

Glastonbury Landowners Association, Inc.
Board of Directors Meeting Minutes – Final
January 14, 2019

1. Call to Order, Pledge of Allegiance, Prayer and one minute of silence

The meeting was called to order by Dennis at 7:07 p.m.

PRESENT: Dennis Riley (President), Kevin Newby (Vice President), Mark Seaver (Treasurer by phone), Newman Brozovsky, John Carp, Gerald Dubiel, Ken Hurley, Richard Johnson, Jerry Ladewig, Charlotte Mizzi, Ron Price and Andrea Sedlak (by phone).

Also Attending: Karleen McSherry (Interim Administrative Assistant)

Landowners: Donna Anderson, Claudette Dirkers, Dave Hink, Leo Keeler, Charlene Murphy, Debbie Newby, Clare Parker, Linda Ulrich, Ia Williams.

2. Set Agenda

Richard: add 5.5.7 Don Hink to R&W Committee

Charlotte: add to Finished Business Kevin's motion re: Andrea

3. Visiting Landowner Input Period

Linda Ulrich asked when the January assessment statements would be sent out and was told they had been mailed that morning. Mark noted that he had not received email assessments and would email Micah to see where they were. Leo Keeler suggested the board keep the info sent to the attorney simple, 7 or 8 questions, no history. He also inquired about the status of late assessment collections, especially Ali and Mack. Dennis responded that he needed a fresh update from the attorney. Leo also reminded the board that payment plans are only for two years and there's no interest. If the GLA were to exceed that it would cause major headaches.

4. UNFINISHED BUSINESS

4.1 Well logs

Discussion included that the county and state keep well logs; the covenants require landowners to submit them to be in good standing; requesting this document from the state has worked quickly and well for some but not for others; therefore the governing documents committee can make removing this requirement from the covenants a priority and then bring it to the membership for a vote.

4.2 Consider whether to reestablish markers as part of ditch work & special projects

Easement markers are necessary so the GLA doesn't dig on someone's property; some pins were removed by Park Electric; the GLA needs to know if the pins are there; the suggestion to have the road committee add pin discovery to the spring grading road work.

4.3 Collections options (pay in full now, 2-year plan or extended payment plan w/ interest)

Tyler Mallowney asked Dennis if there was any flexibility in the payment plan; the board discussed the idea of large sums owned, such as penalty and interest owned for the maximum 8-year collectible time-frame; if someone signs a payment plan and acknowledges the whole debt they are responsible for it all regardless of statute of limitations; the suggestion to allow an extended payment plan with the first two years interest free and after that calculated with interest; the question of whether the GLA would impose a dollar amount beyond which they would entertain a longer payment plan; the idea that there is a limit that would be offered of four or five years to pay off the debt; the suggestion to work with Tyler regarding what is feasible in the courts.

Action Item: *Legal committee to investigate this further and propose something.*

Action Item: *Next Legal Committee meeting Friday the 25th at 6:00 p.m.*

Action Item: *Mark to check about modifying the polycom to use over the Internet.*

4.4 Approve Revised Annual Meeting minutes 11-10-18

Motion: Kevin motioned and Ken seconded to approve the revised Annual Meeting minutes of 11-10-18. **Motion carried unanimously** by voice vote.

5. Officer and Committee Reports

5.1 President's Report – DR

5.1.1 Censure request

Motion: Andrea motioned and Mark seconded for the board to censure Kevin for comments he made in emails that suggested she had something to hide and that called her integrity into question regarding the issue of what documents to bring to the 12/17/18 election committee meeting. **Motion failed** by roll call vote (1 in favor – Andrea, 10 opposed, and 1 recusal - Kevin). The question was raised about whether Mark had a conflict of interest in seconding for his wife; the advice on Conflict of Interest Policy was that the board should vote on whether he has a conflict. By **roll call vote** the board decided that Mark did not have a conflict of interest – 10 no, 1 abstention – Andrea, 1 recusal – Mark. Dennis noted that in this organization, a censure means the board believes the accused did something wrong but there is no penalty. **Motion:** Charlotte motioned and Jerry seconded that Kevin apologize to Andrea for the way he stated his question. **Motion failed** by roll call vote (6 in favor – Gerald, Jerry, Charlotte, Mark, Andrea, Dennis; 2 opposed – Ken, Richard; 4 abstentions – Newman, John, Kevin, Ron). Dennis noted the board history of counting abstentions as no votes.

5.1.2 Election Committee chair/co-chairs

Dennis suggested it was not the board's responsibility to decide between Kevin and Andrea and their status as co-chairs; they needed to work it out. Kevin expressed interest in remaining on the committee as a chair and Andrea resigned from the committee.

5.2 Project Review Committee Report – GD / KN

5.2.1 Brigg's shed, NG 22-C

Motion: Kevin motioned and John seconded to approve Brigg's shed project. **Motion carried** by voice vote (10 in favor, 1 recusal – Charlotte, Andrea unavailable).

5.2.2 Himmelspach's shed, NG 47-C

Motion: Kevin motioned and Newman seconded to approve Himmelspach's shed project. **Motion carried** by voice vote (9 in favor, 1 abstention – Ken, 1 recusal – Gerald, Andrea unavailable).

5.2.3 Smith's culvert, NG 62

Motion: Kevin motioned and Gerald seconded to approve Smith's culvert at 16"-18". **Motion carried** by voice vote (11 in favor, 1 abstention – Charlotte).

5.2.4 Weisman residence, NG 40-2

Motion: Kevin motioned and Richard seconded to approve Weisman's residence, septic and driveway project with the condition they reseed upon completion. **Motion carried** by voice vote (11 in favor, 1 recusal – Gerald.)

5.2.5 Fowle well, NG 10-D

Motion: Kevin motioned and Gerald seconded to approve Fowle's well project with the condition that the board receive the DEQ approval. **Motion carried unanimously** by voice vote.

Action Item: *Karleen – let Kevin know when Bennet's DEQ approval comes in.*

5.2.6 Buchanan dwelling assessment

Kevin reported there is reason to believe that Mr. Buchanan was living in his garage/shop building. Ken, who lives across the street from Buchanan agreed that he is living in the shop. Kevin noted that Buchanan had originally applied for a two-bedroom apartment above his shop. **Motion:** Kevin motioned and Ken seconded to send a dwelling assessment to Mr. Buchanan. **Motion carried unanimously** by voice vote.

5.2.7 Chute NG 28-D Non-preapproved project

Motion: Kevin motioned and Gerald seconded to send the Chutes a letter letting them know they need to submit a Project Review Application for the prefab workshop. **Motion carried unanimously** by voice vote.

Action Item: *Karleen - Send a letter to Mr. the Chutes re: needing a PR App.*

Kevin reported that Chuck Tanner moved a shed into the turnaround; Kevin spoke with him and he is going to submit a Project Review Application.

Action Item: *Karleen - Follow-up with a letter to Mr. Tanner.*

5.3 Treasurer's Reports

5.3.1 P&L, Balance Sheet, Deposit/Check Details, Customer Balance Summary Nov. & Dec 2018

Mark reported that over 99% of projected income from assessments was collected; there was a need to increase the PR app fee by \$5 to cover administrative hours; and back assessments collected were almost double that of the previous year.

Motion: Mark motioned and Charlotte seconded to accept the treasurer's report.

Motion carried unanimously by voice vote.

5.4 Secretary's Report – CM

5.4.1 Document Request, Donna Andersen re: completed sign-in sheets

Charlotte reported that fulfilling Mrs. Andersen's document request was on hold pending legal advice.

5.4.2 Document Request, Debbie Newby

Charlotte reported that documents went sent to Mrs. Newby and this issue was resolved.

5.4.3 Administrative Assistant wage, hours and paid vacation (error in previous budget draft)

Regina had alerted the board that there had been an error in the total number of hours used to calculate the administrative assistant's annual wage. The correct number should be \$17,967. Charlotte suggested the finance committee look into the amount the GLA can afford as a raise for this position.

5.4.4 Newsletter

There would be a newsletter sent out in February and Charlotte encouraged all committees to write a report to be included. Due date for submissions was Feb 1st.

5.4.5 Bylaws amendments to post on the website

The question arose as to whether the bylaws needed to be recorded with the county and/or codified by an attorney before being posted to the website.

Mark resigned as webmaster.

Action Item: *John - ask Ross about being webmaster.*

Charlene Murphy brought up the issue of the administrative assistant's hours spent fulfilling document requests; historically the landowner making the request paid for the administrative hours except when sending member lists which was a free service. **Motion:** Charlotte motioned and Gerald seconded for the first 15 minutes of the administrative assistant's time to be free and after that the charge would be \$15/hr. **Motion failed** by roll call vote (2 in favor – Charlotte, Richard; 10 opposed). Discussion involved different thresholds at which the fee should be charged. **Amended motion:** Kevin amended Charlotte's motion and Ken seconded to give one hour free and any time after that would be charged to the landowner at a rate equal to the administrative assistant's salary. **Amended motion carried unanimously** by roll call vote.

5.5 Road and Weed / Management Committee Report – JC / KH

5.5.1 New snowplow contractor

John reported that Fred Counts sold his big rig to Standish, who would plow GLA roads for \$130-\$140/hr; the board approved the new contract with Standish.

5.5.2 GLA Dodge pickup snowplow status

Standish made an offer to buy the Dodge pickup truck and the committee approved the sale for \$6,500 with the condition that he charge \$120/hr when he plowed and sanded with that truck; Standish would load the sand at a separate charge and planned to keep the equipment at the Quonset hut, and to have 3 drivers available at all times along with backup equipment; the GLA would be his priority client; selling him the truck would get the GLA out of the snowplowing business and eliminate related costs; i.e., salaries, insurance and truck repair, although the GLA would still be responsible for buying the sand; Chad had an arrangement with his primary driver to take over the business if something were to happen to him.

Motion: John motioned and Ken seconded that the board sell the Dodge pickup truck to Chad Standish for \$6500 with the condition that he charge \$120/hr for plowing and sanding (as equipped). **Motion carried unanimously** by voice vote.

5.5.3 New snowplow coordinators

Motion: Richard motioned and Gerald seconded to add Dave Hink to the road committee and make him a backup snow removal coordinator. **Motion carried unanimously** by voice vote.

Action Item: *John - get all contact numbers to Karleen; list phone #s in Feb newsletter.*

Dennis and Ken were the SG coordinators; Holt Rawlins had volunteered to be a coordinator. **Motion:** John motioned and Ken seconded to bring on Holt Rawlins from high SG to be a third coordinator. **Motion carried unanimously** by voice vote.

5.5.4 Snowplowing guidelines

John reported that the committee voted to raise the paved road standard to 3 inches from 2-4 inches to dispatch the snowplow; gravel roads would stay the same at 4-6 inches. **Motion:** John motioned and Kevin seconded to change the paved road standard for plowing to 3 inches and gravel to remain at 4-6 inches both in the guidelines and standards. **Motion carried unanimously** by voice vote.

5.5.5 GLA road insurance policy

John reported that the current insurance policy for the roads provides coverage for \$2 million per year and \$1 million per incident; previous reasonable safe use of roads and no serious deadly accidents has reduced GLA exposure.

5.5.6 2019 Road Committee goals

John reported the committee's goal would be to get the roadwork done by the end of May in the spring and by the end of September in the fall; committee members would do fieldwork on the roads to assess what needed to be done during the spring; and they would try to get on Chad's schedule as soon as possible; weeds were to be done in June; although Gemini and Capricorn did not get seeded this fall, seed could be spread on snow; Linda Ulrich volunteered to spread seed on her side and the opposite side of the road, she just needed the seed.

5.6 Complaint Committee – JL

5.6.1 Committee Report

Jerry reported that the Complaint Committee met on January 9; she reminded landowners that if they wanted their complaints to be taken seriously, they needed to stick to the facts. Newman spoke about the committee's recommended changes to the form – adding landowner email address, desired outcome and any covenants involved. Kevin suggested the form be reworded to ask not how many attempts

have been made to resolve the issue but rather "what attempts have been made...?" Jerry set up 30-day notices to people who submitted complaints to let them know the status.

Action Item: Jerry – list complaints in agenda actively looking at during the meeting.

Eight complaints currently in the loop:

Donna Lash-Andersen – absentee ballots having been exchanged, requested docs and changed to complaint - absentee ballots were exchanged in the election of Ron Price; can't resolve because issue going to attorney.

Debbie Newby – proxy vote overrides owners own absentee vote; can't resolve because issue going to attorney.

Debbie Newby – Delinquent parcel owner runs the GLA election "vote." Related to Charlene Murphy, who helped Debbie understand what the changes had been that relinquished Charlene's partial ownership of the lot Debbie had questioned. Issue resolved.

Action Item: Jerry - send out response letter approved by the board.

Mott & Anderson – Sherwood eyesores; two letters had been sent to Sherwood with no response and it was subsequently turned over to Seth; subject for legal committee to follow-up and apprise the board.

Gelderloos – culvert and wires on Capricorn & Mercury; worked on and completed 12/19; Jerry sent letter apprising landowner of the resolution. Issue closed.

Action Item: Add to complaint form that emergency situations should be called into the GLA.

9/25/18 Donna Lash-Andersen – Dubiel accessory bldg; concrete slab laid in 2016 and PR App submitted in September 2017 for the slab and possible garage/shed on it. Per Kevin, a concrete slab for a patio is not required to have a project review. Letter sent to board for approval to close this issue.

9/29/18 Carp – Dawson eyesores; landowner hadn't done much to remove vehicles and trailers; like Sherwood issue. Dennis give 2 letters each for 30 days to respond, first demanding they correct the problem, and second correct it or we'll send it to the attorney. Letters can go with Dennis' signature on the letters.

Action Item: Dennis - send Jerry samples - two letters sent to Sherwood.

Action Item: Jerry - send letters to Dawson to board.

Action Item: Karleen - place Dennis' signature on letters to Dawson.

The next meeting of the Complaint Committee was scheduled for Wednesday, Feb 6 at Jerry's house at 17 Hesperus Lane at 7:30.

Goals of complaint committee - to set up a complaint system that responds to people in a timely manner.

5.7 Governing Documents Committee - JL

5.7.1 Announce next meeting

Jerry announced that the next meeting of the Governing Documents Committee would be on Wednesday, Jan 23 at 7:00 pm at Jerry's house.

5.8 Legal Committee Report – DR

Dennis reported that he met with Tyler Mallowney to discuss the status of the 10 cases going to court; Ali was looking to settle; Tyler filed re: Stone but Judge Gilbert was overwhelmed with something and had not made a decision on it. The next meeting of the Legal Committee would be on Friday, January 25th 6:00 pm.

5.9 Election Committee Report – AS / KN

5.9.1 Documents for the attorney

Motion: Charlotte motioned to send Kevin's original 7 questions with the history to Seth. **Motion withdrawn.** **Motion:** Charlotte motioned and Kevin seconded to resend the 7 questions with the history to board members and after a few days to

review the material, the board would then take an email vote. **Motion carried unanimously** by voice vote.

Charlotte motioned and Kevin seconded that "I will send the original 7 questions to the board that Kevin did, including the history of it, and we'll have a couple of days to review it and we'll take an email vote."

Action Item: Charlotte & Karleen - write article for the newsletter summarizing the voting discussion.

5.9.2 Conflict of Interest / EC bias

5.9.3 Election investigation / Bylaws changes

6. Approve minutes: December 3, 2018 BOD Meeting

Motion: Kevin motioned and Newman seconded to approve the December 3, 2018 meeting minutes. **Motion carried** by voice vote (11 in favor and 1 abstention – Dennis).

7. Ombudsman Reports

Linda reported that people were surprised that Ron was elected; people need to regain trust because some of it was lost.

