

Glastonbury Landowners Association, Inc.
Board of Directors - Meeting Agenda
May 11, 2022 – 7:00 pm

Emigrant Hall & Call-in Nos. 877-660-4969 or 406-272-4075

<https://meetings.dialpad.com/room/glastonburymt>

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

Meeting called to order at 7:05 pm.

PRESENT: John McAlister (President Pro Tem), Directors: Aija-Mara Accatino, Newman Brozovsky, Gerald Dubiel, Claudette Dirkers, Jerry Ladewig, Charlotte Mizzi, Andrea Sedlak, ABSENT: Timothy Brockett; *Landowners on Phone*: Cheyenne Bray, Joe Bezotsky, Jessica DeBruin, James Everett, Cristin Fowle, Doug Gill, Linda Kremer, John Lee, Matthew Olen, Alicia Roskind, Orion Skinner, Scott Stomierowski, Tyson Wright, [Other-406-270-6993]; *In-Person Attendees*: Charles Barker, Miriam Barker, John Carp, Dorothy Keeler, Leo Keeler, Neil Kremer, Jeffrey Ladewig, Martha McAlister, Debbie Newby, Valery O'Connell, [daughter] O'Connell, Clare Parker, Jim Sconyers, Mark Seaver, Linda Ulrich, Ron Wartman.

2. Announce meeting being recorded

3. Opening Remarks – Set the Background for the Meeting – McAlister

John McAlister thanked landowners and board members for coming to the meeting. He pointed out that the GLA Board is currently under court mandate to continue normal business while preparing to stage a special election for new directors, ombudsmen, and to determine the will of the landowners regarding the question of separating the GLA into GLA North and GLA South or to retaining the current structure. This election is to be conducted this summer, concluding on August 19th.

4. Visiting Landowner Input Period – (20 minutes, up to 3 minutes per speaker)

Linda Ulrich: Should landowners communicate directly with Judge Swandal or send questions / comments to me? *Either works. Judge asked me to collect questions, but you can also communicate directly with him if you wish.*

Dorothy Keeler: Will questions / comments be private or broadcast openly? *It is up to Judge Swandal. I am not determining that. Thus far, the questions that I have seen are all quite similar.*

Linda Kremer (phone): Why is the board currently meeting when we are under the Judge's order and an election is coming up? *We are to continue to conduct business of the GLA and make decisions that are required to keep the community running. Judge Swandal, Ryan Jackson are aware that board meetings will continue.*

Clare Parker: Why is Director McAlister not sending landowner lists to Director Mizzi? *I maintain the list on a confidential basis and, if requests are accompanied by a legitimate reason, I will release it.*

Dorothy Keeler: Director Mizzi has repeatedly sent out mailings with misinformation and still claiming to be secretary despite the Judge Gilbert holding those claims in abeyance. A further comment was made concerning Director Mizzi filing the GLA Annual Report illegitimately.

Leo Keeler: Volunteered to work on the Project Review Committee if he can work with people other than Charlotte Mizzi and Gerald Dubiel. *This is on the agenda later.*

5. Officer and Committee Reports

5.1 Elections – McAlister for Swandal

5.1.1 Letter from Wm. Nels Swandal

The Letter from Judge Swandal outlining the election procedure was mailed and emailed on Tuesday, May 3rd. Up to 12 directors and 2 ombudsmen will be elected. There will also be the question of whether to separate the GLA into GLA North and GLA South or remain as it currently is structured, on the ballot. Judge Swandal has also mandated that a one-page description of the pros and cons or status quo or splitting the GLA will be included in the ballot in order to help landowners understand the implications. Two committees of the board (up to 3 members each) will supervise production of these documents. Director Mizzi disputed the legitimacy of the creation of the documents.

The dates of the nomination packet mailings and elections packet mailing were described.

5.1.2 Questions for Judge Swandal

Linda Ulrich: Will determination of the status of landowners being in good standing to stand for election or vote include not only financial obligations but also covenant violations? *Yes. Good standing is based on both having paid assessments and not having any covenant violations.*

Ron Wartman: How will people react to having to pay assessments by end of July rather than by October? *It was not a problem during the bylaw election and will be managed this time as well.*

Ron Wartman: Is Judge Swandal aware of the timing of elections and when ballots have to be received? *Yes. Procedures are being developed with Judge Swandal.*

Ron Wartman: Will the board determine the candidates or will Judge Swandal make that decision? *Judge Swandal is completely in control of this process. The board will not be involved.*

Questioner: Will this all be professionally managed? Will Judge Swandal make certain that the people managing the process are professional? *Yes. It is completely in his hands as mandated by Judge Gilbert.*

Ron Wartman: Is John McAlister the only one that Judge Swandal is communicating with? If not, how can there be a unified action on the elections? *That is not something that is known at this time.*

Leo Keeler: Leo expressed concern about other board members or landowners contacting Swandal and causing excessive billing. *Again, Judge Swandal will make the determination who he speaks with and will enforce that himself.*

Questioner: Can we get itemized bills from Swandal so we know who is responsible for each item on the bill? *Judge Swandal is to provide itemized invoices to be paid by the GLA.*

Jeff Ladewig: Will the position papers that are to be generated concerning the split of GLA be reviewed and evaluated by a neutral party for factual presentation? *Judge Swandal will review the documents.*

Linda Ulrich: Will Judge Swandal be “fact-checking” the documents that are to be included describing the pros and cons of separation? *Judge Swandal did not use the term “fact- checking.” He said he would be reviewing. How he does that is up to him.*

5.2 Project Review Committee (PRC)– Dubiel

5.2.1 Recommended for Approval

5.2.1.1 Stull (SG 52)

Guest residence combined with a garage, well, septic, and driveway.

