

Glastonbury Landowners Association | Project Review Committee

Wednesday, May 7, 2025 – 7:00 PM (MDT)

[Join Via Zoom](#) or Dial-In

1. Call to Order (7:04 PM) by Doug Gill

Committee Director Members Present: Douglas Gill (President), Tim Brockett (Vice President), Tyson Wright and Steve Anderson.

Board members present: Claudette Dirkers (Treasurer), Debbie Newby, Joe Bezotsky

Committee landowner member present: None

Committee members absent: Landowners John Carp, Phillip Pickens and Alicia Dearing (without notice)

Landowners Present: Miriam Barker, Ryan and Lauren Kinports, Brian and Kimberly Yablonski, James and Leslie Everett

1a. Treasurer Claudette Dirkers carefully checked all the applications to ensure that Landowners were in good standing. Tim Brockett checked to verify that all required Project Review forms were accurately completed and filed. Then he created customized invoices with Parcel Manager. Claudette reviewed the invoices, and when fully paid, sent them to our accounting firm. Each applicant submitted all required forms, all were in good standing and all fees were fully paid, expediting the committee's agenda.

2. Kinports NG-63

Ryan Kinports presented an application to build a residence, a driveway and a septic system on parcel NG-63. Tim and Claudette conducted a site inspection. They reported that all setbacks were fine, the viewshed was satisfactory and the staked outline matched the Project Review application. There was discussion regarding using excavation material to realign Caspari Way East back into the platted road easement. That subject was transferred to the Road Committee to resolve at next week's meeting on May 14th.

Motion: Tim presented a motion, seconded by Tyson, that the Project Review Committee (PRC) approve the Kinports project and move it to the Board for approval. No conditions were added. Approved unanimously.

3. Yablonski SG-103

Kimberly and Brian Yablonski requested to build a cabin, connect it to their septic system and wire it for electricity. It would not contain cooking facilities, nor would it be used as a rental. Phillip Pickens did a site inspection and previously reported that setbacks were met.

Motion: Tim presented a motion, seconded by Tyson, that the Project Review Committee (PRC) approve the Yablonski cabin and septic project and move it to the Board for approval. Condition added that they remove the old cabin that this new cabin replaces. Approved unanimously.

4. There was discussion, but no resolution on increasing the Project Review Late Filing fee that has remained unchanged since 2020.

5. **SG 32-A3** – Discussion ensued regarding a project on SG 32-A3 that was repeatedly downsized. Debbie Newby noted her objections. Tim thought the project conformed to the Governing Documents. No resolution was reached. More review and conversation will be conducted.

6. **NG 37-D** – Doug asked that the committee evaluate this project and try to clean up the mess. No plan was offered, but Claudette offered to share whatever documents she could locate, if requested.

7. Tim asked the committee to consider allowing interest to be charged for past due Project Review (PR) fees. He noted that the Treasurer’s office had inherited several thousand dollars of uncashed Project Review checks from a succession of GLA Boards. Previous action was to hold the checks until the project was approved. Many checks were never deposited. Several landowners have been notified, but no one has paid their past due PR fees, despite completing their projects. Accruing interest and penalties might nudge them to pay. It was agreed to send this to the Board for further discussion.

GLA President Doug Gill adjourned the meeting at 8:07 PM

Minutes Taken by: Tim Brockett; edited by Claudette Dirkers

Minutes Approved by email vote: May 10,2025