8. Finished Business

8.1 Email Votes

1. Dec 10-11, 2018 **Motion:** Andrea motioned and Charlotte seconded that the GLA provide for inspection by those present at the December 17 election Committee meeting all official GLA election records for the November 2018 election, excluding the sign-in sheets and the physical ballots. **Motion carried** (9 in favor - Andrea, Charlotte, Dennis, Jerry, Mark, John, Richard, Gerald, Newman; 1 opposed – Kevin; no vote – Ron, Ken).
2. Dec 11-12, 2018 **Motion:** Dennis moved and Andrea seconded that the board authorize Seth Cunningham to be co-counsel with Tyler if Judge Gilbert allows Chad Stone to add individual board members to his complaint. **Motion carried** (9 in favor - Dennis, Andrea, Mark, John, Ken, Newman, Kevin, Ron, Jerry; no vote – Gerald, Charlotte, Richard).
3. Dec 11-12, 2018 **Motion:** Dennis moved and Andrea seconded that the board authorize Tyler to represent the GLA in the legal action to collect attorney fees from the Ericksons. **Motion carried** (11 in favor - Dennis, Andrea, Mark, John, Ken, Newman, Gerald, Kevin, Ron, Jerry, Charlotte; no vote - Richard).
4. Dec 11, 2018 **Motion:** Dennis moved and Mark seconded that the GLA board authorize Tyler Mallowney Esq. to aggressively negotiate on the association's behalf with respect to the current collections cases. Tyler is to proceed to collect in the most cost effective manner. **Motion carried** (10 in favor - Dennis, Mark, Andrea, John, Ken, Richard, Charlotte, Gerald, Newman, Ron; no vote - Kevin).
5. Dec 11, 2018 **Motion:** Mark moved that Kevin be asked to recuse himself from reviewing election related materials because of his conflict-of-interest, since his wife is one of the complainants. **Motion failed. No Second.**
6. Dec 12, 2018 **Motion:** Andrea moved and Jerry seconded that Kevin recuse himself from participating in any future votes regarding GLA's responses to Debbie Newby's complaints. **Motion carried** (9 in favor - Andrea, Jerry, Charlotte, Mark, John, Dennis, Ken, Ron, Kevin; no vote – Newman, Gerald, Richard).
7. December 12, 2018 **Motion:** Kevin motioned that Andrea recuse herself from participating in any vote regarding proxies overriding absentee votes because she has a conflict of interest with the 11 proxies she collected and expects to have precedents over a landowner's own absentee vote. **Motion failed. No Second**
8. Dec 15-16, 2018 **Motion:** Kevin motioned and Jerry seconded to send the previously written letter to Kathleen Rakela regarding her September request for roadwork on

Pisces Lane. **Motion carried** (9 in favor - Kevin, Jerry, Charlotte, Andrea, Gerald, Mark, John, Newman, Dennis; no vote – Ken, Ron, Richard).

9. Dec 16-17, 2018 **Motion:** John motioned and Andrea seconded to approve funding for the Venus Culvert repair by Chad Standish for a maximum of \$1465, funding to come from existing NG road reserve funds. **Motion carried** (10 in favor - John, Andrea, Mark, Richard, Dennis, Jerry, Charlotte, Gerald, Kevin, Ron; no vote – Newman, Ken).

10. Dec 30-31, 2018 **Motion:** John motioned and Richard seconded to approve the Standish snowplowing contract. **Motion carried** (10 in favor - John, Richard, Gerald, Ken, Dennis, Ron, Charlotte, Newman, Jerry, Mark; no vote – Kevin, Andrea).

11. Jan 11, 2018 **Motion:** Andrea motioned and Charlotte seconded that, as soon as possible, the Board of Directors send to all landowners on the email list the three documents prepared by the Election Committee and listed below. Motion carried (? in favor - Andrea, Charlotte, Jerry, John, Gerald, Mark, Richard, Newman, Ron, Dennis, Ken; no vote - Kevin).

The three documents:

1. Revised memo on the election process, historical overview. This version incorporates input from landowners who gave additional information they felt was important or identified needed clarification/corrections
2. Questions for the GLA lawyer abbreviated. These were originally disseminated December 22, based on the landowners' comments and questions at the December 17, 2018 Election Committee meeting. This version is abbreviated by eliminating redundancies and moving background information into the historical document (#1).
3. Additional Landowner Input on Questions to the Attorney. This listing incorporates the succinct listing of questions Kevin recently compiled based on his further discussions with concerned landowners, as well as additional questions landowners submitted after the December 17 meeting to supplement the December 22 questions listing.

9. Visiting Landowner Input Period

10 Adjournment

The meeting was adjourned at 11:21 p.m.

11. Next Board Meeting: February 11, 2019

12. Closed Session

Glastonbury Landowners Association, Inc.
Board of Directors – Final
February 11, 2019

1. Call to Order, Pledge of Allegiance, Prayer and one minute of silence

The meeting was called to order by Dennis Riley at 7:01 p.m.

PRESENT: Dennis Riley (President), Kevin Newby (Vice President), Mark Seaver (Treasurer by phone), Newman Brozovsky, John Carp, Gerald Dubiel, Ken Hurley, Richard Johnson, Jerry Ladewig, Charlotte Mizzi, Ron Price and Andrea Sedlak (by phone).

ABSENT: Andrea Sedlak

Also Attending: Karleen McSherry (Administrative Assistant)

Landowners: Donna Andersen, Miriam & Charles Barker; Claudette Dirkers, Leo Keeler, Charlene Murphy, Debbie Newby, Ia Williams.

2. Set Agenda

Add 5.10 Website

3. Visiting Landowner Input Period

Claudette Dirkers asked to receive the board meeting agenda in advance; Ia Williams reminded that the Project Review Committee meeting minutes go to the board only after the committee approves them.

4. UNFINISHED BUSINESS

5. Officer and Committee Reports

5.1 President's Report

5.1.1 Road usage fees, i.e., Barry Ranch

Motion: Charlotte motioned & Gerald seconded to charge Barry Ranch a road usage fee for each dwelling, currently \$210 times two. **Motion carried unanimously** via voice vote.

Action Item: *Mark will call Tom Barry and follow up with a letter.*

Dennis reported that Greg Coleman, Park County Disaster Coordinator, would be working on procedures for county emergency notification and would like to meet with the GLA.

Action Item: *Dennis rent Emigrant Hall and have a town hall meeting for all Emigrant residents.*

5.2 Project Review Committee Report

5.2.1 Willie second story, NG 34

Mr. Willie admitted he was building a second story residence but the GLA had not received money and paperwork for this part of his project – Form A and \$560.

Action Item: *Kevin - keep in contact with Mr. Willi regarding his paperwork and fee payment.*

5.2.2 Impact fee for underground structure

The question was raised about whether underground containers for garage/storage and a shop should be charged an impact fee and the consensus was that all structures, whether above or below ground, should be charged based on square footage and abide by the setbacks.

Action Item: *Mark – prepare for Kevin customer balance sheet detailing who has how many dwellings.*

Action Item: *Mark – inform Micah about five new dwellings to be added next assessment period.*

Action Item: *Kevin – send Karleen dwelling assessment letter and names of five landowners to receive it.*

Action Item: *Karleen – add president's signature and send letters.*

5.3 Treasurer's Reports - MS

**5.3.1 P&L, Balance Sheet, Deposit/Check Details, Customer Balance Summary
January 2019**

Motion: Mark motioned and Charlotte seconded to accept the treasurer's report.
Motion carried unanimously by voice vote.
Action Item: *Mark - create a list of landowners newly in arrears for two years.*

5.4 Secretary's Report – CM

5.4.1 Administrative Assistant's equipment

Motion: Charlotte motioned that the GLA buy a new computer. **Motion withdrawn.**

Action Item: *Karleen - upgrade OS and get on Office 365.*

5.4.2 Need agenda items by Tuesday before the board meeting

Road & Weed Committee will meet on March 7 but will then switch to meeting during the third week after the board meeting in order to have agenda items in by the requested deadline.

5.4.3 Mailing: Newsletter & financials

Jerry agreed to lead a stuffing session with Ken, Kevin, John & Ron on Thursday, February 14 in Liberty Hall at 1:00.

Action Item: *Karleen – deliver materials to Jerry Thursday at 1:00.*

5.4.4 What constitutes an election committee?

Charlotte presented the history of the Election Committee and recommended the board distinguish between an election committee that is advisory in nature and the position of running the election.

5.4.5 Board of Director Binders

Going forward, the board binders given to new directors will include only the articles of incorporation, governing documents and the standards.

5.5 Road and Weed / Management Committee Report – JC / KH

5.5.1 Approve spring road maintenance budget

Motion: Ken motioned and Charlotte seconded to approve the North and South Glastonbury Spring 2019 Road Maintenance Plans as presented by John and Ken. **Motion carried unanimously** by voice vote. **Motion:** Kevin motioned and Richard seconded to move \$5600 from unallocated funds, \$600 to the NG gravel account and \$5,000 to NG paved road maintenance budget. **Motion carried unanimously** by voice vote.

5.5.2 Chip sealing North paved roads: initial discussion

NG paved roads need to be chip sealed in the next year or two to preserve the pavement. The last time they were done was ten years ago.

5.6 Complaint Committee – JL

5.6.1 Summary of February 6 meeting

Ron presented an overview of the last meeting including the goal of resolving complaints in a timely manner, giving 30-day notices to complainants until resolution is achieved, and the procedure for handling complaints.

5.6.2 Election complaint by Debbie Newby

Jerry outlined five points to support the committee's conclusion that there was no basis in fact for the allegations in Debbie Newby's complaint.

5.6.3 Election complaint by Donna Lash-Andersen

Donna Andersen stated that her complaint was not the same as Debbie's but was more general and broader.

5.6.4 Sherwood complaint by Todd Mott

Discussion included the possibility of AV fuel seeping into the groundwater; Todd Mott had spoken with DEQ and would follow-up with them; the possibility of it being a hazmat issue and not properly contained.

Action Item: *Dennis - follow up with Seth re: Sherwood.*

5.6.5 Sherwood complaint by John Anderson

See 5.6.4

5.6.6 Dawson complaint by John Carp

Motion: Jerry motioned and Gerald seconded that the board approve the February 12, 2019 letter to Herb and Joanna Dawson notifying them of their violations of our covenants and bylaws. **Motion carried unanimously** by voice vote.

5.6.1 Next meeting

March 6 at 7:00 p.m. at Liberty Hall.

5.7 Governing Documents Committee - JL

5.7.1 Summary of January 23 meeting

Ken presented the issues discussed at the last meeting per the meeting minutes.

5.7.2 Previously proposed bylaws changes

Ken reported that the committee looked at issues proposed to be changed in the past that were not completed and not presented to the landowners for a vote because of the high bar of 51% landowner participation needed to change covenants.

5.7.3 Committee recommendations by Spring 2019

Next meeting February 20th at 7:00 at 8 Pegasus Way.

5.8 Legal Committee Report – DR

5.8.1 Legal update on O'Connells

Dennis reported that the O'Connells had filed an appeal to the Montana Supreme Court against the GLA's restraining order.

5.8.2 Progress on collections

Dennis reported that there were eight past due accounts on the way to resolution; and two that were having difficulty serving papers; there were some negotiated settlements in process and the goal of moving into the next batch once the current ones were under control.

5.9 Election Committee Report – KN

5.9.1 Add Dennis & landowners to committee

Motion: Kevin motioned and Gerald seconded that the board accept Kevin, Charlene, Dennis, Leo Keeler, Debbie Newby and Claudette Dirkers as members of the Election Committee. **Motion carried** by roll call vote (6 in favor – Newman, John, Gerald, Ken, Richard and Kevin; 4 opposed – Jerry, Charlotte, Ron and Mark; and 1 recusal – Dennis). Discussion included whether there was an appearance of a conflict of interest in having both Kevin and Debbie Newby on the committee. **Motion:** Charlotte motioned and Gerald seconded that board accept Dennis as co-chair of the committee. **Motion carried** by roll call vote (10 in favor and 1 recusal – Dennis).

5.9.2 Resolution re: when vote cast

Kevin asked the board to adopt the Election Committee's resolution per the handout. TABLED until the whole new procedure is ready for presentation to the board.

5.10 Website

Ken reported that the "Recent Events" link for meeting minutes was not being kept up to date. **Motion:** Charlotte motioned and John seconded to reference on the site where the meeting minutes could be found. **Motion carried unanimously** by voice vote. Ken requested board members put "to be posted" in the subject line of emails containing documents they are asking to be put on the website and for those documents to be PDFs rather than in the text of the email.

Action Item: Ken – create legal committee minutes repository.

Action Item: Dennis – check with attorney about what the public legal committee minutes can contain.

6. Approve minutes: January 14, 2019 BOD Meeting

Motion: Kevin motioned and Gerald seconded to approve the January 14, 2019 meeting minutes, omitting the action item of 5.6. **Motion carried** by voice vote (10 in favor and 1 against – Mark).

7. Ombudsman Reports

Miriam received a number of questions from landowners regarding the \$500 fee for unapproved projects, especially regarding the size of projects that require an application.

8. Finished Business

8.1 Email Votes

1. 1/21-28/19 **Motion:** Mark motioned and Jerry seconded that the proposed budget be adopted for 2019. **Motion carried unanimously.**
2. 1/21/19 **Motion:** Charlotte motioned that we have the Election Committee re-write the election procedures and if need be look into the bylaws for any changes to be made. **Motion failed. No Second.**
3. 1/30-31/19 **Vote** based on motion 5.9.1 at Jan 14th board meeting: To send to Seth Kevin's original 7 questions and the history. **Vote failed** (2 in favor - John and Kevin; 10 opposed - Andrea, Mark, Dennis, Jerry, Ken, Newman, Charlotte, Gerald, Ron, Richard)
4. 2/2-5/19 **Motion:** Charlotte motioned and Gerald seconded for the GLA to immediately purchase the Apple iMac for \$1,149 from Amazon linked below. **Motion failed** (4 in favor - Charlotte, Gerald, Richard, John, 1 abstention - Kevin).

9. Visiting Landowner Input Period

10 Adjournment

The general meeting was adjourned at 11:07 p.m.

11. Next Board Meeting: March 11, 2019

12. Closed Session

The board voted to accept Ali's payment offer for past due assessments on NG 48-3.

Board of Directors – *Final*

March 11, 2019

1. Call to Order, Pledge of Allegiance, Prayer and one minute of silence

The meeting was called to order by Dennis Riley at 7:01 p.m.

PRESENT: Dennis Riley (President), Mark Seaver (Treasurer by phone), Charlotte Mizzi (Secretary by phone), Newman Brozovsky, John Carp, Gerald Dubiel, Ken Hurley, Richard Johnson, Jerry Ladewig, Ron Price and Andrea Sedlak (by phone).

ABSENT: Kevin Newby

Also Attending: Karleen McSherry (Administrative Assistant)

Landowners: Donna Andersen, Diane Bierman (by phone), Joanna Dawson, Claudette Dirkers, Dave Hink, Leo Keeler, Jeff Ladewig, Ben Mitchem, Chuck & Nancy Mitchem; Linda Ulrich, Ia Williams.

2. Set Agenda

Address 5.9 after 5.2

Add Donna Andersen's open Document Request.

3. Visiting Landowner Input Period

Claudette Dirkers asked for the quality of call-in meetings to improve, noting that meetings in Liberty Hall provided the least audible phone sound; Jeff Ladewig spoke in defense of the \$500 unapproved project fee as a tool for the board to get people to comply with the governing documents; Ia Williams asked about the status of the Chad Stone case, which resulted in a judgment against Mr. Stone that he has appealed to the MT Supreme Court.

4. UNFINISHED BUSINESS

5. Officer and Committee Reports

5.1 President's Report

5.1.1 Email votes

Dennis clarified the email voting process for board members asking everyone to vote in a timely manner. Start a vote in a new thread labeled "Email Vote" in the subject line, someone must second the motion before voting can begin, make the vote clear, i.e., "I vote yes," "I vote no," an opinion is not a vote, and please vote only once.

5.2 Project Review Committee Report

5.2.1 NG 34 Willie letter

Kevin wrote a letter to Mr. Willie but didn't pass it on to be sent; if Mr. Willie refuses to comply the association's only recourse would be to sue him. Claudette Dirkers said she filed a complaint last August about Willie's building that shares a boundary with her property but she never received an answer and would like one.

Action Item: *Dennis - forward letter to Karleen to send to Mr. Willi.*

Action Item: *Karleen – find Claudette's complaint and give it to Jerry.*

5.2.2 SG 109-A Bierman residence, septic & drive

Motion: Gerald motioned & Jerry seconded to approve the project with the condition that when the snow melts, the engineer will flag the corners and stake the house, and then the PR committee will check it for compliance with the setbacks.