McAlister: Motion to revoke approval (October 6, 2021) of former project plan for a residence and approve the accessory building, well, septic, and driveway without a \$250 fine originally proposed by Director Mizzi.

Seconded: Dubiel

Project approved: Unanimous (Accatino, Brozovsky, Dirkers, Dubiel, Ladewig, McAlister, Mizzi, Sedlak)

Director Dirkers asked who would fill out the Board Action Forms and send them to the board for review prior to sending to landowners. Director Mizzi said she would do it.

5.2.1.2 Keeler (SG 26-A1)

Well to be placed on Keeler property. Seismologist determining best site.

Mizzi: Motion to approve a well on Keeler parcel conditioned on the approval of the site by the county and state.

Seconded: McAlister

Project Approved: Unanimous (Accatino, Brozovsky, Dirkers, Dubiel, Ladewig, McAlister, Mizzi, Sedlak)

5.2.1.3 DeBruin & Lee (SG 22-D)

Application for a septic system based on creation of office/workspace above garage with kitchenette & bathroom.

Dubiel: Motion to approve the septic application.

Seconded: Mizzi

Project Approved: Unanimous (Accatino, Brozovsky, Dirkers, Dubiel, Ladewig, McAlister, Mizzi, Sedlak)

5.2.1.4 Lundberg (SG 84-C)

Not originally on the agenda. Forced by Director Mizzi sending out unapproved minutes of the PRC to landowners. Should be on legal committee agenda. Covenant violations: Storage container, new well put in without project application too close to road.

Lundberg is out of compliance and so cannot submit a belated application for a well. This must go to the legal committee for consideration.

Landowner Doug Gill (phone) indicated his disappointment that we were even considering this project.

Director Mizzi wanted to discuss this at the board rather than the legal committee.

The consensus of the board is to take this to the legal committee.

5.2.2 Conditional - Discussion

5.2.2.1 Curry (SG 79)

Conversion of pole barn to guest residence. All buildings are in compliance, but the prior owner never applied for project and paid fees. New owner had no way of knowing that prior owner did not pay fees. New owner has now applied properly and wants to build. All new construction proposed will be in compliance.

McAlister: Motion to approve the conversion of the barn to a guest residence based on Bylaw XI.B.

Seconded: Sedlak

Project Approved: Unanimous (Accatino, Brozovsky, Dirkers, Dubiel, Ladewig, McAlister, Mizzi, Sedlak)

5.2.3 Letters of Inquiry to Potential Violators

These projects or planned projects are problematic for one reason or another and all need some level of communication or other action.

- 5.2.3.1 Ranttalo is out of compliance. His case is on the legal committee agenda.
- 5.2.3.2 Barthlen (SG 32-A3)
Plans a manufactured house on a foundation. Minor subdivision covenants do not allow it. In discussion now to seek a solution.
- 5.2.3.3 Thompson, De La Parra, King (NG 8-A1)
Property recently bought by three individuals. Rumor exists that they plan to install multiple tiny homes to house employees who work at a camp in Gardiner. One tiny house has already been moved onto the property without project plan. One residence already exists on the property. They are out of compliance and must be contacted.
Action Item: Sedlak to do first draft. McAlister to write a letter.
- 5.2.3.4 Rendleman (NG 68)
Building a large residence. Proposed to build a canvas-sided yurt as a guesthouse. Board approved the residence, disapproved the yurt. The fees are mixed up between the residence and yurt. The builder (Radick) has been informed.
Action Item: Need to communicate with Rendleman to reach resolution.
- 5.2.3.5 Thorpe (NG 6-A)
Has an RV on the property in which someone is living. Needs to be addressed. Mr. Sconyers was at the meeting and is living in the RV. He is working on the Thorpe property and is only briefly living there until that project is completed.
- 5.2.3.6 O'Connell (NG 5-C)
Sconyers reported that he has a potential buyer for the log cabin and will move it off as soon as possible.
- 5.2.3.7 Zsilavetz (NG 6-B1)
Has two RVs on site and people are living in them. Need to contact Zsilavetz to determine status and why those RVs are there and when they will be moved.
Action Item: McAlister will write letter – Sedlak agreed to provide first draft based on templates that are already available.
- 5.2.4 Updates
 - 5.2.4.1 Grenier (NG 28-C)
The board had written to Mr. Grenier in the fall of 2021 informing him that his tiny home was not legal, had Covenant and sanitation violations per Covenant 3.05 and must be removed. He responded that it would be moved within 6 months. The tiny home has been sold and moved off the property.
 - 5.2.4.2 Draft Tiny Home Policy for comment & consideration
A landowner group drafted a document as a first attempt to define standards and procedures for tiny homes to be built in the

community. This draft policy was made available to the board for consideration. Landowners will be given an opportunity to comment and then the board will vote on acceptance of this procedure at a future meeting.

There was substantial unified discussion between Leo Keeler and Director Dirkers about the origin of the declaration that structures under 200 square feet did not require project review. This standard was initiated in the Project Review Committee. It put in place a change in the Covenants without landowner approval and has wide-ranging consequences. The statement has been removed from the website but there is still concern. It must be addressed.

5.2.5 Nominations for New PRC Members

John McAlister made a motion nominating Leo Keeler, Ron Wartman, and Director Dirkers to join the Project Review Committee over objections of Director Mizzi who claimed that President McAlister did not have the authority under the court order to do that.

Seconded: Sedlak

Vote: Yes: Dirkers, Ladewig, McAlister, Sedlak

No: Mizzi

Abstain: Accatino, Brozovsky, Dubiel

Discussion ensued about the impact of abstentions on the voting outcome. No consensus, but Director Brozovsky said in past practice, an abstention was a no. People who abstained said that they did so because they did not know if President Pro Tem John McAlister had the authority to nominate new members to any committee.

