roskind Dearing. In Favor: Jaylyn Jensen, Doug Gill, Claudetter Dirkers, Jewel Wieczorek. Jack Sutton, Alicia Roskind Dearing, John Carp Opposed: Tim Brockett **Motion Carries.**

3.4 Secretary's Report - Seat vacant

3.5 Ombudsman Reports - No Report

Old Business

4.1 Data Management - Long Term Planning

4.2 Discuss HOA / LOA management or software

Ad-hoc committee has been formed to begin addressing these elements. Tim Brockett, Jack Sutton, Doug Gill, Alicia Roskind Dearing, Claudette Dirkers volunteered ~~would like~~ to be part of the committee.

ACTION ITEM: Jaylyn will create an email thread to schedule the committee meeting.

Committee Reports

5.1 Election - No chair

2nd Saturday in November is the traditional day for the Annual Meeting when the election results are announced. Discussion that planning for the elections needs to be started.

Motion made by Alicia Roskind Dearing to chair the Election Committee. Seconded by Doug Gill. All in Favor. **Motion Carries.**

5.2 Roads - John Carp

5.2a Spring r~~R~~oad work has been completed in both North and South.

5.2b The Board approved the expenditure ~~initially~~ of $60,000 for South road work. The final invoiced amount ~~work for South~~ was $67,861~~-~~. Walter Wuench has solicited ~~procured~~ several donations from Landowners, and once received the final ~~. So the actual~~ cost to the GLA is $55,000. Standish did some remedial work on Arcturus that he did not charge for, but he recommends more gravel on the initial part of Arcturus to help with wash boarding and potholing. This work would be an additional $5,700. John reported that it had been ~~-~~brought to the ~~that to the~~ Road committee for approval and it did not pass. John reported that he had driven~~drove~~ Arcturus a few days ago and he felt~~els~~ the road was in excellent condition~~is excellent~~. The $5,700 in addition would be a preventative measure. South had a budget $46+ for this year, so with that expense the budget would be ~~that's~~ about $20,000 over the budget for this year. There is $70,000 left in the reserve fund for South. So anything over would need to come out of that budget. Once the checks are written, the reserved funds will need to be adjusted accordingly. No written commitments have been given from donors to ensure payment of donations. Jaylyn Jensen proposed~~s~~ that we vote to approve to pay Standish the amount owed minus $12,000 of the expected donations. Claudette reports that donors in the past have paid in full when they said they would.

Tim Brockett noted~~believes~~ that there has been widening in the high South, but one person said that it was actually just cleaning up on the roadside. They are just blading out the weeds which makes it appear wider. Doug Gill feels that we should not be passing the burden on to landowners to maintain the platted roads. He believed~~s~~ it goes against the Bylaws to collect donations from landowners to fix platted roads. Jack Sutton clarifies that even though a road may look in good condition, the base can be the main issue making it a big issue quickly.

Motion made by John Carp to approve the Road Committee proposal and bid by Standish of $67,000 in South, with the understanding that some donations will be collected. No second.

Tim reports that there are potholes that are a few inches deep from the feet of snow this spring. There are potholes that are now two years old, according to Tim.

5.2c Mowing is typically done in mid-July. John expects that to be on time.

5.2d Knapweed flowerheads are forming.

5.2e Randy Trout said he would inspect the culverts. John said he has not been able to get to them yet, but expects to very soon.

5.2f T-posts on multiple roads have been knocked down, some with reflective materials.

5.2g Snow fencing has come down in several areas in North. Walter went up with Tim to Sagittarius and Tim did not bring up this issue.

5.2h Slanting on Sagittarius Parkway has been added to the list of agenda items for the next Road Committee agenda.