Motion carried unanimously via voice vote.

5.2.3 NG 41-C Fairbairn mud room & covered deck

Motion: Gerald motioned & Richard seconded to approve the Fairbairn's mudroom and covered deck with no conditions. **Motion carried unanimously** via voice vote. The committee acknowledged that the previous mobile home had been moved; Mark will credit first quarter 2019 dwelling assessment.

5.2.4 SG 28-B Mitchem residence, septic & drive

This property originally had a 25-foot setback, and the owners' preliminary measurement indicated the house would not fit with a 50 ft setback. They might need to apply for a variance. **Motion:** Ken motioned and Richard seconded that

Gerald measure and locate the house on the map with John along to verify. **Motion carried unanimously.**

5.2.5 SG 39-E Andersen update DEQ + plat map

The committee was waiting for the DEQ approval.

5.2.6 NG 28-D Chute unapproved project & letter

The board had not received a response regarding the letter sent the previous month so the Project Review Committee agreed to follow up with the landowners.

5.2.7 \$500 unapproved project fee landowner responses

A number of board members spoke about having received calls from landowners that expressed opposition to the fee; some board members also preferred the idea of a graduated fee, with some believing \$500 was too high and others thinking it would be appropriate for a large house. The issue was sent back to committee.

5.3 Treasurer's Reports

5.3.1 P&L, Balance Sheet, Deposit/Check Details, Customer Balance Summary February 2019

Motion: Mark motioned and Jerry seconded to transfer \$19,000 from the snow removal reserve into the snow removal budget line. **Motion carried unanimously** by voice vote. **Motion:** Mark motioned and John seconded to accept the treasurer's report. **Motion carried unanimously** by voice vote.

5.4 Secretary's Report

5.4.1 Administrative Assistant's equipment update

The computer OS was upgraded to Sierra and the GLA's subscription to Office 365 accessed, resolving most printer issues. **Motion:** Charlotte motioned and Mark seconded to replace the printer's duplexer for \$40-\$45. **Motion carried unanimously.**

Action Item: *Karleen - research someone who can update printer drivers.*

5.4.2 Mailings – expand GLA email contact list

Tabled until next meeting.

5.5 Road and Weed / Management Committee Report

5.5.1 Storm impact including private roads

The committee agreed that Standish did a good job during the storm. Discussion centered on the issue of private subdivision road plowing. The committee was asked to create a list of people in the community who plow.

Action Item: *Dennis / John – facilitate discussion with Chad and landowners on private roads regarding setting up a pre-arrangement for Chad to plow subdivision roads at a reduced rate.*

New roles now that the GLA no longer plows: John - head dispatcher; Richard – backup; Dave Hink, Ken and Richard - spotters. It was noted that the GLA used to have a recorded message giving Glastonbury road reports and updates.

Action Item: *Ken – remove Donna Andersen's name from the website as a snowplow coordinator.*

5.5.2 Spring maintenance work review: road signs, asphalt, weed control

Two road signs will be installed right away – a stop sign at the bottom of Venus replacing the yield sign and double arrows at Aries & Capricorn; in a couple of months the yield sign will be installed at Venus and Mercury. Dennis indicated he would put 3 chevrons up on Hercules.

The committee contacted five different contractors regarding NG asphalt chip sealing for next year; they received two estimates, and four bids for crack sealing this year.

The road committee was considering cutting knapweed in the easements rather than spraying. Daniel Peterson indicated he would charge \$12/hr to cut the weeds at the key time for it to be effective.

Action Item: *Newman – give seed to Linda Ulrich.*

5.6 Complaint Committee

5.6.1 Summary of complaint committee 3-6-19 meeting

The committee reviewed complaints and decided to write a second letter to the Dawsons. See 5.6.6 below.

5.6.2 Election complaint of Debbie Newby

Motion: Jerry motioned and John seconded to release to the complainants the election complaint response that Jerry wrote in February. **Motion carried** by roll call vote (10 in favor and 1 abstention – Newman).

5.6.3 Election complaint of Donna Lash Andersen

See 5.6.2 vote. Donna asked for a written response from the board to her document request.

Action Item: *Charlotte – confer with Charlene to provide board response to Donna's document request.*

5.6.4 Complaint of Todd Mott

Mr. Mott received a reply from the DEQ that no regulations apply to the aviation fuel being stored on Sherwood's property and it appears no action had been taken on Sherwood's part.

Action Item: *Dennis - call Seth about next steps with Sherwood.*

5.6.5 Complaint of John Anderson

See 5.6.4.

5.6.6 Complaint of John Carp

Joanna Dawson objected to the classification of her trailers as eyesores. These are equipment for her businesses and there is no other place to put them and there is no room for a fence. John countered that 4 or 5 of the vehicles hadn't moved and didn't seem to be working. Dennis asked Ms. Dawson to send a reply to the GLA's letter.

Next complaint committee meeting – Wednesday April 3, 2019.

Action Item: *Jerry – give next committee meeting info to Charlotte to post.*

5.7 Governing Documents Committee

5.7.1 Summary of 2-20-19 meeting

Jerry reported that they didn't have quorum and no actions were taken.

5.7.2 Next meeting 3-19-19, 6pm at 17 Hesperus Lane

5.8 Legal Committee Report

5.8.1 NG 48-3 Ali update

Dennis signed a letter agreement between the GLA and Ansara Ali for a settlement of a bit over \$21,000 in past due assessments. Negotiations were still underway with Mack for \$7,000 - \$8,000. The next round of collections was set to begin.

5.9 Election Committee Report

5.9.1 New Election and Voting Rules and Procedures vote

Motion: Charlotte motioned and Ken seconded that all questions regarding the proposed election procedures would be forwarded by Thursday to Dennis who would check for redundancies and then send to the attorney on Friday. **Motion carried unanimously** by voice vote.

6. Approve minutes: February 11, 2019 BOD General Meeting & Closed Session

Motion: Charlotte motioned and Ron seconded to approve the Feb 11, 2019 general & closed session meeting minutes. **Motion carried unanimously** by voice vote

7. Ombudsman Reports

Linda received calls from people asking about who could plow their driveways.

8. Finished Business

8.1 Email Votes

1. Feb 26 – Mar 12, 2019 **Motion:** Jerry motioned and Ken seconded that the board ask Seth Cunningham to take the next step and file for judgment against the Sherwoods for their non-compliance with the covenants by which we live. **Motion carried** (10 in

favor – Jerry, Ken, Dennis, Gerald, Kevin, Charlotte, Mark, Andrea, John, Richard; 1 abstention – Ron; didn't vote – Newman).

2. Feb 26- Mar 11, 2019 **Motion:** Jerry motioned and Ken seconded that the attached reply letter be approved for release to the two complainants – Debbie Newby and Donna Andersen. **Voting incomplete.** See 5.6.2.

9. Visiting Landowner Input Period

10 Adjournment

Meeting was adjourned at 10:15.

11. Next Board Meeting: April 8, 2019

12. Closed Session

Glastonbury Landowners Association, Inc.
Board of Directors – Meeting – Final
April 8, 2019

1. Call to Order, Pledge of Allegiance, Prayer and one minute of silence

The meeting was called to order by Dennis Riley at 7:01 p.m.

PRESENT: Dennis Riley (President), Kevin Newby (by phone until 8:15), Mark Seaver (Treasurer by phone), Charlotte Mizzi (Secretary), Newman Brozovsky, John Carp, Gerald Dubiel, Ken Hurley, Richard Johnson, Jerry Ladewig, and Andrea Sedlak (by phone until 10:00).

ABSENT: Ron Price

Also Attending: Karleen McSherry (Administrative Assistant)

Landowners: Dean Andersen (by phone), Donna Andersen, Miriam Barker, Lisa Bush, Claudette Dirkers, Leo Keeler, Ben Mitchem, Debbie Newby, Valerie O'Connell (by phone), Linda Ulrich, Ia Williams.

2. Set Agenda

Agenda order was shuffled to accommodate landowners attending for certain items only.

3. Visiting Landowner Input Period

Landowners expressed concerns regarding the SG 39-E building project; the lack of quorum at that the Project Review Committee and waiver of it in order to meet; Project Review applications being forwarded to non-board committee members by Kevin instead of the administrative assistant; and the website not being current with board and committee meeting minutes and newsletters. Claudette Dirkers asked to postpone discussion of her complaint until she presented it to the Complaint Committee.

4. UNFINISHED BUSINESS

5. Officer and Committee Reports

5.1 President's Report – DR

5.2.1 Release of attorney-client privileged information to Election Committee

Dennis reported that Kevin gave Seth's comments regarding the election process to the Election Committee without the board's awareness and agreement. Kevin explained he understood client-attorney privileged information to be court cases only and wasn't aware he needed the board's permission to send the information to the committee.

Dennis asked the Project Review Committee to work within the rules set by the governing documents but to make the process easier.

5.2 Project Review Committee Report – GD / KN

5.2.1 SG 39-E Andersen addition, garage, shop, septic, drive

Gerald stated that the setbacks were more than 50 feet; the height from street level was fewer than 30 feet, and the container would be placed where chicken coop currently was and neither container would be visible from the road. **Motion:** Gerald motioned and Ken seconded to approve the project with the standard conditions (obtain all necessary permits and reseed) as well as receipt of the whole DEQ approval form and project fees. **Motion carried unanimously** via voice vote.

5.2.2 SG 85 Buice residence, septic & drive

This property is a 20-acre tract. **Motion:** Gerald motioned and Richard seconded to approve the project with the standard conditions. **Motion carried** (10 in favor, 1 abstention – Kevin) by voice vote.

5.2.3 SG 28-B Mitchem residence, septic, drive

Motion: Gerald motioned and Charlotte seconded to approve the project with the variance for a 25-foot setback due to difficult topography with the standard conditions. **Motion carried** (9 in favor; 2 opposed – Kevin and Jerry) by roll call vote.

5.2.4 SG 43-B Thompson home placement & drive

Motion: Gerald motioned and John seconded to approve the cabin placement project with the standard conditions. **Motion carried** (10 in favor, 1 abstention – Kevin) by voice vote.

5.2.5 SG 107 Brown/Ford residence, garage, septic, drive

This property is a 20-acre tract and doesn't require GLA septic oversight. Some drawings were not submitted and would be required before the board could vote to approve the project.

Action Item: *Karleen – send form to landowners indicating the need for elevations with height and footprint drawings with dimensions from the contractor before the project would be approved.*

5.3 Treasurer's Reports - MS

5.3.1 P&L, Balance Sheet, Deposit/Check Details, Customer Balance Summary March 2019

Motion: Mark motioned and Jerry seconded that if people fail to fulfill the terms of their payment plan by missing payments and then begin paying again, the existing plan would be amended to change the amount owed by adding the accrued interest and penalties and the final date of payment completion would stay the same, creating higher monthly payments. **Motion carried unanimously** by voice vote. **Motion:** Charlotte motioned and John seconded to accept the treasurer's report. **Motion carried unanimously** by voice vote.

5.4 Secretary's Report – CM

5.4.1 Sept & Oct BOD meeting dates

Motion: Charlotte motioned and Jerry seconded to move the October board meeting to the 7th from the 14th. **Motion carried unanimously** by voice vote.

Action Item: *Project Review Committee chairs - change PRC meeting date to September 30th.*

5.4.2 Printer update

The printer drivers for the current operating system were installed. The scan feature still doesn't work from the printer but does work when initiated from the computer.

5.4.3 AA's projects – meeting minutes & liens

Work was done to create files of meeting minutes and all accompanying materials for 2016-2018. The next project would be to organize the liens by landowner name rather than by year.

5.4.4 PR – one person in charge of each project

Tabled.

5.4.5 LOs on PRC

Charlotte questioned indemnification of non-board member landowners on the Project Review Committee should the organization be sued regarding property rights issues.

Action Item: *Charlotte - check with the attorney about the GLA's exposure in this situation.*

5.4.6 Sign Standards

The sign standards from 2003 were not clear and presented size limits that were not easily available today.

Action Item: *Charlotte – prepare suggested revisions of the sign standards to present to the board at the May meeting.*

5.4.7 Previous sign motion

The previous motion regarding Drislane's sign was not clear. **Motion:** Charlotte motioned and John seconded to approve the request made by Dan Drislane for a sign 18"Wx24"H to be installed on the right of the entrance to Sunshine Place, approximately four to six feet behind the T-post with the mounted orange reflector. Sign shall be posted out of the road easement in a location that will not affect traffic safety or block road visibility and no closer than five feet from the road surface. **Motion carried unanimously** by voice vote.

5.4.8 Mailings – expand GLA email contact list

Motion: Charlotte motioned and John seconded to send a postcard to get people's email address for mailings if they want it. **Motion carried unanimously** by voice vote.

5.5 Road and Weed / Management Committee Report – JC / KH

5.5.1 Storm update: flooding, repairs, March cost

Last month's snowstorm followed by seasonally warm temperatures caused quite a bit of melt off with three areas flooding in North Glastonbury that caused significant damage to the roads. Standish put down gravel fill in a couple of places to make it safe for travel. Water ran down the west side of Lisa Bush's pasture and the Road Committee was monitoring the situation for erosion and water over the road. Ms. Bush alleged the GLA caused flooding on her property and was therefore responsible. She was claiming \$26,000 in damages. According to the common enemy rule, the GLA was not responsible for water on property, rather its duty was to the road.

Action Item: *John – send out to board the Standish invoice for work done in March regarding erosion and snowmelt issues.*

5.5.2 Spring maintenance: crack, chip sealing

John reported that the committee had received the first bid for crack & chip sealing Aries & Capricorn - \$15,000 for crack sealing and \$100,000 for chip sealing; they expected to have a second chip sealing bid from Knife River. They had also received an estimate for asphalt chip sealing over gravel for the Venus, Gemini and Taurus hills. The Billings contractor would charge \$48,000 (\$5,000 mobilization fee included) and guarantee the work for 25 years.

Regarding repairs to the large 12 ft x 12 ft asphalt upheaval at the top of the Capricorn hill, Chad came in, cut out the asphalt and compacted it with gravel. That has to be repaired along with the Kozlik pothole, which would be another big job. The committee would be getting estimates from Standish for these projects.

5.5.3 Mowing

Joanna Dawson was in the second year of her contract to mow and would be given more specific instructions for where to cut; areas that couldn't be cut with her tractor such as ditches and terrain that is too steep would be cut by hand.

5.5.4 Weed control

The committee decided to cut knapweed this year instead of spraying.

5.6 Complaint Committee – JL

5.6.1 Sherwood complaint from Todd Mott & John Anderson

Having exhausted all communication options, this issue had gone to Seth to get the Sherwoods to perform.

5.6.2 Dawsons by John Carp

The committee suggested trying to give them some ideas to help them begin to come into compliance such as removing inoperable vehicles. Because they have a commercial operation they are required to hide their equipment. Jerry had a draft letter that needed to be finalized.

5.6.3 Gerald Dubiel conflict of interest by Claudette Dirkers

Tabled until next complaint committee meeting.

Willie letter went out and the timeline it provided had expired.

Action Item: *Karleen - send Dennis Willie's letter dated March 19 to forward to Seth.*

Next meeting May 1st at Liberty Hall at 7:00 pm.

5.7 Governing Documents Committee - JL

5.7.1 Unable to meet as quorum not met. Next meeting April 16, 2019, 6:00 pm, 17 Hesperus Lane

The next order of business was to work on changing the Covenants vote threshold.

5.8 Legal Committee Report – DR

5.8.1 Tyler's updates

Dennis shared that Ali's funds cleared. An offer was presented to Deborah Mack for \$7,000 that didn't include this year's dues. Mary Eisvang offered a 2-year agreement regarding 64A&B in which she would pay a certain percent of the balance owed now (likely 30-40%) and then make a balloon payment no later than two years from now, presumably upon the sale of the property.

Action Item: *Dennis – schedule Legal Committee meeting to discuss the above offers.*

5.8.2 Seth updates

Covered in 5.5.1 and 5.9.

5.8.3 Work with CUT on NG roads

Dennis reported that he had reinstituted contact with Sandra Schreyer and William Smith at the church but they were unable to meet until after Easter.