Action: McAlister to get clarification from Judge Swandal on the scope of his authority and send it to the board.

5.4 Treasurer's Reports – McAlister

5.4.1 March 31st and First Quarter Financials

Discussion and approval

Sedlak: Motion to approve the end of year 2021 and first three quarters of 2022.

Second: Dubiel

Motion passed: Unanimous (Accatino, Brozovsky, Dirkers, Dubiel, Ladewig, McAlister, Mizzi, Sedlak)

5.4.2 FY2022 Budget

Presentation

Discussion & approval

Treasurer John McAlister presented the official budget plan for FY2022. Director Mizzi produced an alternative budget to the one produced by the Treasurer John McAlister and presented it.

McAlister: Motion to approve budget presented by the Treasurer.

Second: Sedlak

Vote: Yes: Accatino, Dirkers, Dubiel, Ladewig, McAlister, Sedlak

No: Mizzi

Abstain: Brozovsky

5.5 Roads Report – Dirkers

Director Dirkers described her work on the roads in the late summer and fall of 2021 in North and South. Very successful.

5.5.1 Road Survey & Report

This spring, Directors Dirkers and Ladewig surveyed the South roads on March 30. Directors Dirkers and Accatino surveyed the North roads on April 1. After that activity, Director Dirkers generated a report based on the notes from Directors Ladewig and Accatino and they collaborated on the final version. That report was recently presented to the board in written form.

5.5.2 Plans for Spring Grading & Guardrail/Post Repair

A month later, the process was repeated after the spring rains had started. Director Dirkers has been communicating with two bidding contractors on the state of the roads and their recommendations for the treatment. Director Dirkers has also prioritized cleaning the culverts and existing ditches, and the installation of new roadside ditches as needed to keep the water off the roads. Director Dirkers has ridden the roads with one new contractor who has not done the Glastonbury roads previously.

Director Dirkers pointed out the importance of repairing the guardrails and posts and the necessity of carefully planning and budgeting for these repairs, both for this year's immediate needs and into the future with a program of 5, 10, and 20 year plans.

Director Dirkers is anticipating bids from two contractors and is seeking bids on the repair of the guardrails and posts with those contractors and others.

Questioner: Will snow fence repair be prioritized? *Yes, in the fall.*

Questioner: Will maintenance of roads be done even if there is no mag chloride application? *Yes. Mag. chloride was applied just 6 months ago and both road contractors advise reapplying this fall.*

Mizzi: Put forward the idea of setting up a capital improvement account to use in adding guardrails and wants to get started this summer. Also wants to widen Upper Gemini and Caspari Way and add guardrails and posts. *Very hard to widen Gemini and very expensive. Perhaps in the far future.*

Keeler: Question about the mudhole on Aquila and the concern that the platted area of the road is not being fully maintained. *Yes. There was a misunderstanding of the platted road map and where the exact end of the platted area was on Aquila. It has been corrected now.*

McAlister: Motion to nominate Director Dirkers as the Chair of the Road Committee.

Second: Sedlak

Vote: Yes: Accatino, Dirkers, Dubiel, Ladewig, McAlister, Sedlak
Abstain: Brozovsky, Mizzi

- 8. Visiting Landowner Input Period** – (15 minutes, up to 3 minutes per speaker)
Valerie O’Connell made absurd slanderous comments about John McAlister. The meeting broke up in chaos.

- 9. Adjournment**
Meeting adjourned at 10:15

Finished Business – Past Meeting Minutes & Email Votes

The large volume of email votes and minutes of past meetings that have not been finalized by the board are under review and will be published separately as quickly as possible.

The Board approved these minutes at its meeting on June 28, 2022.

Glastonbury Landowners Association, Inc.
Board of Directors - Meeting Minutes
June 28th, 2022 – 7:00 pm

Virtual Only

Call-in Nos. 877-660-4969 or 406-272-4075

<https://meetings.dialpad.com/room/glastonburymt>

1. Call to Order, Pledge of Allegiance, (7:00 p.m.)

Meeting called to order at 7:05 pm.

PRESENT:

Board: John McAlister (President Pro Tem), Directors: Aija-Mara Accatino, Timothy Brockett, Claudette Dirkers, Gerald Dubiel, Jerry Ladewig, Andrea Sedlak

Ombudsman: Miriam Barker

Landowners: Donna & Joe Marsik, Chris Brookhart, Leo Keeler, Doug Gill, Mark Seaver, Orion & Lauren Skinner, Christin Dhieux-Fowle, Martha McAlister, 406-223-8453, Jessica Debruin

Board Absent: Newman Brozovsky, Charlotte Mizzi

2. Announce meeting being recorded

3. Pledge of Allegiance – Led by J. McAlister

4. Invocation – Given by J. Ladewig

5. Minute of Silence

6. Visiting Landowner Input Period – (20 minutes, up to 3 minutes per speaker)

Chris Brookhart: Asked about road maintenance road list and requested some road mix on Pisces Way because it is muddy when it rains. Claudette – will add to Standish's list.

7. Discussion about Invocation

7.1 Jerry provided some history of the progression from opening prayer to Pledge of Allegiance, invocation, and Minute of Silence. Made the point that this is carryover from the original church-based operation. GLA is now a corporation and the board meetings are corporate business meetings. Suggested that Invocation and Minute of Silence be dropped. Go with Pledge of Allegiance and get on with business.