Motion made by John Carp to approve to pay Standish the invoiced amount of $67,000 . Seconded by Jewel Wieczorek.
Discussion: Claudette Dirkers expressed that someone needs to follow-up with Walter immediately to get these donations.
In Favor: Jewel Wieczorek. Jack Sutton, Alicia Roskind Dearing, John Carp Opposed: Tim Brockett, Claudette Dirkers, Doug Gill, Jaylyn Jensen **Motion Fails.**

Motion made by Doug Gill to approve to pay Standish the invoiced amount of $67,000 in South minus $12,000 in donations. Seconded by Tim Brockett.
Discussion: Jaylyn Jensen said~~ys~~ she would be willing to pay this bill up to half of what the expected donations are of $12,000. Jewel Wieczorek said~~ys~~ the Board ~~we~~ needs to pay Standish in full for this work because it has already been completed, and that John should pressure Walter to get the donations. The invoice has only been in for 2-days, we have time to work out and approve the $12,000
In Favor: Tim Brockett, Doug Gill, Claudette Dirkers Opposed: Alicia Roskind Dearing, John Carp Opposed: Jewel Wieczorek, Alicia Roskind Dearing, Jaylyn Jensen Abstain: Jack Sutton. **Motion Fails.**

Motion made by Doug Gill to approve to pay Standish the invoiced amount of $67,000 in South minus $12,000 in donations. Seconded by Tim Brockett. No second.

Motion made by John Carp to approve to pay Standish $57,000 of the invoiced amount of $67,000. The remainder to ~~will~~ be paid upon receipt of donations of $10,000 or within 30 days regardless of reciept of donations, to bring the invoice paid in-full. ~~The Board will pay the invoice the rest of the invoice within 30-days, regardless of receipt of donations.~~ Seconded by Jewel Wieczorek.
Discussion: Jewel Wieczorek suggested~~s~~ that it not be contingent on the donations but that we have a time-limit that we will cover the rest within 30-days. Motion is amended to add a 30-day~~add 30-day~~ guarantee. Doug believes that in 30-days we should revisit this so that the Board owns it.
In Favor: Alicia Roskind Dearing, Jewel Wieczorek, John Carp, Jack Sutton, Jaylyn Jensen Opposed: Tim Brockett, Doug Gill, Claudette Dirkers Abstain: Jack Sutton. **Motion Passes.**

5.2i North Invoice. It is well within budget. It was completed at $14,250. Roads are in good condition except for one spot on Capricorn, which Standish is addressing.

Motion made by John Carp to approve Standish's invoice of $14,250. Seconded by Jack Sutton.
All in favor. **Motion Passes.**

5.2j Long-Term Planning. Long-term planning meeting is planned to be sometime in July.

Project Review - John Carp

5.3 Approve Brozovsky NG 36-D garage project app

It was found to be a minor variance. John believes there is an over payment of his initial application. With that over payment he would only owe $90. The committee and all the members thoroughly reviewed what happened with this and think this is the appropriate amount.

Motion made by John Carp that the Board ~~we~~ approve the garage application and fee schedule depending on final determination and outstanding fees. Seconded by Jack Sutton.
Discussion: All neighbors agreed to variance. Tim Brockett disagrees with the PRC's decision to keep this as a minor variance. Tim says it was over 40 hours of Board work. This $50 variance means that Board members are being paid $1.25 per hour and we think we should value Board member time at a greater amount.
In Favor: Jewel Wieczorek, John Carp, Jack Sutton, Jaylyn Jensen, Tim Brockett, Doug Gill, Claudette Dirkers Abstain: Jack Sutton Abstain: Alicia Roskind Dearing **Motion Carries.**

5.3a Wheeler NG 37 project update

*I was able to take minutes on the discussion prior to this… please fill in.

Tim Brockett claims that back in 2008 PRC reviewed for this parcel. At this point it was just a bomb shelter on the property. One of the conditions that they put on this parcel is that the existing septic system was only to be used for emergency usage. Not to be used for anything else. Tim claims that there was a stipulation that in 2008 there were driveway restrictions on this parcel. Alyssa Allen should have information on this.

5.3b Windorski SG 46 driveway app update

John still has not received an updated preliminary application for this project. Jack Sutton drove up today and it's still the same. Just waiting on a driveway application at this time.

ACTION ITEM: John Carp will send another email to remind him.

5.3c Approve Ragsdale SG 49 project

They are building a second house there. They were going to put in a new septic system because there is not one. You may be able to see the roof from Leo, but the way they had it laid out it was into the hill. There was a jeep trail that was an easement for the neighbor to use and she plans on using that for the driveway. It's a modular home. Not a full basement. Just a crawlspace. It's allowed by the Covenants due to the size of the lot. John said all the setbacks are good and all fees are paid.