Action Item: *Dennis - create a proposal to present to the church.*

5.9 Election Committee Report – DR / KN

5.9.1 Seth's opinion on proposed election procedures

The board planned to meet with Seth on April 16th to review his comments and ask questions.

5.9.2 2019 Election Process Proposal

Motion: Dennis motioned and Gerald seconded for the board to send out the new GLA Annual Election and Voting Rules Procedures for landowner 30-day review with the following two changes: 1. The first sentence in the definition for **Write-in Candidates** be changed FROM: "**Write-in candidates** who nominate themselves or are nominated by another individual after the nomination period, are solely responsible to inform members of their candidacy." TO: "**Write-in candidates** who declare themselves a candidate after the nomination period or are nominated from the floor at the Annual Meeting, are solely responsible to inform members of their candidacy." 2. The "Note" in the definition for **Voted Ballot** be changed FROM: "This follows state election law MCA 13-1-101(52)." TO: "The GLA Board has used its discretionary rule-making power under Bylaw Art. VI.B to adopt the State of Montana's definition of a voted ballot given in Mont. Code Ann. 13-1-101(52)." **Motion failed** (1 in favor – Kevin previously by email, 10 opposed) by roll call vote. In discussion, board members believed it was premature

to send the revised proposal out to the membership before the board had met with Seth.

6. Approve minutes: March 11, 2019 BOD Meeting

Motion: Charlotte motioned and John seconded to approve the March 11, 2019 meeting minutes. **Motion carried unanimously** by voice vote

Action Item: *Karleen - send Ken final meeting minutes from this year.*

7. Ombudsman Reports

Linda Ulrich reported that she had received comments from about ten people regarding their lack of trust in the board and in the election procedures.

8. Finished Business

8.1 Email Votes

1. Mar 13, 2019 **Motion:** Andrea motioned and Jerry seconded to send Seth a summary of the procedures used in the Nov 10, 2018 election. **Motion withdrawn** by Andrea.
2. Mar 14, 2019 **Motion:** Andrea moved and John seconded to request permission from the Board of Directors to withdraw her motion to send Seth the summary of procedures used in November 2018. **Motion carried** (10 in favor – Andrea, John, Ron, Dennis, Richard, Gerald, Jerry, Charlotte, Mark, Ken; didn't vote – Kevin, Newman).

9. Visiting Landowner Input Period

10 Adjournment

Meeting was adjourned at 10:32.

11. Next Board Meeting: May 13, 2019

12. Closed Session (if needed)

Glastonbury Landowners Association, Inc.
Board of Directors Meeting Minutes – Final
May 13, 2019

1. Call to Order, Pledge of Allegiance, Prayer and one minute of silence (7:00 p.m.)

The meeting was called to order by Dennis Riley at 7:01 p.m.

PRESENT: Dennis Riley (President), Charlotte Mizzi (Secretary), Newman Brozovsky, Gerald Dubiel, Ken Hurley, Richard Johnson and Andrea Sedlak.

ABSENT: Kevin Newby (Vice President), Jerry Ladewig, Mark Seaver

Also Attending: Karleen McSherry (Administrative Assistant)

Landowners: Aija Mara Accatino, Donna Andersen, Miriam Barker, Claudette Dirkers, Byron Kassing, Charlene Murphy, Debbie Newby; Eleanor Scheffelin, Linda Ulrich, Ron Wartman, Ia Williams.

2. Set Agenda

Add 5.7.2 Attorney Updates

3. Visiting Landowner Input Period

Linda Ulrich indicated many people didn't get the NG board opening mailings; Miriam reported a problem with somebody running a 4-wheeler up Arcturus all afternoon. The suggestion was made to draw up guidelines for residential property owners.

Action Item: *Board members - send ideas to Dennis for him to put a letter together.*

4. UNFINISHED BUSINESS

5. Officer and Committee Reports

5.1 President's Report – DR

5.1.1 Petition for Special Meeting of the Members re: election procedures

A special meeting of the members was tentatively scheduled for Monday evening July 22; a letter announcing the meeting was to be sent to the members by June 14th.

Action Item: *Election Committee – put together the non-revocation of votes position by June 10th.*

Action Item: *Andrea – put together the revocation of votes position by June 10th.*

5.1.2 FWP bear awareness

Motion: Ken motioned and Charlotte seconded to put the Fish Wildlife and Parks announcement regarding bears on the GLA website. **Motion carried unanimously.**

Action Item: *Charlotte – ask Ken Haug or Edward Anderson if willing to do computer work for the GLA.*

5.2 Project Review Committee Report – GD

5.2.1 NG 43-2 Wartman RV storage

Motion: Gerald motioned and Richard seconded to approve Wartman's RV storage project with the standard conditions. **Motion carried unanimously (7 in favor)** by voice vote

5.2.2 NG 47-C Himmelspach pole barn, lean to shelter

Withdrawn by Himmelspach

5.2.3 SG 28-A Kassing residence, garage, septic, drive

Motion: Gerald motioned and Ken seconded to approve Kassing's residence, garage, septic and driveway project with the standard conditions. **Motion carried unanimously (7 in favor)** by voice vote.

5.3 Secretary's Report – CM

5.3.1 Three mailings

Charlotte reported that the association sent out three postcard mailings – 1. To inform the members of the switch to email mailings and to ask them to send us their email address; 2. To announce to NG members the resignation of John Carp and Ron

Price from the board and solicit nominations by June's meeting; 3. A survey of the members regarding election procedures and voting by email.

5.4 Road and Weed / Management Committee Report – KH

5.4.1 Spring maintenance update

According to the original schedule, Standish completed South's spring maintenance in April including the application of an additional 1,500 feet of mag chloride on Arcturus and 1,000 feet on Hercules. North's spring maintenance was to commence soon thereafter. The mag chloride application on the three hills was deferred until fall. The Road Committee received a number of proposals for crack sealing the paved roads and chose Wharton Asphalt at a cost of about \$15,000. Richard asked for mag chloride to be applied on Capricorn between Gemini and Venus; Both Linda Ulrich and Dennis had reseeded.

Action Item: *Newman - help us figure out where to put the remaining seed and give it to Linda to sow.*

5.5 Complaint Committee – NB

5.5.1 Dawson

The committee sent another letter to the Dawsons to provide suggestions and asked for their input, trying to work with them to minimize the eyesores.

5.5.2 Sherwood

The GLA's attorney filed an action but the case hadn't been dealt with yet.

5.5.3 Willie

Seth had written a demand letter to Mt. Willie because money was due for his project and that is covered under debt law.

5.5.4 Dubiel

Motion: Newman motioned and Charlotte seconded that the board require Gerald to recuse himself from votes and discussion as well as visiting the property for inspection regarding Mr. Stone; and that the board dismiss this complaint; **Motion carried** (6 in favor, 1 recusal – Gerald) by roll call vote.

5.5.5 Next meeting June 4, 7 pm Liberty Hall in NG

5.5.6 No meeting in July

5.6 Governing Documents Committee - AS

5.6.1 Update

Andrea reported that the committee was reviewing the bylaws and previous committee outlines as well as current committee thoughts of what needed to be changed. They missed two meetings because of a lack of quorum.

5.6.2 Next meeting May 21, 7 pm at 12 Kenton Lane, SG

5.7 Legal Committee Report – DR

5.7.1 Update re: meeting with CUT

Dennis reinitiated discussions with CUT regarding the exchange of easements on Sirius and Aries but they hadn't yet rescheduled with him.

5.7.2 Attorney Update

Tyler Mallowney: The MT Supreme Court declined to hear the Stone case and sent it back to Judge Gilbert. The GLA filed a motion for dismissal of his appeal. The judge granted judgments against Backer and Lannes, and negotiated settlements were expected with Eisvang & Mack.

Seth Cunningham: Working on Sherwood and Willie cases.

Alanah Griffith: With regard to the O'Connell case, the Supreme Court sent it back to the county. The next step would be to file for foreclosure.

6. Approve minutes: April 8, 2019 BOD Meeting and April 16, 2019 Closed Session.

Motion: Ken motioned and Charlotte seconded to approve the April 8th, 2019 meeting minutes. **Motion carried unanimously** by voice vote. **Motion:** Charlotte motioned and Gerald seconded to accept the April 16th closed meeting minutes. **Motion carried unanimously** by voice vote.

7. Ombudsman Reports

Linda Ulrich reiterated the need for more information to be given to landowners regarding the proposed voting procedures and the need to maintain confidentiality in the voting process; and landowners were grateful for the reseeding being done.

8. Finished Business

8.1 Email Votes

1. Vote to send Andrea's letter and postcard survey regarding election procedures and voting by email to landowners
April 19-21, 2019 **Motion:** Andrea moved and Jerry seconded that the Board send the attached letter and postcard to all landowners. **Motion carried unanimously.**
2. Vote to send the procedures drafted by the Election Committee along with Andrea's letter & postcard survey
April 23, 2019 **Motion:** Dennis moved and Kevin seconded that the attached proposed election procedures be included with the mailing of the two questions to the membership. **Motion failed** (3 in favor – Dennis, Kevin, Richard; 5 opposed – Andrea, Charlotte, Mark, Jerry, Newman; 2 didn't vote – Ken, Gerald).
3. April 23, 2019 **Motion:** Jerry motioned to approve and mail the attached letter of notice to Chad & Lindsey Stone regarding a recently installed unapproved shed. **Motion failed** due to letter wording being contradictory to GLA policy.
4. Vote to send a letter to Mueller and Roskind inquiring about a hooked up camping trailer that appeared to be lived in on the property
April 23, 2019 **Motion:** Jerry motioned that we send this letter, or a version of it, to the owners of SG 47. **Motion failed** for lack of a second and incorrect information (6 in favor – Jerry, Dennis, Richard, Gerald, Ken, Kevin; 2 changed votes from yes to no – Mark, Andrea).
5. Amended motion and vote to send the aforementioned letter only to Roskind
April 23-24, 2019 **Amended Motion:** Andrea amended Jerry's motion and Kevin seconded to send the letter only to Roskind unless it can be proven that Mr. Mueller still has ownership in the property. (2 in favor – Kevin, Andrea)
6. Vote to send the aforementioned letter only to Roskind
April 23-24, 2019 **Motion:** Jerry moved and Andrea seconded to send the attached letter to Ms. Roskind of SG 47. **Motion stalled** (5 in favor –Andrea, Gerald, Dennis, Kevin, Mark; 5 didn't vote – Jerry, Richard, Ken, Charlotte, Newman).
7. May 5-6, 2019 **Motion:** Andrea moved and Charlotte seconded that the GLA send a CORRECTED survey postcard with an explanatory letter as soon as possible. **Motion carried unanimously** (10 in favor).
8. Same Roskind letter, new vote
May 8-9, 2019 **Motion:** Jerry moved and Andrea seconded to send the attached letter to Ms. Roskind of SG 47. **Motion carried** (9 in favor – Jerry, Andrea, Charlotte, Dennis, Kevin, Ken, Mark, Gerald, Richard; 1 didn't vote – Newman).

Vote to

9. Visiting Landowner Input Period – (15 minutes, up to 3 minutes per speaker)

Debbie Newby asked for the email motions to be more specific; Ron Wartman asked about the building on Rebecca Thompson's property.

10 Adjournment

Meeting was adjourned at 8:50.

11. Next Board Meeting: June 10, 2019

12. Closed Session (if needed)

Glastonbury Landowners Association, Inc.
Board of Directors Meeting – Final
June 10, 2019

1. Call to Order, Pledge of Allegiance, Prayer and one minute of silence

The meeting was called to order by Dennis Riley at 7:02 p.m.

PRESENT: Dennis Riley (President), Kevin Newby (Vice President), Mark Seaver (Treasurer), Charlotte Mizzi (Secretary), Newman Brozovsky, Gerald Dubiel, Ken Hurley, Richard Johnson, Jerry Ladewig, and Andrea Sedlak.

Also Attending: Karleen McSherry (Administrative Assistant)

Landowners: Aija Mara Accatino, Donna Andersen, Miriam Barker, Claudette Dirkers, Sabrina Hanan, Charlene Murphy, Debbie Newby, Eleanor Scheffelin, Les Seago, Linda Ulrich, Ron Wartman, Ia Williams.

2. Commence Special Meeting - DR

2.1 New board member selection

1. Term ending December 2020

Claudette Dirkers read the bio she had sent the board late that afternoon, asking to be considered for the position ending in 2020 and answered questions from the board.

2. Term ending December 2019

Ron Wartman asked to be considered for the position ending in 2019 and gave a summary of his experience.

The board voted for the two candidates at the same time. Ron received nine votes and Claudette received four, which was not a majority of the board members. Therefore only the 2019 position was filled. **Motion:** Mark motioned and Ken seconded that if the second position wasn't filled at a board meeting by October, it would be added to the open positions to be filled at the annual meeting. **Motion carried unanimously.**

3. Commence Regular Monthly Board Meeting - DR

Ron took a seat at the board table and Dennis called the regular meeting to order at 7:37 p.m.

4. Set Agenda

5. Visiting Landowner Input Period

Sabrina Hanan of NG 55-C asked the board for permission for her horse to graze the 16-acre open space in North. **Motion:** Ken motioned and Charlotte seconded to allow Ms. Hanan's horses to graze the 16-acre open space in North Glastonbury. **Motion carried unanimously.** Ms. Hanan also reported an issue with weeds in the cul-de-sac entering the Emigrant Vista subdivision where she lives; she is paying someone to spray them but her neighbor doesn't prefer that method of eradication. The board gave suggestions for ways she might handle the issue but noted it was a landowner to landowner matter and not in the GLA's jurisdiction.

6. UNFINISHED BUSINESS

7. Officer and Committee Reports

7.1 President's Report – DR

7.2 Project Review Committee Report – GD

7.2.1 SG 40-D Seago residence, septic, driveway

Gerald and Richard visited the site. Gerald reported that the setbacks were met, the height was less than 30 feet and the DEQ was approved. **Motion:** Gerald motioned and Andrea seconded to approve the project with the standard conditions and that he pay the monies owed. **Motion carried unanimously** (11 in favor) by voice vote.

7.2.2 Dried-in assessments process

Motion: Charlotte motioned and Gerald seconded to attach at the time a project is approved the criteria of a dried-in building, and when it is dried-in to send a letter with the president's signature saying the Project Review Committee has determined the residence is dried-in and the landowner will now begin receiving a dwelling assessment. **Motion carried unanimously** by voice vote.

Action Item: *Karleen – add notice of added assessment when residence is dried-in and definition of dried-in to the project approval form.*

Action Item: *Kevin – create letter stating PRC had determined residence dried-in.*

7.3 Treasurer's Reports - MS

7.3.1 P&L, Balance Sheet, Deposit/Check Details, Customer Balance Summary May 2019

Motion: Charlotte motioned and Andrea seconded to accept the treasurer's report.

Motion carried unanimously by voice vote.

7.4 Secretary's Report – CM

7.4.1 Survey mailing results

Andrea explained the reason for two survey mailings, the tabulation process and the results.

7.4.2 Newsletter

Charlotte asked board members for articles for a June newsletter, perhaps about the roads, results of mag chloride applications, ATV issues, and solicitations for gravel donations (already submitted by Ken).

Action Item: *Mark – forward to Charlotte & Karleen the FWP article about bear awareness.*

Action Item: *Dennis – submit article regarding the money received this year from back assessments.*

7.5 Road and Weed / Management Committee Report – KH

7.5.1 Status of spring maintenance

Ken reported that the Road and Weed Committee voted to change the committee's name to Road Committee.

1. South Glastonbury

The committee received an invoice from Standish and some of the contracted items were not done; the original proposal that Dennis approved totaled \$22,100 for gravel road maintenance in South; the invoice was for \$11,235; the original contract for mag chloride application was for \$4240, the bill was for \$7,279; \$2,000 of that was for prepping the road to accept the mag chloride application; the committee needed to determine how to assign that cost; 825 ft more mag chloride was put on Arcturus and 150 ft more on Hercules to carry the application around the corner; Standish was expected to return to finish the job and to fix Leo (see 9. Miriam Barker's Ombudsman Report).

2. North Glastonbury gravel roads

Some work was done on Aries, Gemini and Orion.

