



Glastonbury Landowners Association

Newsletter & September 2025



Meet the 2025 GLA Board

Executive Officers

PRESIDENT: Doug Gill

VICE PRESIDENT: Tim Brockett

TREASURER: Claudette Dirkers

SECRETARY: Vacant

Committees

COMMUNITY PROPERTY

John Carp, Ryan Kinports, Steve Anderson, Don Lach, Jaime Rambo, and Jack Sutton

COMPLIANCE

Joe Bezotsky and Doug Gill

ELECTION

Claudette Dirkers, **Tim Brockett**, Debbie Newby and Linda Ulrich

FINANCE

Claudette Dirkers and Tim Brockett

GOVERNING DOCS

Tim Brockett, Claudette Dirkers and Debbie Newby

LEGAL

Doug Gill, Claudette Dirkers and Tim Brockett

PROJECT REVIEW

Doug Gill, Tim Brockett, Tyson Wright, Ryan Kinports, Steve Anderson, John Carp and Phillip Pickens.

ROAD MANAGEMENT

Doug Gill and **Tyson Wright**

ROADS

Doug Gill, Tyson Wright, Tim Brockett, Claudette Dirkers, Joe Bezotsky, John Carp, and Debbie Newby

Snowplow dispatcher: Tyson Wright; Snow scouts: John Carp and Byron Kassing

GLA WEBMASTER – Tim Brockett

Note: Chairpersons shown in **BOLD**

North Glastonbury Ombudsman – Linda Ulrich

South Glastonbury Ombudsman – Miriam Barker

Committee meetings are open for landowners to attend.

Please visit the GLA website calendar of events for committee meeting dates and times.

Did you know that Park County values the total land and buildings in Glastonbury at \$166,566,513.00 in 2024? Estimated property taxes are \$604,750.81.

2025 Board Meeting Schedule

Monthly meetings are either held via Zoom or at Emigrant Community Hall in Emigrant, beginning at 7:00 pm, unless otherwise noted.

September 15

October 20

November 17

December 15

November 15 – Annual Meeting

Please note that meeting times may be subject to change. Please check the GLA website calendar for updated information:

<https://www.glamontana.org/meeting.php>

Zoom Meeting ID: 619 079 2223

Passcode: 2023

Call-In Phone Number: 1-346-248-7799

~ President's Letter ~

What a year it has been! It is uncanny how in many ways the politics of our small community mirrors national government politics. The beginning of 2025 ushered in a new administration in our nation's government. Those who were in power wanted to remain in power, and they aren't happy about it. It's understandable. But those who came into office had a vision to take things in a new direction. And that rubs many people the wrong way. Some landowners simply don't understand that a change in direction, albeit painful, is necessary.

Change creates fear, uncertainty, and even distrust. Even when things aren't working, some prefer status quo over change. In the case of the GLA, change is what I have been pushing and advocating. Improvements to our assessment and collections process, the creation of a central database to maintain the organization and history of projects, roadwork and new signs to make our roads safer, overhauling outdated project review fees, exploring changes to assessments that better align with today's economics, modernizing the road policy to reflect a growing community, publishing meeting minutes in a matter of days, not weeks or months, and rebuilding the Association's website, are among just

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some of the things the 2025 GLA Committees and Board have accomplished. But the work is far from over. Our roads need more work, the GLA needs to implement a long-term plan for its many miles of roads, the Association needs to address the concerns of a major constituent, *The Golden Age Village*, and we need to finish what we have started with collecting substantial past-due assessments. All of this work takes time and energy. This board has demonstrated both the determination and the skills necessary to accomplish the mission. For that reason, four current directors will seek re-election to carry forward with additional new initiatives, including a free ACH payment system and more.

We have overcome some challenges this year. The huge winter snowfall led to a record spend on snowplowing, and coupled with the vital road safety work, they combined to hit our financial resources. We need to replenish our reserves. We changed road contractors this year and there was some learning that occurred on both sides. This fall we will work with the contractor to correct those road issues. All of this takes money. I have been a proponent of increasing assessments. Please don't confuse that with a "tax and spend" mentality. I don't want to spend one more dollar than we have to. But, if we want to keep pace with inflation and maintain the value of landowner property, certain work is required. This year, due to very diligent work by board members, we saved thousands of dollars on services and insurance expenses. It allowed us to increase our road spending more than we increased dues in 2025.

Not everyone will agree with every decision a board makes. That much is certain. And not everyone will see the outcomes in the same way. But do know that this board has been committed to taking the arrows from the disgruntled in the belief that what we are doing will move this community forward in the right direction. Whether it's life safety on the roads or requiring all landowners to pay their share, we want what is best for Glastonbury. Full stop.

I want to thank all committee members, officers, and directors for their tireless efforts, thankless hours of commitments, personal sacrifice, to manage the business affairs of the Association.

If you are not already involved, I invite you to consider joining the 2026 team in any capacity. There is a committee for every skill set and interest. It is rewarding to serve your community.

Doug Gill
GLA President



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The nomination period ended and the official candidates are:

South Glastonbury

Tim Brockett – Incumbent for Director

Christine Farrar – Director

North Glastonbury

Claudette Dirkers – Incumbent for Director

Doug Gill – Incumbent for Director

Ryan Kinports – Incumbent for Director

View bios for the above candidates at:

www.glamontana.org/downloads/2025DeclaredCandidates.pdf

New Road Contract Saves \$20,000.00

Road Committee volunteers created detailed reports for spring road repairs. Then the committee produced an innovative Time and Materials (T&M) contract for spring grading. Usually bids are solicited for a set list of tasks. Contractors make a best guess competitive bid. A T&M contract employs the same list of tasks but offers to pay just for the time and materials required to complete the work. \$60,000.00 was allocated for spring grading, but the final bill was just \$41,872.00.