5.3d Approve Rushmeyer NG 42-D project app

John looked at his proposal onsite with him. He is putting in a home, a septic and a driveway. He has 6 acres and he is right in the middle of it. All of his setbacks are well within range.

Motion made by John Carp that we approve the Ragsdale and Rushmeyer projects contingent on receiving all the proper fees. Seconded by Jack Sutton. All in Favor. **Motion Carries.**

5.3e Review Wallace application vis-a-vis commercial projects.

The committee has not looked at this application yet because it was illegible. There was some online issues of it being a commercial projects. The committee has not worked with any commercial projects.

They are applying for a barn to have seasonal events (May - October). Max 30-40 people at events with a curfew at 10:30pm. All sound is restricted within the barn. Parking is provided on their property. They already have a "party" / vacation rental on a near-by road. Party buses go up and down the road often during the season. It's already caused a lot of road degradation. There is cobble stoning on the road due to increased traffic due to the vacation rental. Claudette Dirkers suggests that we inspect setbacks, noise factor, road impact. What kind of precedent will this set?

5.3f Machio NG - 22-B. Final inspection

Jack Sutton and John Carp went over there over the weekend and checked out~~checkout~~ the setbacks on his modular. There is no basement. He is hooking up his well and septic. Setbacks were ok. The only thing that he doesn't have a driveway application. He didn't realize he needs an application for that. When they are getting ready to start work on the driveway, he will put in an application for that. Claudette said their payment cleared a year ago.

ACTION ITEM: Jaylyn Jensen will upload the fillable forms on the website as soon as she can.

5.3e PRC Chair position

John is giving his 30-day notice as Chair for the PRC. He will remain on the committee, but he will not be able to continue on as a Chair.

ACTION ITEM: John Carp will send an email to the PRC letting them know about this 30-day notice and inquire if anyone is interested in chairing the committee.

Community Property - John Carp

5.4a Community property sales and valuations update

Joey Parker offered to help with any real estate issues and the committee took him up on that. He had someone at Small Dog Realty help him look at these. The agent at Small Dog is not a GLA resident. Lauren Dalzella came out to look at the property with John Carp and Jack Sutton. Both her and Joey had given the evaluation $350,000.

But when she saw in-person she raised to $37~~2~~5,000. She evaluated all 3 properties.

Lauren is donating her time for the evaluations in hopes that if we do sell she would be the listing agent.

These evolutions can be used on our balance sheet now.

Someone is interested in buying one of the pieces of property for Arrowhead Schooling for teacher housing.

Would this community property fall within the GLA Covenants? Claudette says yes they would be, but they can apply to be taken out of the Covenants and the Board can vote to do that. Tim Brockett says that the Covenants do not apply to community property because the land that is under the legal jurisdiction of the appendices of the Covenants. They could build anything they wanted to there. Jewel Wieczorek questioned ~~wonders~~ how it may impact our taxes by listing these items on our balance sheet.

ACTION ITEM: Jewel will reach out to ATS about if these items being added to balance will impact our taxes.

Jack Sutton reviewed the high South and it would be pretty challenging to get access to that lot. John Carp would recommend that we use Lauren if we move forward with selling these lots. Claudette went to Cadastral and it is listed as Parcel 1 and Parcel 1 is listed in the Covenants. Board members will need time to review these evaluations and consider any tax implications.

5.4b Sprinkler repair

There are 7 sprinkler lines that go across the fields. Today when John Carp went by it, 2 lines of grass that are browned out. The entire field doesn't get the water. A guy came out and said that the reason those two lines aren't working due to rodents, etc. John Carp put out an estimate to fix this. He didn't hear back but would like to put it to the committee again for approval. Eventually these will impact the other lines. Invoiced amount of $1,500. That includes trenching, new conduit, new wires in the conduit, and hooking up control boxes into the main system. This would come out of our general fund. Powell said to preserve it is essential.