3. North Glastonbury paved roads

A contract was signed with Wharton Asphalt to do crack sealing; the committee was waiting for the scheduling of the contractor.

Linda Ulrich was given half a bag of seed but because of weather issues, she hadn't sown it; she might wait until fall.

7.6 Complaint Committee – JL

7.6.1 Tom Willie

Mr. Willie did not accept the certified letter sent by the attorney. A letter was also sent by regular mail and that was not returned. Donna Andersen stated the building

was much larger than what Mr. Willie said it would be and he likely would owe quite a bit more in fees.

Action Item: Dennis – look at letter Seth wrote to see if wording is “to come into compliance” not just pay fees.

Action Item: Dennis will arrange meeting with Seth regarding a site inspection of Willie’s building.

7.6.2 Robert Sherwood

The process server had not been able to find Mr. Sherwood; a male answered the door saying the Sherwoods hadn’t lived there for three months. Mark indicated he had talked with Mr. Sherwood several times this year.

Action Item - Dennis to talk with Seth about finding Mr. Sherwood so he can be served.

7.6.3 Herb & Joanna Dawson

Jerry reported that the number of vehicles on Dawson’s property was back up to 17. **Motion:** Jerry motioned & Kevin seconded to have the attorney send a letter to the Dawsons asking them to correct the problem in 30 days. **Motion carried** (10 in favor, 1 recusal – Charlotte). Discussion involved the question of whether there is a conflict of interest because Joanna works for the GLA.

The complaint committee was not scheduled to meet in July.

7.7 Governing Documents Committee - JL

7.7.1 Status update

Ken incorporated all bylaws amendments into the text; the complete bylaws were put on the website. The committee decided to just stick with the bylaws to clean up typos; simplify wording; remove passages to free the GLA of responsibility for enforcing state laws and county ordinances and write language to separate proxy and representative. The next meeting was to be held June 19 at 8 Pegasus Way at 6:00 pm.

7.8 Legal Committee Report – DR

7.8.1 Update Willie, Stone, Lannes & Backer

Regarding Mr. Willie, see 7.6.1 above. The Montana Supreme Court dismissed Chad Stone’s counterclaim against individual board members; the next step would be for the board to decide if they want to go for a legal judgment against him. Lannes (\$12,995.63 in arrears) and Backer (\$12,236.58 in arrears) have judgments against them; the next step would be to foreclose on them, which would be a forced sale from which the GLA would receive its money. **Motion:** Mark moved and Jerry seconded that the GLA proceed to collect on these two judgments. **Motion carried unanimously** by voice vote.

Action Item: Dennis – contact Tyler regarding proceeding with the foreclosures.

7.8.2 Update O’Connells

The Montana State Supreme Court threw out the O’Connell’s appeal of the vexatious litigant.

7.9 Election

A special meeting of the members was scheduled on July 22 for landowners to discuss whether the GLA should allow the revocation of votes;

Action Item: Charlene for the election committee and Andrea – create information sheets to send out to landowners regarding the two different positions.

Action Item: Karleen - write cover letter for the packet.

Action Item: Karleen copy and deliver all items to Charlotte by Monday. in mail Wed,

Action Item: Charlotte – set up collation and stuffing event for Wednesday the 19th in Liberty Hall at 10:00 a.m.

8. Approve minutes: May 13, 2019

Motion: Charlotte motioned and Kevin seconded to approve the May 2019 meeting minutes.
Motion carried by voice vote (9 in favor, 2 abstained - Ron & Mark).

9. Ombudsman Reports

Linda Ulrich reported that she had been recommending that people to pull up weeds.
Miriam Barker reported that Chad Standish put gravel down in the middle of the road (Leo) and was spreading it when he was called to do something else. He didn't finish the job. The plan was to fix it after Thompson's house was moved in so the work only had to be done once.

Action Item: *Ken – call Standish for timeline for fixing Leo.*

10. Visiting Landowner Input Period

11. Adjournment

Meeting was adjourned at 9:23.

12. Next Board Meeting: July 8, 2019 (cancelled); August 12, 2019

13. Closed Session (if needed)

Glastonbury Landowners Association, Inc.
Special Meeting of the Members
Meeting Minutes - Final
July 22, 2019

1. Sign-In

2. Meeting Commencement

The meeting was called to order by Dennis Riley at 6:03 p.m.

PRESENT: Dennis Riley (President), Kevin Newby (Vice President), Mark Seaver (Treasurer by phone), Charlotte Mizzi (Secretary), Newman Brozovsky (by phone), Gerald Dubiel, Ken Hurley, Richard Johnson, Jerry Ladewig (by phone), and Andrea Sedlak (by phone)

Also Attending: Karleen McSherry (Administrative Assistant)

Landowners: Donna Andersen, Miriam Barker, Tim Brockett, Chris Brookhart, Claudette Dirkers, Dave Hink, Leo Keeler, Norman Kwiecien, Majorie Lombard, Fred Morsell, Debbie Newby, Erin Peters, Frances Ragsdale, Ron Wartman.

3. Proof of Notice of Meeting

Proof of notice of meeting was satisfied by the June 19th mailing.

4. Purpose of Meeting and Ground Rules for Meeting

Dennis presented the order of presentations and landowner discussion.

5. Election Committee Proposed Procedure

Kevin submitted the Election Committee's proposed procedure and read Charlene's comments that both do not favor recasting votes or email voting.

6. Alternate Proposed Procedure

Andrea gave an alternate procedure that would allow for recasting of votes in the event of a ballot change and with strict parameters for doing so.

7. Summary of Survey Results

Andrea explained the survey process and summarized the results.

8. Landowner Input and Questions

The majority of landowners present were not in favor of recasting ballots; suggested adding whatever procedure adopted to the bylaws; believed the alternate procedure would discriminate against anyone who hadn't previously registered their email address with the association; and offered the suggestion that in the case of a changed ballot, every landowner receive the same information by the exact same means.

9. Meeting Adjournment

The meeting was adjourned at 7:28 pm

Glastonbury Landowners Association, Inc.
Board of Directors Special Meeting Minutes – Final
July 22, 2019 – After Member Meeting

1. Call to Order 7:29

The meeting was called to order by Dennis Riley at 7:29 p.m.

PRESENT: Dennis Riley (President), Kevin Newby (Vice President), Mark Seaver (Treasurer by phone), Charlotte Mizzi (Secretary), Newman Brozovsky (by phone), Gerald Dubiel, Ken Hurley, Richard Johnson, Jerry Ladewig (by phone), and Andrea Sedlak (by phone)

Also Attending: Karleen McSherry (Administrative Assistant)

Landowners: Donna Andersen, Miriam Barker, Tim Brockett, Chris Brookhart, Claudette Dirkers, Dave Hink (left mtg early), Leo Keeler (left mtg early), Norman Kwiecien, Majorie Lombard, Fred Morsell, Debbie Newby, Erin Peters, Frances Ragsdale, Ron Wartman.

2. Commence Special Meeting

2.1 Discuss two election procedures

Discussed in special member meeting

2.2 Discuss email voting

Discussed in special member meeting

3. Board vote

Board members clarified exactly what they were voting on – revoke or not revoke ballots and then the procedure.

3.1 Election Procedure

Motion: Kevin moved and Ken seconded that the Board not allow revocation of votes.

Motion failed (4 in favor – Dennis, Kevin, Richard, Ken; 6 opposed – Andrea, Mark, Charlotte, Jerry, Gerald, Newman).

Motion: Andrea moved and Charlotte seconded that the board adopt procedures that allow for revocation. **Motion carried** (6 in favor – Newman, Gerald, Jerry, Charlotte, Mark, Andrea; 4 opposed – Ken, Richard, Kevin, Dennis).

Kevin and Debbie Newby resigned from the election committee.

Motion: Charlotte moved and Mark seconded that Andrea & Charlotte be appointed by this board to the election committee. **Motion carried** (9 in favor; 1 opposed – Kevin).

Election Committee members - Dennis, Charlotte, Andrea, Claudette Dirkers, Leo Keeler, Charlene Murphy – would create an election procedure that would allow for the revocation of ballots. Dennis indicated the committee chair(s) would be decided upon by the committee during their first meeting.

Action Item: *Dennis to contact Seth re: whether the new election procedures would need to go out first to landowners for 30-day review before being implemented given the amount of input the board had already sought and received.*

3.2 Email voting

4. Adjournment

Dennis adjourned the meeting at 7:50.

6. Next Board Meeting: August 12, 2019 at Emigrant Hall

Glastonbury Landowners Association, Inc.
Board of Directors Meeting - Final
August 12, 2019

1. Call to Order, Pledge of Allegiance, Prayer and one minute of silence

The meeting was called to order by Dennis Riley at 7:00 p.m.

PRESENT: Dennis Riley (President), Kevin Newby (Vice President), Mark Seaver (Treasurer, by phone), Charlotte Mizzi (Secretary), Newman Brozovsky, Gerald Dubiel, Ken Hurley, Richard Johnson, Jerry Ladewig, and Andrea Sedlak (by phone).

Also Attending: Karleen McSherry (Administrative Assistant)

Landowners: Donna Andersen, Miriam Barker, Tim Brockett, Yvonne Buck (on phone), Claudette Dirkers, Leo Keeler, Debbie Newby, Alisha Roskind, Don Taylor, Linda Ulrich, Ia Williams.

2. Set Agenda

Add 12.3 Hornack Settlement Offer.

3. Visiting Landowner Input Period

Linda Ulrich - email voting too selective not confidential enough for privacy concerns, may break governing documents, detrimental to LOs for various and numerous reasons; Ia Williams– concerned about using the word “alleged” on the agenda regarding the Johnson’s subdivision and believed it was a way for the board to dismiss complaints; everyone crossed out “alleged” from the agenda; Donna Andersen – the subdivision was a matter of public record; Tim Brockett asked a number of questions regarding the 2018 issues with Goldmeyer Creek, an Army Corps of Engineers violation letter to Walter Wunsch, and the 310 permit to move Goldmeyer Creek because of a road conflict; Dennis presented the facts regarding the issue up to that point as far as he knew;

Action Item: *Dennis - follow-up with the Corps of Engineers and the county regarding the status of the Goldmeyer Creek issue.*

4. UNFINISHED BUSINESS

5. Officer and Committee Reports

5.1 President’s Report

5.1.1 Policy/procedure for board email vote

Board email voting had become inconsistent in the way it was handled.

Action Item: *Ken and Charlotte to work on a policy and procedure for board email voting.*

5.2 Project Review Committee Report

5.2.1 NG 29-C Taylor driveway

Kevin reported the setbacks were met for the pads that were intended to be the foundations of a house and garage in the future; driveway access was through an easement across the neighboring property. **Motion:** Kevin motioned and Richard seconded to approve the project with a 12 ft. driveway and reseed as well as the installation of a 12” culvert by the access point. **Amended motion:** Kevin motioned and Richard seconded to accept NG 29-C’s new driveway across 29-B, the entrance off Capricorn with 10” culvert and to reseed all land not being used by the driveway. **Amended motion carried unanimously** by voice vote.

5.2.2 SG 83 Kassing garage addition

Gerald and Richard reported that the addition would be built alongside the existing garage and it was more than 50 ft to the boundary at Sagittarius Skyway. **Motion:** Gerald motioned and Richard seconded to approve the project with the condition that disturbed land be reseeded upon completion. **Motion carried unanimously** (10 in favor) by voice vote.

5.2.3 Should driveway standards be met/upgraded when new projects are approved?

The board discussed whether to suggest or require grandfathered driveways be upgraded at the time of a new project. Consensus was that driveways constructed before the Master Plan could not be required to change but the board could recommend the upgrade as part of the conditions of the new project approval.

5.2.4 NG 8A-2 & 3 E & R Properties subdivision

Gerald spoke with Edwin Johnson who informed him that his subdivision was court ordered. Discussion centered on whether this was a second subdivision, the need to research the issue at the county, or to receive a copy of the court order from the Johnson's.

Action Item: *Gerald – contact Edwin for a copy of the court order or have him fill out a project review application.*

5.3 Treasurer's Reports - MS

5.3.1 P&L, Balance Sheet, Deposit/Check Details, Customer Balance Summary July 2019

Motion: Mark moved and Jerry seconded to take \$30,000 from the general savings account and to put \$15,000 to the NG road reserve and \$15,000 to the SG road reserve. **Motion carried unanimously** by voice vote.

Motion: Andrea moved and Charlotte seconded to accept the treasurer's report. **Motion carried unanimously** by voice vote.

5.3.2 Small assessment statement balances

Mark informed the board that people who owed less than a \$1 didn't receive assessment statements in July; he explained the disconnect between the covenant with the extra 30-day leeway for new charges and the end of the billing month deadline for any carryover balances to not receive added interest and penalties; although October statements would be sent to all landowners with balances of any amount, he would not send interim statements for balances of less than \$5.

The board had received a letter from Mr. Sherwood detailing accidents and ill health in the previous several months that prevented him from fulfilling the requirements of his payment plan. **Motion:** Mark motioned and Kevin seconded to extend Robert Sherwood's payment period by four months with no additional interest and penalties. **Motion carried** by voice vote (9 in favor; 1 opposed – Jerry).

Mark reported that the GLA attorneys were moving to foreclose on two properties.

5.3.3 NG 29-C Taylor's assessment interest & penalty

Mark explained that the Taylors didn't receive assessment statements during the first two quarters. **Motion:** Mark moved and Charlotte seconded to rescind interest and penalties accrued during the first half of the year on NG 29-C. **Motion carried unanimously** by voice vote.

5.4 Secretary's Report – CM

5.4.1 Yvonne Buck potential assisted living house, # of employees

Yvonne Buck inquired about the possibility of buying a house in Glastonbury that would be used for a small assisted living facility, which she believed would be an asset to the community by keeping residents close to family and friends as well as being better able to accommodate individual needs. The house would be a single-family residence with one kitchen and a number of bedrooms. Seven employees would be required to run the facility. The board discussed that such a facility didn't fit within the framework of the GLA's governing documents that allow for a cottage industry with up to three employees and light manufacturing with a maximum of seven employees; the strict codes and licensure of such facilities that the GLA would need to verify she had met the requirements of; and the fact that the board could grant a variance to the type of business and number of employees.

Action Item: Yvonne Buck – submit a written proposal to the board regarding the property being considered and the plan for the facility, including number of employees needed.

5.4.2 Newsletter

Motion: Kevin motioned and Ken seconded to send a newsletter out via email and postal mail. **Motion carried unanimously** by voice vote.

Action Item: Board send articles to Karleen by 9/13.

Action Item: Karleen - remind board members by September 3rd to submit articles; send newsletter out by September 27th.

5.4.3 Dec BOD mtg date

Discussion ensued regarding the December board meeting being the Monday after Thanksgiving week. **Motion:** Charlotte moved and Ken seconded that the board change the December 2nd board meeting to December 9th. **Motion carried unanimously** by voice vote.

5.5 Road / Management Committee Report

5.5.1 Spring maintenance wrap-up

Ken reported that the spring maintenance work had been completed; only half of what was requested was done in South and the bill reflected that; the North Glastonbury invoice was \$19,000 but there were discrepancies between the work orders and what was finished; Chad eventually fixed those areas.

5.5.2 Road repairs

Ken reported that the committee had received bids from Chad Standish for asphalt repair on Capricorn where water had pooled last winter; the committee wasn't unified in whether to raise the road by the Sandoval property or if that would just move the water to somewhere else; the next Road Committee meeting was scheduled for Thursday the 15th and the above issues were to be on the agenda as well as Brookhart's issue and the question of when and why a flooding road is a road committee problem.

Joanna Dawson completed most of the agreed upon work in North Glastonbury but hadn't done anything in South.

Action Item: Ken – ask Joanna to detail on the invoice the work finished.

Action Item: Karleen – forward bills to the committees.

Action Item: Ken – contact Debbie Newby to let her know when the mowing of Arcturus would be done.

5.6 Complaint Committee

5.6.1 Tom & Christy Willie building

The Complaint Committee tried to find Mr. Willie to inform him of what he would need to do to come into compliance but he refused their certified letter. **Motion:** Jerry motioned & Andrea seconded to close this issue as a complaint and send it to the legal committee to handle. **Motion carried unanimously** by voice vote.