7.2 Motion: Ladewig: Eliminate the Invocation and Minute of Silence at the beginning of GLA Board Meetings.

Second: Sedlak

Yes: Sedlak, Ladewig, McAlister

No: Dirkers, Brockett, Dubiel, Accatino

Motion Failed

7.3 Motion: Ladewig: Drop Invocation and retain the Moment of Silence at the beginning of GLA Board Meetings.

Second: Sedlak

Yes: Sedlak, Dirkers, Brockett, Ladewig, McAlister

No: Dubiel, Accatino

Motion Passed

8. Officer and Committee Reports

8.1 Elections Committee – McAlister for Swandal

8.1.1 Nomination Packets Sent

Nomination packets were assembled and sent to all Landowners on June 1st to be returned by July 6th. To be eligible to nominate or be nominated, a Landowner must be in good standing by June 30th.

Judge Swandal requested a one page, double-sided, letter be organized by a board member in favor of separation, and another by an opponent of separation, to be included with the ballot packets. Director Brozovsky accepted responsibility for the separation opposition letter. Director Sedlak accepted responsibility for the separation support letter. Both letters are due to Judge Swandal by July 8th at 5 pm.

Ballot packets will be assembled and mailed by July 15th. All completed ballots are due no later than August 19th at 5 pm MDT. To be eligible to vote, a Landowner must be in good standing by July 31st. Completed ballots will be conveyed to GLA's outside accounting service, Accounting & Tax Solutions (ATS) based in Livingston for tabulation of the results according to the election procedures employed by GLA for elections.

Director Ladewig asked about the unopened and uncounted ballots that are being held by ATS from the prior aborted election. Director Dirkers stated that there is a 4-year retention requirement for election materials. Directors Ladewig and Sedlak pointed out the materials being held are for a failed election, never counted, and not of any relevance.

Motion: Sedlak: ATS be instructed to destroy ballots they are holding from the aborted 2020 election.

Second: Ladewig

Yes: Sedlak, Accatino, Ladewig, McAlister

No: Dirkers, Brockett, Dubiel

Motion Passed

8.1.2 Fraudulent website: In early to mid-May, Landowners received postcards pointing them to a "New GLA Website." The link was a fraud. It

provided some links into the official GLA website, along with a link to the payment button. It was designed to confuse Landowners and provide misleading election messages as official positions of the GLA. Judge Swandal wrote a letter that was promptly distributed in email and in hardcopy to all Landowners making them aware of the fraud. The notifications were mailed on June 22nd. Judge Swandal also asked the website host to reveal the owner of the website. A long discussion ensued concerning how to take down the fraudulent site and inform the Landowners of the actual truth behind the election membership.

8.2 Approve Minutes of May 11th Board Meeting

8.2.1

Motion: Sedlak: Approve May 11th Board Meetings.

Second: Ladewig

Yes: Sedlak, Dirkers, Dubiel, Accatino, Ladewig, McAlister

No:

Abstain: Brockett

Motion Passed

8.3 Treasurer's Report – McAlister

8.3.1 Financials were presented. Director Brockett asked again about the recreational lands not being on the balance sheet. I explained the situation with ATS and why I cannot just arbitrarily add them to the balance sheet. Director Brockett asked again for copies of bank statements and invoices.

Motion: McAlister: Approve GLA financials for April and May

Second: Dirkers

Yes: Sedlak, Dirkers, Dubiel, Accatino, Ladewig, McAlister

No: Brockett

Motion Passed

8.4 Roads– Dirkers, Chair

8.4.1 Bids for spring roadwork from Standish Excavation were approved by email vote because to the rescheduling of the June 15th meeting due to power loss throughout Paradise Valley.

8.4.1.1 Spring Road Maintenance

North Glastonbury Spring grading total bid was \$16,505 by Standish Excavation. South Glastonbury Spring road maintenance, including culvert cleaning was \$26,740 by Standish Excavation. South Glastonbury roadside mowing bid by Byron Kassing was \$1,800.

Motion: Dirkers: Approve spending \$16,505 for spring maintenance of North Glastonbury roads, \$26,740 for spring maintenance of South Glastonbury roads, and \$1,800 for roadside mowing of South Glastonbury roads.

Second: Sedlak

Yes: Accatino, Brockett, Brozovsky, Dirkers, Dubiel, Ladewig, McAlister

No: Mizzi

Motion Passed

Contracts approved by board in email vote and signed by McAlister. Beginning in North for Phase 1. Then move to South and then back to North for completion.

8.4.1.2 Mowing, Sign Replacement, Guardrails & Posts

Byron Kassing has been notified to start mowing in South as soon as possible.

Greg Sheldon has been contracted to mow in North. Contract will be forthcoming.

Purchase of posts and guardrails have been negotiated at a 90% discount (\$200,000 saving) for all the material needed for North and South. Total cost would be \$23,363. Claudette Dirkers is also working on logistics and locations for storage of materials.

Doug Gill expressed thanks to Claudette. He raised the matter of Caspari Way West and why it is not on the agenda for maintenance this cycle when we have such a budget surplus. An extended conversation between Claudette Dirkers and Doug Gill ensued about the need to address Caspari Way West and more broadly, a comprehensive road policy that treats everyone fairly.

8.4.1.3 Miriam Barker about Dry Creek Road Potholes

South Ombudsman Miriam Barker raised the point of the potholes on Dry Creek Road. Director Ladewig stated that she had contacted the county about the potholes and the missing Dry Creek Road sign. Director Ladewig also made the point that more people contacting the county could be effective in getting the problem addressed.

8.4.1.4 Guardrails & Posts

Motion: Dirkers: The bid for \$23,383 from Mountain West Holdings in Billings, MT supplied by Devan Blake including guardrails, posts, and mounting hardware be accepted. These will be used to address problems in North and South with a long-term plan.

Second: McAlister

Yes: Dirkers, Sedlak, Brockett, Dubiel, Accatino, Ladewig, McAlister

No:

Motion Passed Unanimously.

