Glastonbury Landowners Association | Board of Directors Minutes

Tuesday – February 18, 2025 – 7:00 PM

Join Via Zoom or Dial-In

1. Call to Order (7:06 PM)

Board Members Present Virtually: Douglas Gill (President), Tim Brockett (Vice President), Claudette Dirkers (Treasurer), Joe Bezotsky, Debbie Newby, Steve Anderson, and Tyson Wright.
Landowners Present Virtually: Aija-Mara Accatino, Miriam Barker, John Carp, Chris Fowle, Byron Kassing, Nancy Lach, Linda Ulrich, and Ron Wartman.

2. Approval of Meeting Minutes

The GLA Board minutes of January 13, 2024, were approved earlier by email and posted to the website.

3. Landowner Comment Period

Linda Ulrich passed along favorable comments from several landowners and presented her documentation of historical snow totals.

4. Officers, Directors, Ombudsman(s) Reports

4.1 **President's Report – Doug Gill**

"A community is built by a communication network. Each Board implements common sense to establish durable policies. Road safety is of utmost importance."

4.1 a. - Newsletter 2025 – The GLA February Newsletter has been mailed and will be arriving to landowners soon. "A few GLA Directors have been working hard on this newsletter that is a method of communication with Landowners. Any feedback is welcome!" The Board is planning another one for April or May.
4.1 b. - The Road Safety Liability Letter was recently sent to counsel. A reply is expected within 10 to 14 days.
4.1 c. - Email Voting Policy – Two classes of email votes were discussed. Class 1 topics were defined as "perfunctory and purely procedural, and thus, do not require debate, just a second and a vote. Class 2 topics are more complex and involve spending money or issues that would affect landowners. Those would require debate before the matter is closed." By consensus, the Board agreed.
4.1 d. – Rule 2.01 - For the record, it was noted that at the January 13, 2024, Board Meeting Closed Session, Rule 2.01 was revoked by unanimous vote. It was seen as a gag order on GLA Directors and abolished in favor of transparency.

4.2 **Treasurer's Report – Claudette Dirkers**

4.2 a. Overview -The treasurer noted that assessments were pouring in. From January to mid-February, over one hundred six thousand dollars ($106,000), have been deposited.
4.2 b. GLA Financial Reports - January 2025 -
Motion: Tim motioned to approve the GLA January 2025 Financial Reports; Debbie seconded. Unanimously approved.
4.2 c. Snowplowing Expenditures – Snowplowing expenses have depleted our 2025 budgeted amount of $30,900. and the majority of the Snowplow Reserve Fund of $35,000. Just $5,918.75 remains and more bills are coming in.
Motion: Tyson made a motion to move $35,000.00 in unallocated funds to the Snowplow Reserve Fund. Tim seconded, passed unanimously.
Twisted Pine, the new owner of Standish Excavation, had previously spoken of purchasing a commercial snowplow and sander truck for next winter. That could reduce our hourly snowplowing rate by 50%. Likewise, he also mentioned acquiring a large snowblower.
4.2 d. Unallocated Funds - Debbie questioned whether the unallocated funds were $49,000.00 or $71,000.00? To that end, Claudette offered to have this question answered by our accounting firm, ATS.
4.2 e. Finance Committee - Claudette asked the Board to appoint a co-chair for the Finance Committee to assist with responsibilities associated with working seven days a week. Claudette nominated Tim to the position, and he accepted.
Motion: Tim motioned to become co-chair of the Finance Committee; Steve seconded. The motion passed unanimously.
4.2 f. The Finance Committee is expected to meet ahead of schedule this summer to discuss the 2026 GLA Budget.

4.3 Secretary's Report – Seat Vacant

4.4 Ombudsman's Report

4.4 a. **North Report – Linda Ulrich** – Noteworthy comments were made Linda about trust gradually being rebuilt between the Board and the Community. No issues to report.
4.4 b. **South Report – Miriam Barker** – No issues to report.