5.6.2 Herb & Joanna Dawson unsightliness

The Dawsons hadn't responded to letters sent to them regarding property unsightliness other than when Joanna came to the board meeting. **Motion:** Andrea moved and Jerry seconded to find Mr. Dawson in violation of the covenants and to authorize a notification letter be sent to him. **Motion carried unanimously** by voice vote.

Action Item: Jerry – draft a letter to be signed by Dennis telling the Dawsons they're not in good standing and therefore can't vote or submit a project application.

5.6.3 Robert Sherwood nuisance & eyesore

Jerry reported that the committee was trying to find Mr. Sherwood to let him know that he's facing a court date.

Action Item: Karleen - send Jerry the date of Sherwood's latest letter.

Action Item: Karleen – shred all medical records sent to us by Sherwood.

5.7 Governing Documents Committee - JL

5.7.1 Update on status to incorporate amendments into Bylaws

After final board approval of the proposed election procedures that were going out for landowner 30-day review, the Governing Documents Committee planned to add them to the bylaws along with other proposed changes that would be put before the members for review and a vote in 2020.

5.8 Legal Committee Report – DR

5.8.1 O’Connell case updates

The Montana Supreme Court rejected the O’Connell’s appeal of their vexatious litigant status.

5.9 Election Committee Report – DR

5.9.1 Vote for Andrea to be co-chair

Motion: Newman motioned and Charlotte seconded to nominate Andrea as co-chair of the Election Committee. **Motion carried** by voice vote (9 in favor; 1 abstention – Andrea).

5.9.2 2019 proposed election procedures

Motion: Andrea moved and Charlotte seconded that the board approve these proposed procedures to go out for 30-day review. **Amended motion** – Andrea moved and Charlotte seconded to add to her previous motion that the procedures be sent simultaneously to Seth. **Motion carried** by voice vote (8 in favor; 2 opposed – Kevin & Ken).

5.9.3 Documents to be sent in nomination election mailing

It was noted that the North Glastonbury documents included the addition of a fourth opening that would be a one-year term. **Motion:** Charlotte moved and Jerry seconded that the board accept all nomination documents with one edit - removing the middle signature line on the nomination form, leaving one on front and one on back as indicated in yellow. **Motion carried unanimously** by voice vote.

6. Approve minutes: June 10, 2019 BOD Meeting; July 22, 2019 Special Meeting of Members & Special Board of Directors Meeting.

Motion: Charlotte motioned and Jerry seconded to approve the June 10 & July 22 2019 meeting minutes. **Amended Motion:** Charlotte motioned and Jerry seconded to accept the June 10, July 22 Special Meeting of the Members and July 22 Special Meeting of the Board meeting minutes. **Motion carried unanimously** by voice vote.

7. Ombudsman Reports

Linda had a call from a landowner about overgrown thistle on a neighboring lot. She contacted that person but hasn’t heard back.

8. Finished Business

8.1 Email Votes

1. Vote to hold the special meeting at 6:00 pm

June 12-14, 2019 **Motion:** Kevin motioned and Gerald seconded to have the Special Meeting on July 22 at 6:00 p.m. **Motion carried** (8 In favor – Kevin, Gerald, Andrea, Charlotte, Ken, Dennis, Jerry, Richard; Did not vote – Newman, Mark).

2. June 24, 2019 Motion: Charlotte moved that any people interested in filling the vacant positions for NG on the board need to let us know by the August meeting. Discussion.

Restated motion: If the two open NG positions are not filled at the August board meeting, then those positions will be announced, along with the normal three, to the NG membership as open seats in the September nominations mailing to be filled at the annual meeting. Discussion. **Motion stalled** – one of the open positions is already slated to be refilled at the November election so there would only be four open positions on the ballot not five; bylaws state that the board shall fill open positions

therefore even if members vote someone in for the position that expires in 2020, the board still has to approve that candidate; Dennis sent the issue to Seth for an opinion.

3. June 29-July 4, 2019 **Motion:** Andrea motioned and Ken seconded that the board must view and approve by vote all materials that are to be sent to the full membership. **Motion carried** (7 in favor – Andrea, Mark, Ken, Richard, Dennis, Gerald, Kevin (changed vote from no to yes); 2 opposed – Jerry, Charlotte; 1 didn't vote – Newman).

4. Related to #3

June 29, 2019 Charlotte's recommendation to amend Andrea's motion for Jerry to edit correspondence along with Dennis and Charlotte. No amendment was offered.

5. Related to #3

June 29, 2019 **Motion:** Jerry motioned that a minimum of four board members must review material before it goes to final copy. **No second.** New motion cannot be submitted until a vote is completed on the original motion.

6. July 1-12, 2019 **Motion:** Jerry motioned and Mark seconded that the board approve the attached letter to resolve the June 14, 2019 complaint by D. Newby. **Motion carried** (7 in favor – Jerry, Mark, Dennis, Andrea, Ken, Newman, Richard; 1 opposed – Kevin; 1 abstention – Charlotte; 1 didn't vote – Gerald).

7. July 6-8, 2019 **Motion:** Andrea moved and Charlotte seconded that the board approve this dried-in letter with the alternative wording usage depending on whether it is before or after the 15th of the assessment month. **Motion carried unanimously** (10 BOD).

8. Aug 1-3, 2019 **Motion:** Pursuant to the second amendment to the Bylaws, voted upon by the members on April 14, 2014 and adopted by the Board of Directors at their monthly meeting on June 9, 2014 that allows for email to be used as a method of communication and notice with members for the purpose of saving time and money, simplifying and streamlining procedures as well as utilizing the conveniences provided by modern technology, and

Whereas the GLA accepts faxed ballots from landowners for annual elections and other member votes, such as changes to the governing documents, and

Whereas a survey of the members conducted in the spring of 2019 that asked landowners whether the GLA should allow email voting indicated members were in favor of it by a margin of almost 2.5 to 1,

Charlotte moved and Jerry seconded that the board allow landowners to vote by email in all circumstances and situations requiring a member vote. **Motion carried** (8 in favor – Charlotte, Jerry, Dennis, Andrea, Mark, Gerald, Richard, Newman; 1 opposed – Kevin; 1 didn't vote – Ken).

9. Visiting Landowner Input Period

10 Adjournment

Meeting was adjourned at 10:08.

11. Next Board Meeting: September 9, 2019

12. Closed Session open at 10:13

The closed session was called to order by Dennis Riley at 10:13.

12.1 Legal issue vote

Motion: Kevin moved and Charlotte seconded to follow Alanah's advice. **Motion carried unanimously** by voice vote.

12.3 Hornack Settlement offer

Motion: Mark moved and Charlotte seconded to accept Hornack's offer. **Motion carried unanimously** by voice vote.

12.2 Employee's issues

Motion: Kevin moved and Newman seconded that Project Review applications sent to non-board committee members were to have personal information including phone number(s), signature(s), assessment fees owed, floor plans, etc. redacted. **Motion carried** (9 in favor; 1 opposed – Kevin).

Meeting adjourned – 11:05

Glastonbury Landowners Association, Inc.
Board of Directors Meeting – Final
September 9, 2019

1. Call to Order, Pledge of Allegiance, Prayer and one minute of silence

The meeting was called to order by Dennis Riley at 7:00 p.m.

N.B. Only the last 20 minutes of this meeting was audio recorded.

PRESENT: Dennis Riley (President), Mark Seaver (Treasurer, by phone), Newman Brozovsky, Gerald Dubiel, Ken Hurley, Richard Johnson, Jerry Ladewig, and Andrea Sedlak (by phone).

ABSENT: Charlotte Mizzi (Secretary), Kevin Newby (Vice President).

Also Attending: Karleen McSherry (Administrative Assistant)

Landowners: Wyatt Adler & Cheyenne Bray, Miriam Barker, Chris Desborough, Claudette Dirkers, Sharon Johnson; Linda Ulrich, Jewel Wieczorek (left at 7:30).

2. Set Agenda

3. Visiting Landowner Input Period

4. UNFINISHED BUSINESS

5. Officer and Committee Reports

5.1 President's Report – DR

5.2.1 Identification of callers on conference calls

Board meetings are private and the board has the option of not allowing non-members to participate. There have been breaches in the past and to avoid having them in the future people who call in to the conference call need to identify themselves. **Motion:** Andrea moved and Jerry seconded that people calling from any number that is not recognized on caller ID will be requested to identify themselves, and for them to be disconnected if they refuse to do so. **Motion carried unanimously** (8 in favor) by voice vote.

5.2.2 Treasurer to send invoices to committees

Tabled.

Action Item: *Dennis to talk to Charlotte about this.*

5.2 Project Review Committee Report – GD / KN

5.2.1 NG 54-E Desborough garage & driveway extension

Motion: Gerald motioned and Ken seconded to approve the project with the condition that disturbed land be reseeded upon completion and all necessary permits be obtained from Park County. **Motion carried unanimously** by voice vote.

5.2.2 SG 84-D Wallace garage

Motion: Gerald motioned and Richard seconded to approve the project with the condition that disturbed land be reseeded upon completion and appropriate permits be obtained from Park County. **Motion carried unanimously** by voice vote.

5.2.3 NG 24-C Wieczorek Shed

Motion: Gerald motioned and Newman seconded to approve the project with the condition that disturbed land be reseeded upon completion and any required permits from Park County be obtained. **Motion carried unanimously** by voice vote.

5.3 Treasurer's Reports - MS

5.3.1 P&L, Balance Sheet, Deposit/Check Details, Customer Balance Summary Aug 2019

Almost \$95,000 had been collected from past due accounts with \$35,000 - \$40,000 written off because of the age of the debts. Mark suggested looking at moving money

for roads; and engaging in prudent budgeting that uses long term averaging across five years for snow removal costs. **Motion:** Andrea moved and Gerald seconded to accept the treasurer's report. **Motion carried unanimously** by voice vote.

Mark also suggested the board look at setting criteria for when a lien is filed based on money owed, time in arrears or both.

5.4 Secretary's Report – DR for CM

5.4.1 Petty cash

Motion: Dennis motioned and Jerry seconded to create petty cash fund of \$50 for the administrative assistant. **Motion carried unanimously** by voice vote.

5.4.2 Newsletter articles

Reminder that articles were due to Karleen by Friday the 13th.

5.5 Road / Management Committee Report – KH

5.5.1 NG co-chair

Motion: Ken motioned and Newman seconded to designate John Carp as co-chair of Road Committee. **Motion carried unanimously** by voice vote.

5.5.2 Fall maintenance planning

John put together a spreadsheet for \$2,700 worth of fall road work in North that needed to be done and he met with Dale & Chad; Ken also met with Chad about \$8,400 worth of grading and rolling to be completed this fall in SG; a culvert needed to be installed on Sagittarius Pl. that was budgeted under road repairs. Discussion included Linda Ulrich noting that the seeds she sowed this year didn't come up; Miriam asked about repairs to Leo, Chad agreed to fix Vera Kay's driveway at no cost to the GLA; and the need for cleaning out cul de sacs in preparation for winter.

Action Item: Ken, Mark & Dennis - meet regarding the road budget.

Action Item: Ken – get Jim & Chad together to identify issues that need to be handled on Leo.

Action Item: Gerald – investigate owner of van abandoned in the cul de sac at the end of Mercury so it can be removed.

Next Road Committee meeting: Thursday, September 12.

5.6 Complaint Committee – JL

No complaint committee mtg in Sept.

5.6.1 Herb Dawson

Motion: Jerry moved Ken seconded to send a letter to Herb Dawson via Seth using points from Jerry's template. **Motion carried unanimously** by voice vote. Discussion included the question of whether Joanna Dawson should be hired by the GLA to mow the roads when they're not in compliance; the property isn't in her name; Mrs. Dawson said she wasn't interested in doing business with the GLA anymore.

Action Item: Dennis - pass Jerry's template along to Seth.

5.6.2 Robert Sherwood

Jerry reported that Dennis gave to Seth Mr. Sherwood's most recent address for the court filing.

5.6.3 Cristin Dhieux-Fowle

Cheyenne Bray, Mrs. Fowle's daughter, explained that everyone on their property belongs to the fire department so they know the burn rules and followed them. They had a small burn pit less than 48 inches to clean up brush; their dogs do chase gophers and they agreed to keep them on their property; regarding the creek eroding from the fence being there, they were looking into doing fence improvements; and they don't pump water from the North Fork of Fridley Creek to their barn.

Action Item: Dennis requested that the landowners give the GLA a written response.

5.7 Governing Documents Committee - JL

5.7.1 Status?

Jerry reported that nothing was new; she wrote the blurb for the newsletter regarding the previous bylaws amendments now in their right place in the documents; and no committee meeting was scheduled for this month.

5.8 Legal Committee Report – DR

5.8.1 Update on collections

Dennis reiterated that the association had collected almost \$95,000 in past due accounts this year. Mark recommended moving forward on another half dozen.

5.8.2 O’Connell update on foreclosure

Dennis reported that in response to the GLA’s filing of a foreclosure on the O’Connells for \$18,000 in attorney’s fees, they filed Chapter 7 bankruptcy. The GLA was talking with other attorneys that specialize in this area of law.

5.9 Election Committee Report – AS / DR

5.9.1 Board approval of revised/updated vote mailing documents

Motion: Andrea moved & Jerry seconded that board approve the five documents to send in the vote mailing. **Motion carried unanimously** by voice vote.

5.9.2 Board approval of revised legal entity letter & form

Motion: Andrea moved and Ken seconded that the board approve the legal entity letter and form for adoption and send them to legal entities. **Motion carried unanimously** by voice vote.

5.9.3 Board approval of minor election procedures edits

Motion: Andrea moved and Gerald seconded that the board send to Seth the slightly revised version of the election procedures that have gone out for 30-day review.

Motion carried unanimously by voice vote.

Action Item: *Andrea - send edited procedure to Dennis.*

6. Approve minutes: August 12, 2019 BOD Meeting

Jerry noted that neither she nor Andrea agreed to write a blurb for the newsletter about the bylaws on the website that now incorporate the amendments. See 5.7.1.

Motion: Dennis motioned and Jerry seconded to accept the August 12, 2019 board meeting minutes as amended. **Motion carried unanimously** by voice vote.

7. Ombudsman Reports

Linda reported that she had a call from a landowner about someone shooting, she told the landowner to call the sheriff who came and the issue was resolved.

8. Finished Business

8.1 Email Votes

1. **Motion:** Following Alanah’s advise, Dennis moved and Kevin seconded that the board approve \$1,000 to continue to collect from the O’Connells. **Motion carried** (9 in favor – Dennis, Kevin, Mark, Gerald, Richard, Ken, Andrea, Newman, Jerry; 1 didn’t vote - Charlotte).

9. Visiting Landowner Input Period

10 Adjournment

The meeting was adjourned by Dennis at 8:20.

11. Next Board Meeting: October 7, 2019

12. Closed Session

Glastonbury Landowners Association, Inc.
Board of Directors Special Meeting Minutes - Final
September 24, 2019

1. Call to Order

The meeting was called to order by Dennis Riley at 7:02 p.m. via telephone conference.

PRESENT: Dennis Riley (President), Kevin Newby (Vice President), Mark Seaver (Treasurer), Charlotte Mizzi (Secretary), Newman Brozovsky, Ken Hurley, Richard Johnson, Jerry Ladewig, and Andrea Sedlak.

ABSENT: Gerald Dubiel.

Also Attending: Karleen McSherry (Administrative Assistant).

Landowners: Claudette Dirkers, Debbie Newby.

2. Announce meeting being recorded

3. Election Procedures

Andrea summarized the 30-day review responses from landowners. **Motion:** Andrea moved and Jerry seconded that the Board authorize use of the election procedures with the edits it approved in its September 9 meeting. **Motion carried** (8 in favor – Newman, Ken, Richard, Jerry, Charlotte, Mark, Andrea, Dennis; 1 opposed – Kevin).

4. Requirements for representatives of Legal Entities and Proxy Appointees

4.1 Legal entity vote

Motion: Andrea moved and Richard seconded that the Board approve the following general requirement on representatives of legal entities: “A designated representative of a Membership Interest owned by a legal entity, who is authorized to vote, serve on the board, or otherwise act on behalf of the legal entity, need not be a Member, but if the representative is a Member, they must be in good standing per Covenant 3.19.” **Motion carried** (7 in favor – Ken, Richard, Jerry Kevin, Mark, Andrea, Dennis; 2 opposed – Newman, Charlotte).