8.5 Legal Committee – McAlister

8.5.1 Letters previously written and discussed at the Board meeting of May 11th, and in Legal Committee have been sent, and where appropriate, Attorney Seth Cunningham has been engaged to address landowners with continuing covenant violations.

8.6 Project Review Committee – McAlister

8.6.1 Nominations for New PRC Members

Motion: McAlister: Nominate Leo Keeler and Director Dirkers to join the Project Review Committee.

Second: Sedlak

Yes: Sedlak, Dirkers, Brockett, Accatino, Ladewig, McAlister

No: Dubiel

Motion Passed.

Motion: McAlister: Nominate Leo Keeler to be chair of the Project Review Committee.

Second: Sedlak

Yes: Sedlak, Dirkers, Brockett, Dubiel, Accatino, Ladewig, McAlister

No:

Motion Passed Unanimously

Motion: McAlister: Charlotte Mizzi be removed from the Project Review Committee.

Second: Ladewig

Yes: Sedlak, Dirkers, Brockett, Accatino, Ladewig, McAlister

No: Dubiel

Motion Passed

8. Visiting Landowner Input Period –

9. Adjournment

Motion: Sedlak: Adjourn meeting.

Second: Accatino

Voice vote: Yes

Motion Passed Unanimously.

Meeting adjourned at 9:12 pm.

Finished Business – Past Meeting Minutes & Email Votes

The large volume of email votes and minutes of past meetings that have not been finalized by the GLA Board are under review and will be published separately, as quickly as possible.

Glastonbury Landowners Association, Inc.

Board of Directors - Meeting Minutes

August 19, 2022 – 7:00 pm

**Virtual Only
Meeting**

Call-in Nos. 877-660-4969 or 406-272-4075

<https://meetings.dialpad.com/room/glastonburymt>

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

Meeting called to order at 7:05 pm.

PRESENT:

Board: John McAlister (President Pro Tem), Directors: Aija-Mara Accatino, Timothy Brockett, Newman Brozovsky, Claudette Dirkers, Gerald Dubiel, Jerry Ladewig, Charlotte Mizzi, Andrea Sedlak

Ombudsman: Miriam Barker; Absent: John Carp

Landowners: Gabriele Barthlen, Joe Bezotsky, Joanna Dawson, Pouwel Gelderloos, Doug Gill, Leo Keeler, Kiersten Kress, Donna & Joe Marsik, Martha McAlister, Isaac & Mariyana McCann, Debbie Newby, Joey Parker, Victorina Peterson, Mark Seaver, Orion & Lauren Skinner, Michelle Tepper, Kristi Sones, Linda Ulrich, Ron Wartman

2. Announce meeting being recorded

3. Visiting Landowner Input Period – (20 minutes, up to 3 minutes per speaker)

Joe Bezotsky: Questions about Barthlen project (SG 32-A-3). Project Review Committee Chairman Leo Keeler answered.

4. Approve Minutes of June 28th Board Meeting

Motion: Sedlak: Made a motion to approve the minutes of the June 28th, 2022, board meeting.

Second: Ladewig

Yes: Accatino, Dirkers, Dubiel, Brockett, Sedlak, Ladewig, McAlister

No: None

Abstain: Brozovsky, Mizzi (Neither were in attendance at the board meeting on June 28th and so cannot vote.

Motion Passed.

5. Officer and Committee Reports

5.1 Treasurer's Reports – McAlister

5.1.1 June 30th and July 31st Financials & Commentary

Mizzi/McAlister/Dirkers: Discussion of the cost of guardrails, posts, hardware.

McAlister: Explanation of the accounting for the GLA lands that are not on the balance sheet.

Motion: McAlister: Approve financials and commentary for June and July 2022.

Second: Ladewig

Yes: Ladewig, Sedlak, Brozovsky, Accatino, Dirkers, Dubiel, McAlister, Mizzi (June)

No: Brockett, Mizzi (July)

Motion Passed.

5.2 Roads Report – Chairperson Dirkers

5.2.1 Spring Roadwork Status

Most of road work has been completed. Crew still working on culvert cleaning. Total costs thus far already approved by board: NG: \$20,945; SG: \$22,065.

Bids for repair work on guardrails in South; transport of guardrails, posts, hardware from Billings, MT; fixing/cleaning culverts in North; Caspari Way West improvement.

Director Mizzi asked about the quality of the guardrails and posts. Director Brockett vetted for the quality of the rails and posts; said they are excellent quality.

5.2.2 Pending Bids for Further Road Work

Motion: Dirkers: Approve Standish Excavation bid 22-228 in the amount of \$775 to clean two culverts on Taurus and straighten one crushed end.

Second: McAlister

Yes: Sedlak, Ladewig, Brozovsky, Accatino, Dirkers, Dubiel, Brockett, McAlister, Mizzi

Motion Passed Unanimously.

Motion: Dirkers: Approve bid 22-227 in the amount of \$4,100 to load, transport, unload, and place guardrails, posts, blocks, hardware from Billings to the GLA unload site(s).

Second: Accatino

Yes: Sedlak, Ladewig, Brozovsky, Accatino, Dirkers, Dubiel, Brockett, McAlister, Mizzi

Motion Passed Unanimously.

Motion: Dirkers: Approve Standish Excavation bid 22-229 in the amount of \$2,860 to repair and replace broken posts and guardrails in both South and North Glastonbury.

Second: Ladewig

Yes: Sedlak, Ladewig, Brozovsky, Accatino, Dirkers, Dubiel, Brockett, McAlister, Mizzi

Motion Passed Unanimously.

Motion: Approve Standish Excavation bid 22-224 in the amount of \$13,500 for 530 tons of foundational gravel including hauling, distribution, pounding, blading, and compacting on Caspari Way West.