Motion made by John Carp for approval of expenditure of $1,500 to redo the wiring to fix these two sprinklers.
Discussion: The budget is $1,750 and most of that has already been dedicated to the sign and the picnic~~.~~ This funding would be outside the budget and considered an emergency fund for the sprinklers. Last year the Community Property went $2,000 outside of budget.
~~The rest of the budget will be used for the sign and picnic.~~
In favor: Jack Sutton, John Carp Opposed: Alicia Roskind Dearing, Doug Gill, Claudette Dirkers, Jaylyn Jensen, Tim Brockett Abstain: Jewel Wieczorek. **Motion Fails**

5.4c Sign update

Still waiting on a final draft of the sign.

5.4d Picnic

The committee does want to have a picnic sometime in August.

Complaints - No Chair

5.5a Sabrina Hanan - Easement issue. Chris Desborough has put ~~The~~ rocks in~~rocks are in~~ the easement. John Carp says the justification for the rocks was sort of a decorative thing. They are still able to mow it. He mows it, if the boulders stay there and he mows it for 5 years, he can claim it as his per state law. John questioned~~-~~, even if it's an HOA easement. Jaylyn Jensen says she believes this would still apply by Montana State law. Claudette Dirkers believes it is a Covenant violation because it is an encroachment. She suggests that if we do nothing we are ignoring a Covenant violation.

Motion made by Tim Brockett makes a motion that we send the complainant~~complainee~~ a letter with a discussion of the removal of the rocks in the easement. All in Favor. **Motion Carries.**

ACTION ITEM: A letter will be drafted to be sent to Sabrina Hanan to address the removal of the rocks.

5.5b Lisa Bush - Goats. Jeff Nash said the Sheriff's were there last night due to 9 goats on his property. Jeff said that the horses and mules are also get out all the time. The horses are being neglected.

Motion made by Alicia Roskind Dearing to send a letter to Lisa Bush that she must put in / repair proper fencing to keep all her animals contained on her property. Covenant 4.02. Seconded by Jack.
Discussion: Do we want to ask her to contain them or remove them? Livestock cannot be nuisance for any reason.
All in favor. **Motion Passes.**

ACTION ITEMS: Letters will be drafted and sent to Lisa Bush informing her of Covenant violation.

6.1 Jaylyn Jensen proposes that we look into converting our savings accounts into a CD with better interest rate. Jaylyn Jensen has found a few that pay up to 5%. First Security in Bozeman offers 5% interest paid.
Tim Brocket suggests looking into Charles Schwab. They are backed by FDIC up to $250,000.

Landowner Comment

Landowner thanked the Board for their hard work and dedication.

Adjournment (11:26pm)

Glastonbury Landowners Association | Board of Directors
Draft Minutes – Never Approved
Wednesday – July 31, 2024 – 7:00 PM
Join Via Zoom or Dial In
Call In: +1 720 707 2699 **Meeting ID:** 879 1933 7183 **Password:** 2023

Call to Order (7:05pm)

1.1 Board Members Present-

Doug Gill, Alicia Roskind Dearing, Claudette Dirkers, Tim Brockett, Jewel Wieczorek, John Carp, Jaylyn Jensen, Jack Sutton, Scott Stomierowski

1.2 Landowners Present-

Joe Bezotsky, Michelle McCowen, Christy Sones, Ron Wartman, Olav Nordimann, Daniel O'Connell, Aija-Mara Accantino

Landowner Comment

Daniel O'Connell explains that they are trying to add a foundation to the cabin that has been left on their property by Scoyners. Daniel says that there has been no communication or legal filings from Scoyners and to remove it would be more money than to simply add a foundation. Doug explains that the PRC application was rejected and the fee was refunded because the Board needs proof of ownership. Proof of ownership has not been provided since this occurred. Doug said it shows in the Park County filing that Scoyners had a rebuttal to the lien put on the cabin claiming that he did indeed own it.

Approval of Meeting Minutes

Alicia Roskind Dearing has sent a draft of all minutes since January 2024 and shared them almost immediately after every meeting, so we have drafts for review and editing for all meetings this year except December 2023.

ACTION ITEM: Alicia will resend all minutes and recordings.

Officers, Directors, Ombudsman(s) Reports

3.1 President's Report - Jaylyn Jensen

Jaylyn Jensenhas been looking into liability insurance. Our telephone number is out and we cannot find the server for the number, so Jaylyn has been looking for other servers to port the number to in order to solve the issue. Jaylyn Jensen has done a little bit of website editing. She has started uploading some of the PRC forms.