4.2 Proxy appointee vote

Motion: Andrea moved and Ken seconded that the Board approve the following general requirement on proxy appointees: “A proxy appointed by a Member to cast vote(s) need not be a Member, but if the proxy appointee is a Member, they must be in good standing per Covenant 3.19.” **Motion carried** (7 in favor – Ken, Richard, Jerry, Kevin, Mark, Andrea, Dennis; 2 opposed – Newman, Charlotte).

5. Use of Mailchimp to send announcements to LOs

Motion: Charlotte moved and Andrea seconded that the board approve the use of Mailchimp to communicate with landowners on the Official and Non-Official email lists. **Motion carried unanimously.**

6. Adjournment

The meeting was adjourned at 7:27.

7. Next Board Meeting: October 7, 2019 at Emigrant Hall

Glastonbury Landowners Association, Inc.
Board of Directors Meeting Minutes – Final
October 7, 2019

1. Call to Order, Pledge of Allegiance, Prayer and one minute of silence

The meeting was called to order by Dennis Riley at 7:01 p.m.

PRESENT: Dennis Riley (President), Mark Seaver (Treasurer), Charlotte Mizzi (Secretary), Newman Brozovsky, Gerald Dubiel (arrived 7:07), Ken Hurley, Richard Johnson, and Andrea Sedlak.

ABSENT: Kevin Newby (Vice President), Jerry Ladewig.

Also Attending: Karleen McSherry (Administrative Assistant)

Landowners: Miriam Barker, Claudette Dirkers, Sharon Johnson, Clare Parker, George Roscoe (on phone), Linda Ulrich, Robert Wallace, Ron Wartman.

2. Announce meeting being recorded

3. Set Agenda

6.1.2 Annual Meeting guest speaker

4. Visiting Landowner Input Period

5. UNFINISHED BUSINESS

6. Officer and Committee Reports

6.1 President's Report

6.1.1 Well log requirement waiver

Motion: Mark moved and Charlotte seconded to waive the well log requirement.

Amended Motion: to waive the well log requirement for 2 years. **Motion carried unanimously** (8 in favor) by voice vote.

Action Item: Charlotte/Karleen - In the next newsletter inform landowners about their responsibility regarding well logs.

6.1.2 Annual Meeting guest speaker

Motion: Dennis moved & Andrea seconded to allow Greg Coleman to come to the annual meeting at noon to discuss emergency plans. **Motion carried unanimously** by voice vote.

6.2 Project Review Committee Report

6.2.1 NG 53-C Wallace residence, well, septic, driveway

Motion: Gerald moved and Mark seconded to approve the project with the conditions that disturbed land be reseeded upon completion, all necessary permits be obtained from Park County and he pays the \$30 due. **Motion carried unanimously** by voice vote.

6.2.2 SG 48 Stomierowski, well, driveway

Motion: Gerald moved and Charlotte seconded to approve the project with the conditions that disturbed land be reseeded, the correct culvert be placed and the \$10 additional fee be paid. **Motion carried unanimously** by voice vote.

6.2.3 SG 51-D Schmitt/Smith, driveway

Motion: Gerald moved and Richard seconded that approve with the conditions that disturbed land be reseeded and they notify the GLA before beginning work so the GLA can monitor the process. **Motion carried unanimously** by voice vote.

6.3 Treasurer's Reports

6.3.1 P&L, Balance Sheet, Deposit/Check Details, Customer Balance Summary Sep 2019

Mark reported that the association was \$17,000 over budget for snow removal and transferred \$19,000 from the snow removal fund; amount spent on snow removal every

year likely to fluctuate with some years going over budget and some under so the five year average works out to a little less than budgeted. **Motion:** Charlotte moved and Gerald seconded to accept the TR. **Motion carried unanimously** by voice vote.

6.3.2 Road costs / Assessment increase

North Glastonbury was \$10,500 over budget without the fall grading; the bid from Standish for fall maintenance was \$10,290; in addition there was another bid for \$3,616 for ditch work on Pisces (repair to be paid for out of the road fund). It was recommended to add an account line for the quarterly collections separate from unallocated funds, and for repairs to be paid for out of the road reserves while ongoing maintenance was to be paid from assessments.

The suggestion was made that the Project Review application should include a damage fee if a building project significantly damages a GLA. **Motion:** Mark moved that if a project does significant damage to GLA roads, the landowner would pay for it and this needed to be added to the Project Review Application. **Vote TABLED** until next month. Discussion included questions about who would determine the damage, if the landowner could request bids for the repair, etc.

With \$14,700 budgeted for South Glastonbury fall roadwork, the \$12,550 bid for maintenance, mag chloride and repair was under budget by about \$2,000.

6.3.3 Assessment balances of \$1 and under

There were seven people with balances under \$1.00 totaling \$2.45. The cost of trying to collect those amounts would far exceed the income. Mark, Dennis & Charlotte paid the balances owed giving those landowners a one time exemption to vote.

Action Item: Karleen – Let the landowners with small balances know that their balances have been paid one time only.

6.4 Secretary's Report

6.4.1 Mailings

Charlotte reported that in the prior six weeks three mailings were sent - nomination, newsletter & vote mailings.

6.5 Road / Management Committee Report

6.5.1 Fall maintenance status

Ken reported that fall roadwork had started in South Glastonbury and then would move to North; there was a meeting on Sagittarius Place regarding a culvert.

6.5.2 Snow removal contract

Contract signed last year with Standish for snow removal was for two years with the provision it could be renegotiated after the first year and it was resigned. John Carp was the primary snow coordinator with Chad.

6.6 Complaint Committee

6.7 Governing Documents Committee

6.8 Legal Committee Report

6.8.1 O'Connell update

Previously the O'Connells had one of their children file a petition with the MT Supreme Court saying she didn't feel represented; the Supreme Court rejected their petition; owing court-ordered payment of the GLA's attorney fees, the O'Connells declared bankruptcy.

6.9 Election Committee Report

6.9.1 Update

Andrea reported that the committee met and finalized all materials for the nomination and vote mailings; there was to be a meeting the following Wednesday night to finalize

instructions for training; and there would be three trainings for election day volunteers
- verifiers, ballot counters and sign-in people.

7. Approve minutes: September 9 BOD, September 20 BOD Closed, September 24 BOD Special

Motion: Andrea moved and Gerald seconded to accept the Sept 9, Sept 20, Sept 24 special meeting of the board meeting minutes. **Motion carried unanimously** by voice vote.

8. Ombudsman Reports

Linda reported that a neighbor suggested that if someone has a concern with another landowner, prior to writing a letter to the complaint committee, the person should be encouraged to talk to the offender and that guilt should not be presumed. People shouldn't have to prove their innocence.

9. Finished Business

9.1 Email Votes

1. September 19-20, 2019 **Motion:** Mark moved and Charlotte seconded that the board authorize Karleen to mail out the fall 2019 newsletter. **Motion carried** (8 in favor – Mark, Charlotte, Jerry, Dennis, Richard, Newman, Andrea, Ken, Kevin; 1 didn't vote – Gerald).
2. September 28-30, 2019 **Motion:** Andrea moved and Mark seconded that the candidates' bios should be sent to voters exactly as the candidates wrote them, not edited by the Admin Assistant. **Motion carried** (8 in favor – Andrea, Mark, Dennis, Ken, Kevin, Richard, Jerry, Gerald; 1 in favor with the provision that the admin can send bios back to candidates for one last look – Charlotte; 1 didn't vote – Newman).

10. Visiting Landowner Input Period

11. Adjournment

Dennis adjourned the regular meeting at 8:08.

12. Next Board Meeting: November 4, 2019

13. Closed Session

Closed session called to order at 8:14

13.1 Admin Annual Review

Action Item: *Charlotte / Mark – put together a proposed wage and benefit package for the administrative assistant.*

The closed session was adjourned at 8:40.

Glastonbury Landowners Association, Inc.
Board of Directors Meeting
November 4, 2019

1. Call to Order, Pledge of Allegiance, Prayer and one minute of silence

The meeting was called to order by Kevin Newby at 7:00 p.m.

PRESENT: Dennis Riley (President, by phone), Kevin Newby (Vice President), Mark Seaver (Treasurer), Charlotte Mizzi (Secretary), Newman Brozovsky, Gerald Dubiel, Ken Hurley, Richard Johnson, Jerry Ladewig, and Andrea Sedlak.

Also Attending: Karleen McSherry (Administrative Assistant)

Landowners: Miriam Barker, Claudette Dirkers, Debbie Newby, Kerin Richards (by phone until 7:15).

2. Announce meeting being recorded

3. Set Agenda

6.3.3 Withdrawal of \$5,000 from GLA account

4. Visiting Landowner Input Period

5. UNFINISHED BUSINESS

6. Officer and Committee Reports

6.1 President's Report

6.1.1 Appreciation and recognition

Dennis extended a warm thank you to everyone who participated in the election meeting preparations.

6.2 Project Review Committee Report

6.2.1 Gerald – Chute shed NG 28-D

Gerald reported that the Chutes had arranged for a contractor to move their shed to the proper setback but they didn't come. The project was not in compliance. The move was expected to be done next year.

6.2.2 Richard – dried in building off Evening Star

Action Item: Richard to find out and let board know whose property this is.

6.3A Treasurer's Report

6.3A.1 Adding road damage fees notice to PR app

Mark added wording about project review fees for road damage to the Project Review Application and for the section on the website. **Motion:** Ken moved and Andrea seconded that the board accept the proposed wording on the Project Review Application and for the website. **Motion carried unanimously** (10 in favor) by voice vote.

6.3A.2 NG 33-C Richards' number of dwellings

The previous owner had a renter; the Richards prefer to make it a single family dwelling; to do so they need to remove the door that separates the spaces.

Action Item: Gerald – inspect Richards' house to determine if meets criteria for a single family dwelling and report back to board.

Action Item: Board – email vote to convert status from two dwellings to one.

6.3A.3 Withdrawal of \$5,000 from GLA account

One of the association officers went to Bank of the Rockies to withdraw money from a personal account onto a travel card. The bank accidentally transferred the \$5,000 from the GLA account. The bank recognized their error and rectified it as soon as it was brought to their attention. The board asked for a letter from the bank stating their error.

6.3B Finance Committee Reports

6.3B.1 2020 budget

Mark and Andrea prepared a preliminary budget with four income options, three of which increased assessments to compensate for road expenses that keep going up. Disagreement ensued regarding the process or lack thereof to produce the draft budget. Mark resigned as treasurer. Charlotte agreed to lead a meeting with Dennis and Ken to prepare a draft budget.

Action Item: Charlotte – send out Thursday meeting notice right after the board meeting.

Action Item: Charlotte – call Micah for October 31 end of month report as well as for the ineligible list.

6.4 Secretary's Report

6.4.1 Correspondence from board members to LOs

All correspondence from individual board members and committee chairs goes through the admin to put on letterhead when applicable, to proof, check for issues and then send out via postal mail or the Info account.

6.5 Road / Management Committee Report – KH

6.5.1 Fall maintenance status

Ken reported South Glastonbury's maintenance expense (\$12,400) came in under budget (\$14,700). Even though grading cost \$2,200 more for use of a water truck, some of the planned work, such as a second application of mag chloride, didn't get done. When the final numbers come in from North, it was expected to be over budget. There would be a significant difference between what was bid and what was invoiced (items didn't get done). Money would likely need to be moved from the chip seal fund to pay for crack sealing and from the North Glastonbury Road Reserve to cover the rest of the overage. Discussion involved how year-end leftover funds were allocated in the past, the pros and cons of receiving fund reports, how pre-paid funds were represented, the need to take a hard look at the budget because mag chloride cost 50% more than anticipated, and the possibility of an assessment in North Glastonbury to pay for chip sealing the paved road.

6.6 Complaint Committee – JL

6.6.1 Dawson

The committee closed this case and turned it back to the complainant because they were unable to contact Mr. Dawson and repeated letters resulted in no correspondence from him. A decision was made not to take this issue to court, which would be the next step. **Motion:** Jerry moved and Kevin seconded to approve the complaint committee's October 29 response to John Carp re: his Herb Dawson complaint. **Motion carried unanimously.**

6.6.2 Sherwood

Multiple attempts had been made to find Mr. Sherwood to serve him with legal notice to no avail. Dennis talked to Seth who was to send the filing – a court order requiring him to get rid of the cars and other eyesores – that needed to be presented to the Sherwoods, concurrent with going down the public notice route.

Action Item: Karleen – hold Sherwood letter, don't send it.

Action Item: Dennis – send copy of legal filing to Jerry as soon as you received it.

6.6.3 Hanan

The committee wrote two letters, one to each of Ms. Hanan's neighbors – George Martin and Andrea Peacock - regarding the alleged violation of Covenant 4.02 Landowners' Animals.

6.6.4 O'Connell

Jerry presented to the board a letter written to the O'Connells that stated their complaint was closed. **Motion:** Jerry moved and Kevin seconded that the board approve the O'Connell letter to be sent. **Motion carried unanimously** by voice vote.

6.7 Governing Documents Committee - JL

Jerry reported that Governing Documents Committee meetings had been on hold for election issues to be finalized. It was expected that the committee would resume meeting in January to incorporate election procedure changes.

6.8 Legal Committee Report – DR

Dennis sent information from James Screnar, our new bankruptcy attorney. He had filed a document with the state bankruptcy court basically saying there was no validity to their claim and the GLA wanted to collect the monies owed. The O'Connells had 14 days to respond. A month prior, the Montana Supreme Court ruled that their daughter, Vesta, didn't have any standing to protest the vexatious litigant claim. Mark reported that he had sent Tyler a list of five people for collections.

Action Item: Dennis - set up a meeting with the new legal committee and Tyler.

6.9 Election Committee Report – AS / DR

6.9.1 Update

Andrea reported that the committee held many meetings to rework all of the training documents and three meetings to train election volunteers as verifiers, ballot counters and those at the sign-in table.

7. Approve minutes: October 7, 2019

Motion: Gerald motioned and Charlotte seconded to accept the Oct 7, 2019 board meeting minutes. **Motion carried (8 in favor, 2 abstentions – Jerry & Kevin)** by voice vote.

Action Item: Karleen – finalize Sept meeting minutes and send to Charlotte and Ken to send to landowners and post on the website respectively.

8. Ombudsman Reports

No report from Miriam.

9. Finished Business

9.1 Email Votes

1. Oct 28-29, 2019 **Motion:** Dennis moved and Andrea seconded to send Tim Brockett a reply stating that the Golmeyer Creek issue has potential legal ramifications; the GLA board will not provide any documents or verbal discussion on that topic until it is fully resolved. **Motion carried** (9 in favor – Dennis, Andrea, Mark, Ken, Charlotte, Newman, Jerry, Richard, Gerald; 1 opposed – Kevin).

10. Visiting Landowner Input Period

11. Adjournment – 9:25 pm

12. Next Board Meeting: December 9, 2019

13. Closed Session

Glastonbury Landowners Association, Inc.
Glastonbury Landowners Annual Meeting & Elections Minutes
November 9, 2019

1. Pre-Meeting: Early Sign-In & Continental Breakfast Buffet

2. Meeting Commencement/Pledge of Allegiance/Opening Prayer/Welcomes

Dennis Riley called the meeting to order at 10:03 a.m., the group recited the Pledge of Allegiance and Monique Brunson gave the opening prayer.

3. Proof of Notice of Meeting, Proxy & Quorum Certification

Dennis Riley provided proof of quorum – 320 were authorized to vote and 80 were needed for quorum; there were 74 absentee ballots, 9 proxies and 36 in attendance for a total of 119 at 10:00. Dennis announced the meeting was being recorded.

4. Reading of Minutes of preceding meeting

The members agreed to forego the reading of the minutes of the previous meeting.

5. Introduction of the Candidates

Dennis Riley introduced the North and South Glastonbury Candidates who gave their speeches to the membership either in person or by having a statement read by a member in attendance.

6. Question & Answer Period for Candidates

North and South Glastonbury Candidates answered questions from members and other Candidates.

7. Director & Officer Reports

Dennis Riley presented the President's Report.