Second: Brockett

Yes: Sedlak, Ladewig, Brozovsky, Accatino, Dirkers, Dubiel, Brockett, McAlister, Mizzi.

Motion Passed Unanimously.

Director Brockett praised the planning and negotiation being done by Director Dirkers and praised the board for the approval of these motions, as far-sighted. He also raised the point of selling land in Glastonbury to fix all the roads.

Director Dirkers raised the point that the snow management contract with Standish Excavation expired in July and pointed out that the next road chair and board will need to negotiate a new contract with Standish or some other contractor. Dirkers concluded her report with the idea to expedite snowplowing in NG and SG by simultaneously hiring two independent contractors for the benefit of resident's mobility and schedules.

5.3 Legal Committee Report – McAlister

5.3.1 Approve new Collections Attorney

Director McAlister pointed out the necessity of having an attorney on board to help collect the assessments from the particularly intransigent landowners who have large delinquent accounts with the GLA.

Motion: McAlister: Negotiate a contract with David Knobel of Crowley | Fleck to become the collections attorney for the GLA.

Second: Dirkers

Yes: Sedlak, Ladewig, Accatino, Dirkers, Dubiel, Brockett, Mizzi, McAlister

Abstain: Brozovsky (left the meeting without explanation)

Motion Passed.

5.3.2 Approve Tiny Home Policy

Director McAlister pointed out that the board has presented and discussed at board meetings on multiple occasions a proposal for a Tiny Home Policy written originally by a landowner. It has not been formally approved.

Motion: McAlister: Approve the Tiny Home Policy for the GLA.

Second: Dirkers.

Yes: Sedlak, Accatino, Dirkers, Dubiel, Brockett, Mizzi, Brozovsky, McAlister

No: Ladewig

Motion Passed.

5.3.3 Landowner Letters

Motion: McAlister: Responding to a formal complaint from a neighbor, Board to approve letter to Mr. Ranttalo requiring that he clean up his property of eyesores, old cars, debris, etc. within 30 days.

Second: Sedlak

Yes: Sedlak, Ladewig, Brozovsky, Accatino, Dirkers, Brockett, Mizzi, McAlister

Recuse: Dubiel

Motion Passed.

Motion: McAlister: Responding to a construction on NG 28-A for which there was no project application, there be a letter sent to the landowner asking for information about the construction project. Board requested that the letter be modified to ask for explanation before finding in error.

Second: Ladewig

Yes: Sedlak, Ladewig, Brozovsky, Accatino, Dirkers, Dubiel, Brockett, Mizzi, McAlister.

Motion Passed Unanimously.

Motion: McAlister: Send a letter notice to landowners (Mizzi, O'Connell) notifying them of the complaint letter concerning weed and vermin from a neighbor and asking for a response in 30 days.

Second: Ladewig

Discussion: Landowner Ron Wartman commented on the difficulty of clearing knapweed and rodents. He agreed that it was the responsibility of the board to let the complainant and the subjects of the complaint know of the formal complaint. Jerry thanked him for his comment. Linda Ulrich supported the need to clear the weeds and rodents.

Yes: Sedlak, Ladewig, Accatino, Dirkers, Dubiel, Brockett, McAlister, Brozovsky

Recuse: Mizzi

Motion Passed.

5.4 Project Reviews - Unconflicted

5.4.1 Tepper (NG 23-C) Well

Motion: McAlister: Approve well on NG 23-C as recommended by the PRC.

Second: Sedlak

Yes: Sedlak, Ladewig, Brozovsky, Accatino, Dirkers, Brockett, Mizzi, McAlister

Recuse: Dubiel

Motion Passed.

5.4.2 Barnasevitch (SG 51-C) Residence & Septic

Motion: Sedlak: Approve two-bedroom modular home on property because the sanitarian approved the septic system for the larger home.

Second: Dirkers

Yes: Sedlak, Ladewig, Brozovsky, Accatino, Dirkers, Dubiel, Brockett, Mizzi, McAlister

Motion Passed.

5.4.3 McCann (NG 35-B) Variance, Residence, Septic, Garage

Variance required for a 25' encroachment on the eastern boundary leaving a 25' setback from their property line and an 8' encroachment on the southern boundary leaving a setback of 42' from the property line. Upon approval of the variance, also approve the plan for the home and garage on the property. Note, there has not been an application for a driveway, septic system and well. PRC worked with McCanns to identify eight neighbors impacted by the building to be contacted regarding the variance. Mr. McCann summarized neighbor input. There were no objections.

Motion: McAlister: Approve variance and home & garage for McCanns conditioned on the proper square footage calculation of the house, including both the lower and upper floors.

Second: Brozovsky

Yes: Brozovsky, Sedlak, Accatino, Dirkers, Dubiel, Mizzi, McAlister

No: Ladewig, Brockett

Motion Passed.

5.4.4 Barthlen (SG 32-A3) Residence, Garage, & Septic

Residence and attached garage with septic tank and septic system, and driveway. The major concern with this project was for the viewshed of the neighbor across Arcturus Drive on parcel SG 40-C.

The structure will have a walkout basement topped with a manufactured home. Total area of the basement, plus the manufactured would be approximately 1,146 square feet.

Motion from the PRC: That the Project Review Committee asks the Board to acknowledge that the current staked layout for the home and garage meets all GLA setback requirements and can be approved, and request the Board present to Gabriele and the Newby's (owners of SG 40-C), that moving the home and garage to the west can greatly reduce viewshed impacts, and that moving up to 93 feet to the west can be done without additional Board review. Exactly how far movement might be done is an issue for Gabriele and the Newby's to address. They both have expressed a willingness to work together to the benefit of both parties as much as possible in the location of the building, and the use of natural tone roofing and shingles or other materials that do not reflect the sun and cause significant sun glare. The Board should inform Gabriele that the viewshed impacts can also be greatly reduced with a natural tone roofing of shingles or asphalt tiles or other materials that do not reflect the sun and cause significant glare issues. Additionally, during processing this project, it was discovered that a manufactured home was not allowed in the subdivision covenants, which Gabriele did not indicate on the original applications. However, she has documented knowledge of the issue with the PRC and is working with the other subdivision lot owners to legally remove that prohibition.