3.2 Vice President's Report - Claudette Dirkers

Extended thanks to all the landowners who have joined us tonight and encourages them to volunteer on committees or possibly run for the Board.

3.3 Treasurer's Report - Report led by Claudette & Jewel. Assistant Treasurer - Claudette Dirkers

3.3a The profit & loss that was sent in the Eblast was not the right one, so it is missing information. It was simply an oversight.

3.3b The check detail that the Board receives gives us a total of $71,000. The P&L that was posted in the Eblast probably does have just this last month whereas it usually does have the full year. The deposit detail report that does go to the Board does not have the total of the profits of this month.

3.3c Negative balance on the customer balance summary. Jewel believes the subtotal is $91,000. That subtotal is only what is owing. Jewel Wieczoreksuggests to ATS to move that subtotal back under the owed column so it is clear that those people are in arrears.

ACTION ITEM: Claudette will respond to Andrea Sedlak's questions in regards to the June financial reports.

3.3d We have received four donations for gravel so far and we are awaiting 3 more donations. We have over $10,000 in donations so far. They are being processed as donations because the gravel is being put on community roads. It was decided and determined through legal means that this is how these should be processed and qualified. ATS.

3.3e Jaylyn is still interested in putting money into CDs and she is still researching the matter. So far she has also looked at a checking account that has a higher interest rate as well.

3.3f Jewel pointed out that BofR will match the 5% rate we have found by other banks.

3.3g Bank signatories are outdated so we need a new motion to update the signatories. Claudette Dirkers explains that the bank needs the meeting minutes with the changes. They want the changes described of who is being removed, what their positions were, and a list of who will be added and what their positions are and another cover letter with Jewel's signatures and one other Board member. They do not need a corporate seal.

Motion made by Alicia Roskind Dearing to approve the June 2024 Financials. Seconded by Jewel Wieczorek.

Discussion: Tim Brockett would like to see supporting bank statements to check that the information listed is accurate. Claudette said he does not have access.

In Favor: Doug Gill, Alicia Roskind Dearing, Claudette Dirkers, Jewel Wieczorek, John Carp, Jaylyn Jensen, Jack Sutton **Opposed:** Tim Brockett **Motion Carries.**

Motion made by Alicia Roskind Dearing to remove any previous bank signatories from the bank account except Jewel Wieczorek and add Jaylyn Jensen and Claudette Dirkers.

All In Favor. **Motion Passes**

ACTION ITEM: Jewel will go to the bank to provide the materials they need to add / remove officers.

3.4 Secretary's Report - Seat vacant - No Report

3.5 Ombudsman Reports - No Report

Committee Reports

5.1 Election - Alicia Roskind Dearing

Materials are not quite ready to review, but we are currently editing documents and everything is more than on time. The committee feels good about our timeline. We hope to send the Nomination Packet documents to the Board in the next few days for review and approval. We are slated to send out the Nomination Packet as soon as August 9th, but likely will not be shipped until the following week. This still gives us plenty of time to stay on track.

Debate in regards to Bylaw Article VI. D2. Debate on whether or not John Carp, Jewel Wieczorek, and Scott Stomierowski are eligible to run for an additional term or are they term limited. Jaylyn asked for Seth's opinion on this. He believes the key language here is the "elected 2-year term" language here. If you have not served two consecutive 2-year terms there are no restrictions. Seth said that ultimately it is the Board's discretion. Jaylyn Jensen points out that we don't define full term or discuss 1-year terms.

Specific statement from the Bylaws: "2. No Director may serve more than two consecutive elected 2-year terms. Directors who have served two consecutive elected 2-year terms are not eligible for reelection until they are off the Board for one annual cycle. A partial term served for any reason shall not count as a full term unless the Director's time in office during the term exceeds 12 months."

It is pointed out that the last sentence would not apply to John, Jewel, and Scott because this pertains to a partial term.

ACTION ITEM: Jaylyn Jensen will reach out to Seth to get his legal council in writing on this matter. **Claudette** will ask Andrea if she has Seth's past legal council on this matter from the Governing Docs committee.