8. Reports of Committees

Road Committee:

Ken Hurley presented the Road Committee's Report.

Project Review Committee:

Gerald Dubiel presented the Project Review Committee's Report.

Complaint Committee:

Jerry Ladewig presented the Complaint Committee's Report.

Governing Documents Committee:

Jerry Ladewig presented the Governing Documents Committee's Report.

9. Refreshment Break

10. Announcement that the Voting Period Had Ended

11. Guest Speaker – Greg Coleman from Park County Emergency Planning

Mr. Coleman brought tote bags containing emergency preparedness information and spoke about the county's efforts to help residents prepare for dangerous situations, such as wildland fires. He also encouraged everyone to sign up to receive county alerts at nixle.com.

12. Forum for Members' Questions/Comments

Members, Candidates and Directors spoke and answered questions.

Glastonbury Landowners Association, Inc.
Glastonbury Landowners Annual Meeting & Elections Minutes
November 9, 2019

12. Announcement of Election Voting Results

North Glastonbury Candidates and votes received:

62 – Charlotte Mizzi
55 – Aija-Mara Accatino
49 – Chris Desborough
39 – Claudette Dirkers
01 – Lisa Bush (write-in)
01 – Andrea Peacock (write-in)

South Glastonbury Candidates and votes received:

43 – Alicia Roskind
36 – Tim Brockett (write-in)
35 – Ed Dobrowski
33 – Clare Parker
29 – Leo Keeler (write-in)
29 – Kevin Newby (write-in)
02 – Sam Hazen (write-in)
02 – Mark Seaver (write-in)
02 – Andrea Sedlak (write-in)
01 – Dan Kehoe (write-in)

North Glastonbury Ombudsman and votes received:

29 – John Carp (write-in)
02 – Dave Hink (write-in)
02 – Penelope Price (write-in)
01 – Linda Ulrich (write-in)
01 – Donna Lash Andersen (write-in)
01 – Gerald Dubiel (write-in)
01 – Charlene Murphy (write-in)

South Glastonbury Ombudsman and votes received:

14 – Miriam Barker (write-in)
01 – Tim Brockett (write-in)
01 – Jeannie Campbell (write-in)
01 – John Clawson (write-in)

Dennis Riley summarized that the North Glastonbury Directors elected were Charlotte Mizzi, Aija-Mara Accatino, Chris Desborough and Claudette Dirkers; the South Glastonbury Directors elected were Alicia Roskind and Ed Dobrowski. Clare Parker and Tim Brockett were tied for the third seat. The Ombudsman elected for North Glastonbury was John Carp and Miriam Barker was elected as Ombudsman for South Glastonbury.

13. Meeting Adjourned at 12:51 pm.

Glastonbury Landowners Association, Inc.
Board of Directors Meeting – Final
December 9, 2019

1. Closed session 6:45 – 7:05

1.1 Employee issue

2. Call to Order, Pledge of Allegiance, Prayer and one minute of silence

The meeting was called to order by Charlotte Mizzi at 7:10 p.m.

PRESENT: Dennis Riley (President, by phone), Charlotte Mizzi (Secretary), Aija-Mara Accatino, Tim Brockett, Newman Brozovsky, Chris Desborough, Claudette Dirkers, Ed Dobrowski, Gerald Dubiel, Ken Hurley, Jerry Ladewig, and Andrea Sedlak (by phone).*

Also Attending: Karleen McSherry (Administrative Assistant)

Landowners: Donna & Svend Andersen, Miriam Barker, Chris Brookhart, John Carp, Sabrina Hanan, Richard Johnson, Jeff Ladewig, Leo Keeler, Clare Parker, Jeff Riederer, Debra Schildecker, Mark Seaver (by phone).

3. Announce meeting being recorded

4. Set Agenda

Add 7.2.2 Weisman NG 40-2

Add 7.1.2a Roskind resignation

Seating of new board members 7:15

5. Visiting Landowner Input Period

Donna Andersen expressed concern regarding the lack of Project Review Committee meetings since October especially in light of an application being on the agenda; Sabrina Hanan, Chris Brookhart and Chris Desborough each spoke to the issue among them of vicious dogs and the various alleged attacks on each other and their animals; Leo Keeler believed Rule 2.01 passed by the board exceeded board authority.

6. UNFINISHED BUSINESS

7. Officer and Committee Reports

7.1 President's Report

7.1.1 Code of Conduct policy; Conflict of Interest statement; Rule 2.01

The board discussed limitations that Rule 2.01 puts on directors and the clarification that board members should not use their position on the board to make things public that they wouldn't ordinarily have access to. Board members signed the Code of Conduct Policy.

7.1.2 Election of Officers

All votes were taken by paper ballot and text from Andrea:

President: Aija-Mara nominated Newman and Ed seconded. Newman was elected with 7 votes, 1 vote each for Ken and Claudette.

Charlotte turned over control of the meeting to Newman.

Vice President: Charlotte nominated Ken and Gerald seconded; Ken nominated Chris who declined. Ken was elected with 8 votes, 1 vote for Andrea.

Secretary: Gerald nominated Charlotte and Ed seconded. Charlotte was elected with 8 votes, 1 vote for Jerry.

Treasurer: Charlotte nominated Chris and Ed seconded; Jerry nominated Claudette who declined. Chris was elected by unanimous vote (11).

7.1.2a Roskind resignation replacement

* Alicia Roskind resigned prior to the meeting.

The board discussed whether the runner-up candidate in the South Glastonbury election could be automatically appointed because Ms. Roskind had not been seated yet as a board member; the Bylaws state that a special meeting must be called to fill vacancies between annual elections. **Motion:** Tim motioned and Jerry seconded for the board to approve sending a postcard giving 30-day notice of the vacancy to all SG landowners and stating that they would like to hear from landowners who are interested in serving on the board. **Motion passed unanimously** by voice vote.

7.1.3 Re-establish committees and chairs

The following are 2020 committees:

Legal Committee: Chair: Newman

Members: Ken, Charlotte, Chris, Claudette, Andrea, Jerry, Ed.

Project Review Committee: Co-chairs Gerald (NG), Ed (SG)

Members: Charlotte, Chris

Road Management: Ed, Gerald

Finance Committee: Chair: Chris

Members: Charlotte, Andrea

Road Committee: Co-chairs John Carp (NG), Ed (SG)

Members: Gerald, Richard Johnson, Chris

Snowplow dispatcher: John Carp

Governing Documents Committee: Chair Andrea

Members: Jerry, Charlotte, Ken, Claudette

Complaint Committee: Co-chairs Jerry, Aija-Mara

Members: Clare Parker

Election Committee: Chair Claudette

Members: Tim

Webmaster: Tim

Motion: Charlotte moved and Ed seconded to reinstate the Community Property Committee. **Motion failed** (3 in favor – Aija-Mara, Ed, Charlotte; 7 opposed; Gerald temporarily absent) by voice vote.

Motion: Tim moved and Ken seconded that the problem of the Community Property Committee be referred to the legal committee to study and make a report to the board.

Motion carried (10 in favor; Gerald temporarily absent) by voice vote.

7.1.4 Determine meeting dates for 2020

A meeting schedule draft was presented to the board. **Motion:** Charlotte moved and Tim seconded that the board accept the presented schedule. **Motion carried unanimously** by voice vote.

7.1.5 Set 2020 goals

Action Item: *Committees - come up with goals and bring them to the board.*

7.1.6 Revisit the prayer/no prayer standard for the year

Motion: Jerry moved and Ken seconded that the board remove the word “prayer” and replace it with “invocation.” **Motion carried unanimously** by voice vote.

7.2 Project Review Committee Report – GD

7.2.1 NG 33-C Richards’ dwelling assessment

Motion: Gerald moved and Ed seconded to approve a single assessment on the 7 Mercury Lane property, that was formerly two assessments, because they removed the locked door to the apartment which made it a single family dwelling. **Motion carried unanimously** by voice vote.

7.2.2 NG 40-2 Weisman well

Gerald reported that Weisman wanted her own well rather than the community one; it was located in front of the house with a 20' setback that was nowhere near the drain field. **Motion:** Ed moved and Chris seconded to approve the well on NG 40-2 as long as they amend the application to correct the distance reported to the property line.

Motion carried (10 in favor, 1 abstention - Gerald) by voice vote.

7.3 Secretary's Report – CM

7.4 Finance Committee Report - CM

7.4.1 Proposed 2020 budget

Charlotte, Dennis, Ken & Claudette attended the Finance committee meeting and created a balanced budget with a 10% increase in assessments. Discussion included the report of complaints to the SG Ombudsman about 10% being too high and people can't afford that much; not increasing assessments until all past due amounts are collected; whether an increase should be a board or landowner vote; whether the word "association" in the covenants refers to the members or the board; that the increase be less than 10%. **Motion:** Tim moved for the legal committee to get resolution on the word "association" – board or members, according to the Montana State Supreme Court decision. **Motion failed** due to lack of a second.

7.5 Treasurer's Report

7.5.1 Three clean-up issues

1. Erickson's \$5,000 disputed variance amount and O'Connell's \$18,000 court ordered fees were moved out of assessments and into their own record. 2. People who had Project Review fees in with their assessments and were showing a credit but who really owed assessments would be sent a letter explaining what happened. 3. Brown/Ford's Project Review process fell through the cracks and needs committee follow-up. The amount shown as owing wasn't assessments but rather fees for their project. 4. The fee to rent Emigrant Hall increasing in 2020 from \$75 to \$90.

Action Item: *PRC – check if Brown/Ford's building was built, collect elevation drawings with the maximum height and footprint dimensions from the builder, collect a new check.*

7.6 Election Committee Report – AS

7.6.1 Election Tie Resolution

Andrea explained that Tim brought in quite a number of proxies, three were rejected because of unpaid assessments; in re-examining the proxies it was discovered that the assessment totals were incorrect. On one landowner's account, a \$5,000 disputed variance amount was incorrectly charged interest. This affected proxies for two properties. On a third property, the landowner had not been notified of the amount they owed on their assessment because they had paid project fees, which were credited to their overall account. This obscured the unpaid balance on their assessments so it wrongly appeared they did not owe the GLA anything. They were not notified that they owed any assessment balance due to the GLA's misleading accounting record. Thus, these three proxies were accepted from Tim and the final totals changed from a tie to Tim winning by 3 votes.

7.7 Road / Management Committee Report

7.8 Legal Committee Report

7.9 Complaint Committee – JL

In the interest of time, Jerry skipped reporting on the status of each complaint listed.

7.9.1 Sherwood

7.9.2 George Martin

Motion: Jerry moved and Ed seconded that board approve the Martin letter. **Motion carried** (10 in favor, 1 abstention - Chris) by voice vote.

7.9.3 Peacocks

Motion: Jerry moved and Ed seconded that the board approve the Peacock letter.
Motion carried (10 in favor, 1 abstention - Chris) by voice vote.

7.9.4 Hanan

Motion: Jerry moved and Charlotte seconded that the board approve the Hanan letter
Motion carried (10 in favor, 1 abstention - Chris) by voice vote.

7.9.5 Keeler

Leo asked for copies of records and he was sent an acknowledgment notice in November that the committee would meet in January to address his issue.

7.10 Governing Documents Committee

7. Approve minutes: Annual meeting November 9, 2019

Motion: Charlotte motioned and Andrea seconded to accept the Nov 9, 2019 board meeting minutes. **Motion carried** (9 in favor, 2 abstentions – Ed, Tim) by voice vote.

8. Ombudsman Reports

9. Finished Business

9.1 Email Votes

1. Nov 11-12, 2019 **Motion:** Andrea moved and Charlotte seconded that the Board approve holding a Runoff election to resolve the tie in South Glastonbury between Clare Parker and Timothy Brockett via a mail-only absentee ballot by landowners who were eligible to vote in the Nov 9 election. **Motion carried** (8 in favor – Andrea, Charlotte, Dennis, Ken, Richard, Gerald, Newman, Jerry; 2 didn't vote – Kevin, Mark).
2. Nov 25, 2019 **Motion:** Dennis moved and Charlotte seconded that the GLA contract with Jan Hjalmarsson for website maintenance services at the rate of \$25/hour and \$15/half hour. **Motion carried** (7 in favor – Dennis, Charlotte, Richard, Andrea, Newman, Ken, Gerald; 1 opposed – Kevin; 2 didn't vote – Jerry & Mark).
3. Nov 27, 2019 **Motion:** Dennis moved and Charlotte seconded that by board vote the GLA implement the attached rules of conduct. **Motion carried** (9 in favor Dennis, Charlotte, Andrea, Mark, Ken, Newman, Gerald, Jerry, Richard; 1 didn't vote yet – Kevin).
4. Dec 1-?, 2019 **Motion:** Gerald moved and Richard seconded that the Richards' house located on 7 Mercury lane, NG, Lot 33-C, having been charged two assessments due to a rented apartment, be charged one dwelling assessment because the locked door has been removed and the owners intend to use it as a single family dwelling. **Motion stalled** (2 in favor – Gerald, Richard).

10. Visiting Landowner Input Period – (15 minutes, up to 3 minutes per speaker)

Donna Andersen asked for dates on the email votes to be put in the agenda; Chris Brookhart stated that NG roads seemed to be getting worse especially the paved roads, some areas needing repairs didn't get fixed this year. He suggested the association create a plan to replace the paved road that would include monies put aside every year for the projected age of the road to have the cost of replacement at the end of that period. Jeff Ladewig alerted Tim as the new webmaster to a broken link on the document request page that needed to be fixed; he also recommended that the board consider a tiered assessment system for people who live in high south and also those who live on paved roads to help pay for the extra costs of those roads.

11. Adjournment

Newman adjourned the meeting at 10:58.

12. Next Board Meeting: TBD

13. Closed Session

RULE AND REGULATION 2.01 OF THE GLASTONBURY LANDOWNERS ASSOCIATION, INC.

A RULE AND REGULATION OF THE GLASTONBURY LANDOWNERS ASSOCIATION THAT SPECIFIES THE CONFIDENTIALITY STANDARDS REQUIRED OF BOARD MEMBERS

This rule and regulation is made and adopted this 27th day of November, 2019 by the Board of Directors of the Glastonbury Landowners Association, Inc pursuant to its powers described below.

Whereas, the Covenants Section 2.07 and section 10.01 authorize the Association to adopt reasonable rules and regulations consistent with the intent and enabling provisions of the Covenants and Master Plan.

Whereas, the GLA is a non-profit private organization made up of the landowners within this community, and as a non-profit organization Montana Non-profit Code MCA 35-2-906 clearly lists what records are to be made available to our members.

Now therefore, it is the Board's conclusion, based on the review and interpretation of the Covenants, Master Plan and Bylaws, as well as the intent of such documents, that any information (documents, emails or personal information) that is not required to be released by MCA 35-2-906 are confidential and cannot be released without the approval of the Board. Now for the purpose of expressly setting forth the Board's interpretation of the Governing Documents and pursuant to the Board's express and implied powers, the Board adopts the following Rule and Regulation:

No Board member may disseminate or release to anyone outside of the GLA Board of Directors and Administrative Assistant through any means whatsoever – by audio or video recordings, orally, or in writing (e.g., via emails, letters, newsletters, websites, social media, etc.) any information learned by means of being a Board member other than that which is covered in Montana Code MCA 35-2-906, whether such information was learned before or after the date of this ruling, without the prior approval of the Board. Further, personal information not expressly listed in MCA 35-2-906 about Board members, employees, volunteers, contractors, and landowners is confidential and not to be released.

Be it further stated that, in most cases, the first violation will receive a formal warning. The second violation, or any violation the Board judges to be particularly serious, is justification for removal from the Board. Should that occur, the Board will require the violator to resign and will, if necessary, convene a special meeting of members (pursuant to MCA 35-421) or seek judicial removal under MCA 35-2-423. In either case, the violator will be liable for all costs, expenses, and expenditures including, and without limitation, the complete legal costs incurred by the GLA in enforcing this ruling as a result of the member's violation. No delay or failure by the GLA in enforcing this ruling will operate as a waiver.

Having been passed and adopted by the Board of Directors of the Glastonbury Landowners Association, this Rule and Regulation shall be attached to the Bylaws and shall be effective as of the date it is passed and adopted.