5. Committee Reports -

5.1 Roads Committee - Tyson Wright Chair

5.1 a. Snowplowing & Sanding Update -
Tyson thanked his team for assisting with the unprecedented amount of snowfall in January and February, noting that it is difficult to please everyone, but the dispatch team was working well together. This was followed a few by brief comments regarding the ongoing discussion about updating the GLA Road Policy.
5.1 b. Nomination for a New Road Committee member – Debbie Newby nominated Walter Wunsch for the Road Committee and made a motion to that effect; Tyson seconded. Debate followed with a range of pros and cons.
Yes (2): Debbie and Tyson.
No (4): Tim, Joe, Steve, and Claudette.
Abstain (1): Doug.

Motion failed.

5.1 c. Discussion moved to plowing Dry Creek Road. It was made clear that Dry Creek is a Park County Road, and they are legally responsible for maintaining it. The GLA may occasionally plow it to provide landowner and snowplow access to the GLA platted roads.

5.2 Project Review – Seat Vacant

5.2 a. Byron Kassing's proposed subdivision project in High South was discussed. The project was fully ready for a Board vote, but two directors, Debbie and Steve, had not yet seen the paperwork. By consensus, the Board decided that an email vote would be held to avoid any unnecessary delay.

5.3 Community Property - John Carp (Left the meeting early)

5.3 a. "The Community Property Committee is dormant until April," per a message sent by the chair.

5.4 Compliance – Joe Bezotsky

5.4 a. No complaints noted.

5.5 Governing Documents – Tim Brockett

5.5 a. GovDocs will work on a Bylaw change to prevent more than one landowner per parcel from running for office. They expect to place this measure on the 2025 GLA Annual Election Ballot.

5.6 Webmaster – Tim Brockett

5.6 a. The GLA website has an updated Project Review page and "fillable" PDF forms that were approved last year. The assortment of Project Review forms can now be filled in online, downloaded and emailed to the Board at: info@glamontana.org. Printing, filling in by hand and scanning are no longer required by applicants. The GLA Webmaster regularly posts Board and committee meeting minutes, agendas and E-blasts to the website.

6.0 New Business - None

7.0 Landowner Comment - None

Adjournment – 8:32 p.m.

Closed Session – Adjournment 9:58 p.m.

8.0 Unfinished Business - Email Motions:

8.1a. 1/18/25: Tim Brockett: "I make a motion to approve the January 13, 2025, BOD meeting minutes and post them to the GLA website. Upon a second, I vote yes." Steve Anderson seconded the motion.

Yes votes (5): Tim Brockett, Steve Anderson, Claudette Dirkers, Joe Bezotsky, Tyson Wright
No votes (1) Debbie Newby
Did not vote (1) Doug Gill

Motion passes.

8.1b. 1/21/25: Claudette Dirkers: "I motion to approve the complete collection of GLA Financial Reports for December 2024, and upon approval, to post the landowner versions on the GLA website. When the motion is seconded, I vote yes." Steve Anderson seconded the motion.

Yes votes (5): Claudette, Steve, Tim, Joe, and Doug
Did not vote (2): Tyson and Debbie
Motion passes.

8.1c. 1/22/25: Claudette Dirkers: **"**I move to accept Steve Anderson and Phillip Pickens as members of the GLA Project Review Committee, effective immediately. Upon a second, I vote yes." Tim Brockett seconded the motion.

Yes votes (5): Claudette, Tim, Doug, Joe, and Tyson
Did not vote (2): Debbie and Steve
Motion passes.

8.1d. **2/09/25 Road Committee:** Tim Brockett: "I make a motion that the January 23rd, 2025, Road Committee Minutes be approved and posted to the GLA website. Upon second, I vote yes." Claudette seconded.
Yes votes (4): Tim, Claudette, Joe, Tyson
Abstention: (1) Debbie
Did not vote (4): Doug, John Carp, Alicia Roskind Dearing, Jaylyn Jensen
Motion failed.

Note: The Road Committee Minutes were approved during the subsequent Road Committee meeting on 2/12/25 and promptly posted on the GLA website.

8.1e. 2/15/25: Tyson Wright – "I make a Motion to allocate $35,000.00 from unallocated funds to replenish the Snowplow Reserve account. Upon second, I vote yes.
Motion failed for lack of a second.

Minutes Taken by: Tim Brockett and Claudette Dirkers

Minutes Approved by email vote: February 23 ,2025