Streamlining Project Review

Project Review Impact Fees and refundable Construction Bonds are easier to calculate since a simplified, one-line, square foot calculation replaced a complicated four column, 35-line table. Earlier this year online "fillable" PDF Project Review forms allowed landowners to fill out, save and email documents without a printer or scanner. More time-saving enhancements are planned for 2026. Learn more at:

www.glamontana.org/resource01.php



Road Easements Explained

Roads in Glastonbury sit on private property that is usually owned by adjoining parcel landowners. The Covenants grant the GLA easements for platted roads. An easement is a legal right to access private property, so landowners can travel on the roads without fear of trespassing. Park Electric and Qwest bury their cables in the easements. The GLA is responsible for grading, plowing, maintaining and upgrading roads within the easements. GLA road easements are generally 60 feet wide and contain driving surfaces 12 to 24 feet wide. Easement boundaries are precisely marked on survey maps that are filed with Park County.

a checking or savings account and paid automatically. The proposal would eliminate the hassle of writing and mailing checks or being charged late fees. Credit and debit cards could be used for payments with fees less than PayPal charges. The system is hosted on a secure bank platform and every landowner would receive a private account. Best of all, the bank provides the service for free.



No Taxation Without Representation

On August 20th GLA Directors met with Golden Age Village (GAV), Inc. Board Members. We discussed many issues during a productive and eye-opening two-hour meeting. GAV asked that the GLA address three main issues:

1. Road maintenance (Sirius Road)
2. Level of annual assessments
3. Lack of voting rights

GLA President Doug Gill later stated to GAV VP Chris Kelley, "Many thanks to you and your board for hosting us last night. I found the meeting very informative. It was a pleasure to meet you, Janet, Sam, and Mitchell in person and put some faces with the names." He added "In the spirit of cooperation and progress, we look forward to an open dialogue and exchange of information and ideas." More meetings are anticipated to address and find solutions for GAV, Inc. issues.



Photo courtesy of Michelle McCowan of North Glastonbury

Share The Road

Glastonbury is a rural community and we share our roads with horses, riders, cyclists and pedestrians. Montana law requires that motor vehicle operators always give the right-of-way to an animal or horse-drawn vehicle that someone is leading, riding, or driving. Please be safe and thoughtful when driving on our roads.

Easier Ways to Pay Assessments

The GLA Board is studying a proposal that would allow landowners to pay assessments online and not be charged any fees. Like utility bills your assessments could be securely linked to



Office of The Treasury

As of the end of July 2025, \$165,608.97 was collected for 2025 assessments. Since August 1st we have collected an additional \$4,602.88. To date, the grand total is \$170,211.85.



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\$192,074.40 was invoiced. Source for both is Profit & Loss Budget Performance – Cash Financial Reports January through July 2025.

The July 2025 Collections Report shows that we are collecting more money than we are budgeted to spend for the first 7 months of the year. Our collection rate is 115% of the amount budgeted to date. We have collected 90% of 2025 land assessments and 89% of 2025 dwelling assessments.

On July 31st, we had \$291,228.19 in the Bank of the Rockies. Total from the Balance Sheet –Total Checking/Savings line.

The amount of \$180,552.09 is in allocated Reserve Funds. See Balance Sheet, line “Total 009 – Allocated Cash Reserves.”

As of July 31, 2025, the GLA total assets equaled \$4,017,063.30.

Over the weekend of August 9/10, the Office of the Treasury updated collections information, printed 40 custom landowner letters and matching statements, assembled the mailing and dispatched at the Emigrant Post Office on Monday, August 11th. A total of 27 statements were sent locally and the remaining 13 statements were sent to other locales.

This number is a significant reduction from the 2nd Q Collections Mailing that hovered around 100 mailed statements. A significant trend is that landowners are choosing to pay in full, rather than waiting until the 4th quarter in October.

Assessments are your money, and you have a right to know how it is spent. Every month we post updated financial statements on the GLA website. Download P & Ls, Balance sheets, GLA Budget documents, assessment collections and more at:

www.glamontana.org/minutes02.php

Road Safety Signs



Photo courtesy of Claudette Dirkers
The majority of Glastonbury road intersections lack STOP signs. Miles of our roads do not have Speed Limit signs. The Board recently approved the installation of 30 STOP and Speed Limit signs. The most dangerous intersections will be addressed first. In 2026, we hope to install more road safety signs.



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Road Widening Projects



Photo Courtesy of Claudette Dirkers

The GLA is working on multiple projects to improve road safety. The steep, narrow and winding road up Gemini Hill was recently widened while the grade was lessened. A dangerous section of Sagittarius Skyway that abuts a 300-foot cliff is also receiving work.

The Crowley Fleck legal opinion stated that the GLA is responsible for the safety of all platted roads. Download our questions and Crowley Fleck's well-documented answers at:

www.glamontana.org/resource02.php

Arcturus Paving Proposal



Low South Landowners – Would you like to access your property via a smooth, one mile paved road if you only had to pay for 1% of the initial cost? The total cost of \$7,500.00 per landowner could be spread over one to three years. Click the below link to learn more. Please let us know your thoughts by emailing them to info@glamontana.org

www.glamontana.org/downloads/ArcturusPaving.pdf