Ms. Newby wanted the following statement to be entered into the minutes of the GLA Board: Ms. Newby stated that during the on-site project review, Dr. Barthlen agreed to consider moving her residence 30 to 40 feet to the west if the Newby's would share the cost of additional excavation. Ms. Newby stated that she wanted to accept that offer. Dr. Barthlen repeated her willingness to work out an agreement but noted that the exact terms would depend on the situation on the ground once the construction started. **(Note: This is not a matter for the GLA Board to manage or even discuss. This is a matter entirely for the two landowners to negotiate and resolve.)** Ms. Newby wanted a copy of a memo to this effect that she wrote be attached to the minutes. It is hereby attached. Such attachment does not signify any responsibility on the part of the GLA Board to participate in any subsequent negotiation of the situation between Dr. Barthlen and Ms. & Mr. Newby.

Question from Director Ladewig: Did the PRC visit the Newby's residence to evaluate the viewshed? Yes. Leo Keeler, John McAlister, and Claudette Dirkers all visited the Newby's home to observe.

Director Dirkers asked if there were plans for an apartment above the garage. Dr. Barthlen said no. There was a long subsequent discussion about the various drawings for the structure.

Questions were asked about the progress in modifying the subdivision covenants. Ron Wartman asked Dr. Barthlen if the subdivision covenants were not modified, would Dr. Barthlen be prepared to build a “stick frame” house on top of the basement. Dr. Barthlen answered yes. Ron Wartman stated that this should end the discussion of the subdivision covenants.

Motion: McAlister: Approve the building under the terms recommended by the PRC.

Second: Sedlak

Yes: Sedlak, Brozovsky, Accatino, Mizzi, McAlister

No: Ladewig, Dirkers, Dubiel, Brockett

Motion Passed.

5.5 Project Reviews – Conflicted

5.5.1 Gelderloos (SG 84-E) Driveway

PRC recommended approval of a driveway on this property with the notation that any future use of the existing septic system built for a shelter would require further review by the Park County Sanitarian. Mr. Gelderloos was informed that before work started on the property, the board would have to approve the project. Shortly thereafter, Mr. Gelderloos was observed to have started construction of the driveway prior to board approval. Mr. Keeler took pictures documenting the violation of the covenants. In email communication after being notified of the violation, Mr. Gelderloos said that he was working on his driveway.

Motion: McAlister: Declare Pouwel Gelderloos in violation of the GLA Covenants for starting construction of his driveway and fine him \$250.

Second: Ladewig

Yes: Sedlak, Ladewig, Accatino, Dirkers, Brockett, McAlister

No: Dubiel, Mizzi

Abstain: Brozovsky

Motion Passed.

5.5.2 Dawson (NG 35-A) Auxiliary Building

Auxiliary building violated setbacks by being only 26.5 feet from road easement when it should have been 50 feet. PRC could not recommend approval of the building to the GLA Board of Directors. Dawsons would need to file a variance.

Just prior to the board meeting, an attorney for the Dawsons emailed to GLA Attorney Seth Cunningham. Because of the involvement of the attorneys, I recommended that this matter be tabled until discussion between the attorneys was completed.

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

7. Adjourn

Motion to Adjourn: Sedlak

Second: Ladewig

Motion Passed on voice vote at 10:23 pm.

These minutes were approved by the Board in email vote September 18-20, 2022.

Glastonbury Landowners Association, Inc.
Board of Directors - Meeting Minutes
September 27, 2022 – 7:00 pm

Broderick Room, Chico Hot Springs
and

Call-in Nos. 877-660-4969 or 406-272-4075

<https://meetings.dialpad.com/room/glastonburymt>

PRESENT:

Board: Outgoing President Pro-Tem: John McAlister

New Directors: John Carp, Hendrik Gelderloos, Neil Kremer, Dennis Riley, Sandra Schreyer, Mark Seaver, Andrea Sedlak, Morgan Squires, Jewel Wieczorek

Ombudsmen: Ross Brunson (NG, in person), Jerry Ladewig (SG, online)

Landowners (in person): Leo Keeler, Dorothy Keeler, Martha McAlister, Sabrina Hannan, James Kozlik, Daniel O'Connell, Valery O'Connell, Christal O'Connell, Charlotte Mizzi, Aija-Mara Accatino, Miriam Barker, Newman Brozovsky, Claudette Dirkers, Linda Ulrich, Pouwel Gelderloos, Matthew Crowley, Jess Haas, Ron Wartman, Les Seago, Molly Ohlen, James Casey, Leah Casey, Wendy Riley, Jim Emmart, Jess Page

Landowners (online): Charles Barker, Joe Bezotsky, Joel Bonner, Nick Clark, Jessica DeBruin, Katie Eichhorn (via Ned Harris), Christin Dhieux-Fowle, Holly Gill, Doug Gill, Harris/McCowan, Linda Kremer, Jeffrey Ladewig, Marilynne Lambert, Jessica & John Lee, Cynthia Palk (& Raul), JW(?), Becky Wyman

ABSENT: New Directors: Alicia Roskind, Jaylyn Jensen, Scott Stomierowski

1. Call to Order, Pledge of Allegiance, Moment of Silence (7:00 p.m.), (J. McAlister presiding)
Meeting called to order at 7:03 pm.