5.2 Roads - John Carp

6.1 Spring Road Work Update

6.1a Donations have started coming in. They are now above $10,000. The roads are in good condition so no further work is needed at this time.

6.2 Roadside Weed Mowing

6.2a Finished in the North a few days ago. An issue came up with grass clippings on the road. This happens every year. We've never had a complaint before, but this year there was a potential incident with motorcyclists. John Carp reached out to see if we can do anything about the clippings on the road in the future. Tim Brockett reported on the mowing in the South and said that it was partially done, but he expects that it will be completed quickly and on time. Claudette Dirkers reported that behind the guardrail on the North there is still a lot of knapweed and did not look finished. She is concerned if that does not get trimmed that it will cause issues in the winter.

6.3 Long Term Planning Meeting

6.3a That just looked at roads individually for fall planning. They looked at what would be normal maintenance and long-term maintenance. The committee did decide that the chip sealing in North is a priority so they are still waiting for a new bid for the 3.2 miles of asphalt North. They looked at various ways to fund the chip sealing. One way would be the potential sale of the quonset hut in North. The asphalt was a top priority. In the meeting they did go over Sagittarius and Gemini and as a result Walter Wunch agreed to look into these roads more in-depth from all perspectives: legal, liability, etc. Walter Wunch and Andrew Field do not have the "conflict of interest" that others might, so they have been tasked to look further into these roads.

6.4 Review road easement encroachment issues

6.4a This is in regards to the complaint from Sabrina Hanan about Chris Desborough's rocks in the easement. John spoke to him three weeks ago and Desborough agreed to remove the rocks, but now there are two more rocks in addition. Chris Desborough spoke to John Carp and said there are a number of easements with rocks and other things in the easement, and he thinks that Desborough will likely bring up these other "encroachments" in other areas. Claudette Dirkers points out in the Covenants state clearly that the easements are not only for foot traffic but for horse riding as well. Jack and Scott stated that there is plenty of room for horses to move easily through the area available. Scott says he believes you could likely drive a car through the area even with the rocks.

See Covenant 8.01b.

6.4b Due to Covenant 8.01b, we could potentially look at the rocks as landscaping and grant permission for keeping the rocks there. Scott suggests that we include a note, should we decide to denote this as landscaping, that if the Board needs these moved that he would remove them at their cost. Claudette points out that what if this starts a new precedent. According to Covenant 5.08, he is fine because it falls under a cottage industry.

ACTION ITEM: Jaylyn will draft a letter to send to Sabrina Hanan.

Project Review - John Carp

7.1 Nordemann NG 44 - D Garage project update

7.1a The committee did approve his garage, he has an existing driveway, and the garage will take the place of an existing shed. There are no utilities going into the building. It was a very clean cut approval. Ron Wartman said that they believe this is not just a garage and that he plans to operate his massage business out of that space. This is John's first hearing about any other than just a garage use. John doesn't know if someone is building a garage, if it is required to disclose what it is going to be used for.

Motion made by John Carp to approve Olav Nordemann. Jewel W seconded. All in favor. **Motion carries.**

7.2 Wallace Ng 53-C new project application - guest house

7.2a John Carp explains that there is an application for a new driveway. They want to do a circular driveway. Tim states that it says in the subdivision agreement that there can only be one entrance to the subdivision. Tim says this is binding on the land. He says that what they call a driveway is actually a subdivision road. Jack said that two driveways are already on this lot.

7.3 Kozlik NG 43 Family conveyance application

7.3a They are applying for a variance for a caregivers home for their parents.

7.4 Windorski SG 46 driveway app update.

7.4a No further work has been done on the driveway, but he still has not received the application on this.

7.5 Rushmeyer NG 42-D project update.

7.5 Rushmeyer broke ground about a month ago, but not much else has happened. He is having issues with a few things in the building process.

7.6 Makris SG 20-A Guest house application

7.6 Makris wants to have his drainfield at 15 ft, which would need a setback variance.

7.7 Committee chair status

7.7 John Carp has decided to stay on for now because no one else has stepped up, but he will only be able to continue to chair the meetings and try to keep the new projects current. The rest, sizable, stack of stuff piling up, he will not be able to address. Jack Sutton offered to help. Claudette Dirkers asked if a spreadsheet could be created to keep up with all of these projects, so that we can keep up with the financials.

ACTION ITEM: Jack will create a spreadsheet to put all these aspects together to be combined and refined.

Community Property - John Carp

8.1 Community property sales and valuations update

8.1a Valuation Update. We are still looking at whether or not to use Cadastral vs. market value. Looking at the balance sheet for any future purposes it would be better to look at market value. ATS has responded on whether or not these would have a tax implication for the Board, but it has not been reviewed yet. Cadastral is wildly different and pretty low, but the realtor gave us a much higher value. There are a few questions that must be answered to assess if they can be sold, if at all. The Road Committee may be looking into a loan in the future if no land is sold for the chip sealing in North, and these valuations may be helpful in securing that.

Motion made by John Carp that we utilize the property evaluation from Small Dog Reality as a basis for our property values on the balance sheets. Seconded by Tim Brocket. In Favor: Doug Gill, Alicia Roskind Dearing, Claudette Dirkers, Tim Brockett, John Carp, Jaylyn Jensen, Jack Sutton, Scott Stomierowski Abstain: Jewel Wieczorek **Motion carries**

8.1b Property sale. One view is that this property has an instinct value and we should save it for future use, and the other is that this is the highest value that it could possibly be and we should sell now. We will have to propose this to the community to see what the community feels.

Motion made by John Carp to use Lauren Dalzell at Small Dog Reality for the sale of property should it be passed by the landowners. No second. **Motion fails.**

8.2 Community picnic - Sept. 14

The committee has had a number of resignations and the other members are not very active, so it's mainly John Carp and Jack Sutton. Jack has been very helpful. They have selected the tentative date of September 14th, contingent on volunteers. Jewel, Jaylyn, Alicia (tentatively) said they would volunteer. A postcard will need to be sent out in advance.

8.3 Sprinkler repair

Instead of looking at the way the contractor suggested fixing it, they are looking at other options that would be much less expensive. They may be able to replace just some of it.

Complaints / Compliance - No Chair

9.1 Lisa Bush - Goats

We sent a letter to Lisa Bush about the goats. She did not respond. The goats appear to be gone, but this has not been confirmed. Jack Sutton and John Carp have not seen them. Claudette Dirkers has not seen them in two weeks.

Governing Documents - No Chair

New Business

11.1 Collections Update

Claudette Dirkers, Doug Gill and Tim Brockett are creating a system to tackle collections and create letters to be sent to people in arrears. The letter will include what they need to pay to come into compliance, and, if they do not, the next step will be a lien. The liens that Claudette and John McAlister registered in 2022 are still valid because they are 5-year liens, so we are actually pretty good for previous people that are in arrears. We are still about $91,000.

Jewel pointed out that there are 7 people that are ready for legal proceedings due to delinquency. Leslie put in a lot of time corresponding with David Nobel to get these files together and we should be working with the attorney to get these proceedings moving forward.

11.2 PRC Forms on Website

As Jaylyn Jensen started to put them on the website, she got to one that doesn't exist any more. Tim Brockett said we do not use those forms any longer, and we do not have a need for them. She does not remember how or when we decided not to use forms anymore. She wants to ensure this is accurate before we remove them from the website. Tim Brockett explains that a new form has been created that is a catch all for these forms now. Form J - Other Projects.

Landowner Comment - None

Adjournment (1:34pm)

Glastonbury Landowners Association | Board of Directors Minutes

Wednesday-December 4th, 2024 – 7:00 PM

Join Via Zoom or Dial-In

Call to Order (7:00 PM)

Board Members Present Virtually: Douglas Gill (President), Tim Brockett (Vice President), Claudette Dirkers (Treasurer), Joe Bezotsky, Stacy Horton, Jaylyn Jensen, Debbie Newby, Alicia Roskind-Dearing, Scott Stomierowski, Tyson Wright

Landowners Present Virtually: Aija-Mara Accatino, Miriam Barker, John Carp, Michelle McCowan, Morgan Squires, Linda Ulrich, Ron Wartman, Jewel Wieczorek

Landowner Open Floor Comments

There were no landowner opening comments.

Seating of New Board

Outgoing President, Jaylyn Jensen, called the meeting to order, thanked the departing directors and welcomed the newly elected directors who were then seated: Joe Bezotsky-NG, Stacy Horton-NG, Debbie Newby-SG, Scott Stomierowski-SG, Tyson Wright-NG.

Returning directors at the meeting were: Tim Brockett, Claudette Dirkers, Douglas Gill, Jaylyn Jensen, Alicia Roskind-Dearing.

Appointment of Officers

With ten Directors seated, Jaylyn Jensen moved forward with officer nominations. Douglas Gill was nominated and elected President with 6 yes, 2 no, and 2 abstentions.

Douglas Gill then assumed the gavel to conduct the remainder of the Board meeting.

Tim Brockett was nominated and elected Vice President. 6 yes, 4 no.

After the election for Vice President, Scott Stomierowski, Alicia Roskind-Dearing and then Jaylyn Jensen tendered their resignations from the Board. Scott dropped from the zoom call.

Claudette Dirkers was nominated and elected Treasurer. 6 yes, 1 abstention.

No nominations for Secretary.

Appointments of Committee Chairs and Members

Roads Committee: Tyson Wright was nominated and elected chair of the Roads Committee. The Board approved the following additional members of the Roads Committee: Joe Bezotsky, Tim Brockett, Claudette Dirkers, Doug Gill, Debbie Newby, John Carp, Alicia Dearing, Jaylyn Jensen.

Project Review Committee: No nominations for chair of Project Review Committee. Doug will reach out to 2024 PRC member Phil Pickens to see if he'd like the chairmanship. John Carp declined to stay on as chair in an interim capacity. The Board approved the following additional members of the PRC Committee: Tim Brockett, Doug Gill, John Carp, Tyson Wright, Alicia Dearing.

Governing Documents Committee: Tim Brockett accepted the nomination for chair of Governing Documents Committee. The Board approved the following members of the Governing Documents Committee: Claudette Dirkers, Debbie Newby, Alicia Roskind-Dearing.

Community Property Committee: John Carp was nominated and elected to chair the Community Property Committee. The Board approved the following additional members: Charlotte Mizzi, Jamie Rambo.

Elections Committee: Tim Brockett was nominated and elected to chair the Elections Committee. The Board approved the following additional committee members: Claudette Dirkers, Debbie Newby.

Legal Committee: By rule, Doug Gill and Claudette Dirkers will serve on the Legal Committee. The Board approved the following additional member: Tim Brockett.

> ***Motion:*** *Motion to approve Doug Gill, Claudette Dirkers and Tim Brockett members of the Legal Committee with Doug as chairman made by Debbie Newby and seconded by Joe Bezotsky. Unanimous favor by voice vote. Motion passes.*

Compliance Committee: Joe Bezotsky was nominated and elected to chair the Compliance Committee. The Board approved the following additional members: Doug Gill.

Webmaster: Tim Brockett was nominated and elected to serve as official Webmaster.

New Business

GLA Board Meeting Schedule for 2025**:** It was proposed to hold Board Meetings on the 3rd Monday of the month, excepting holidays in which case they would be rescheduled.

GLA Budget for 2025: The Treasurer needs the budget finalized by the first week of January 2025.

Moment of Silence: Tim suggested, and the Board approved reinstating the Moment of Silence.

Landowner Closing Comments

Linda Ulrich (whose comments came at some point during the meeting; documenting them here): Linda urged the Board of Directors to consider placing a metal building on the Quonset hut property to encourage and facilitate community in-person get-togethers. She asked that we budget a small amount each year until we have enough funds to do so.

Debbie Newby: After hearing at the November 2024 Board Meeting that some directors were unaware and uninvolved in the delay/change in date to count the Annual Election votes, Debbie requested clarification and verification the directors shall act as a Board in all things by majority vote, as specified in Bylaws Article VI, paragraph B. Doug Gill confirmed this.

Adjournment - The meeting adjourned at 9:27 pm.

Minutes Taken by: Douglas Gill, Claudette Dirkers and Debbie Newby assisted.

Minutes Approved Date: December 17, 2024

Glastonbury Landowners Association
Board of Directors Minutes
Friday-December 20th, 2024 – 7:00 PM
Join Via Zoom or Dial In

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 Brocket 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.