2. Announcement that meeting was being recorded

3. Visiting Landowner Input Period – Linda Ulrich thanked the Project Review committee for their helpful, courteous and efficient handling of her project. Pouwel Gelderloos complained he was not notified about being removed from the election so he regards the meeting as illegal. Claudette Dirkers asked who the call-in attenders are and Andrea Sedlak identified them. Ross Brunson suggested adding discussion of website to agenda item 5.5.2 (*sic*, now 4.5.2 in these minutes). John McAlister said he was writing up all the things he thinks the Board should address, including the website, which is needed for communication with the landowners. Jerry Ladewig (online) apologized for not attending in person and thanked the new board members for their willingness to serve and said she'd be following up with them about ideas for the new board to address.

4. GLA Board Transition

4.1 Resolve NG Tie Vote, (J. McAlister presiding)

Judge Swandal initially suggested a coin flip, but informed that the Bylaws require a

run-off election, he said the Board should decide how to resolve the tie. Discussion (a) acknowledged that a run-off election will likely require 2 months; (b) noted the possibility of an audit of the ballots; but (3) recognized that the counting was done by an accounting firm, including all re-checking per instructions, and the vote results were certified. Both James Kozlik and Morgan Squires said they would be content with whatever the new board decides.

Motion: Dennis Riley motioned to use the coin toss for this instant only and it would not set precedent for anything going forward. Mark Seaver seconded it.

Yes (4): Mark Seaver, John Carp, Andrea Sedlak, Dennis Riley

No (4): Hendrik Gelderloos, Sandra Schreyer, Neil Kremer, Jewel Wieczorek

Motion failed, meaning that the board should implement a run-off election. During discussion establishing the Election Committee members James Kozlik withdrew his candidacy, yielding the election to Morgan Squires.

Morgan Squires was seated on the Board.

4.2 Board Orientation – Documents to read, sign, return to Secretary, (J. McAlister presiding)

Code of Conduct, Confidentiality Agreement, Conflict of Interest Policy

4.3 Elect Officers for the New Board

4.3.1 President: (J. McAlister presiding)

Nominees: Hendrik Gelderloos; Dennis Riley

Votes (secret ballot): Gelderloos (3); Riley (5)

Dennis Riley elected President

4.3.2 Vice President: (D. Riley presided now and in remainder of meeting)

Nominee: Hendrik Gelderloos; no opposition

Hendrik Gelderloos elected Vice President

4.3.3 Treasurer:

Nominee: Jewel Wieczorek; no opposition

Jewel Wieczorek elected Treasurer

4.3.4 Secretary:

Nominees: Claudette Dirkers; Morgan Squires

Votes (secret ballot): Dirkers (1); Squires (7)

Morgan Squires elected Secretary

4.4 Establish Committee Chairs and Committee Membership

4.4.1 Legal Committee

Members: Dennis Riley (President, chair), Hendrik Gelderloos (VP),

Other nominees: Andrea Sedlak, Mark Seaver, Neil Kremer

Votes (voice vote): unanimous approval

4.4.2 Finance Committee

Member: Jewel Wieczorek (Treasurer, chair),

Other nominees: Mark Seaver, Charlotte Mizzi, James Kozlik

Votes (voice vote): unanimous approval

4.4.3 Project Review Committee

Nominees: Hendrik Gelderloos (chair), Neil Kremer, Linda Kremer, Pouwel Gelderloos

Votes (voice vote): unanimous approval

4.4.4 Road Committee

Nominees: Claudette Dirkers (chair), John Carp, Pouwel Gelderloos, Linda Kremer, Neil Kremer

Question raised as to whether a landowner must be in good standing to be on a committee. President defers that question to the next meeting in interests of completing this agenda.

Decisions on who will chair as to whether there will be separate chairs for NG and SG were deferred to the committee to decide at its initial meeting.

Claudette Dirkers also noted that the Road Committee needs a person responsible for dispatching snow plowing.

Votes (voice vote): unanimous approval

4.4.5 Emergency Road Committee

Nominees: Dennis Riley, John Carp

Votes (voice vote): unanimous approval

4.4.6 Governing Documents Committee

Nominees: Andrea Sedlak, Jewel Wieczorek, Sandra Schreyer, Claudette Dirkers, Morgan Squires, Douglas Gill. Committee will decide its chair.

Votes (voice vote): unanimous approval

4.4.7 Election Committee

Nominees: Andrea Sedlak, Morgan Squires, Ross Brunson, Jerry Ladewig.

Votes (voice vote): unanimous approval

4.4.8 Complaint Committee

Nominees: Sandra Schreyer, Ross Brunson, Sabrina Hannan.

Votes (voice vote): unanimous approval

4.4.9 Community Property Committee

In the past, this committee was disbanded and the complex issues pertaining to the community property were put under the legal committee.

Motion: John Carp motioned to reinstate the Community Property Committee. Jewel Wieczorek seconded it.

Yes (5): John Carp, Jewel Wieczorek, Hendrik Gelderloos, Sandra Schreyer, Neil Kremer

No (3): Mark Seaver, Andrea Sedlak, Dennis Riley

Abstain (1): Morgan Squires

Motion passed.

Discussion—The soccer field building is in serious disrepair, filled with vermin and mold, a health hazard, and needs to be razed. There's a complex tri-party deed agreement with the GLA, Park County, and Church Universal. The GLA

does not own it, the Church owns it and takes it back if we do not maintain it. The GLA pays taxes, maintenance, electricity, we paid to install a well, underground sprinkler system. The Board has not decided to spend any money on the property or to empower the Committee to do anything with it. All financial decisions have to be approved by the board. Besides the soccer field, subject of all this discussion, other community properties are included under this committee.

Nominees: Hendrik Gelderloos, John Carp, Charlotte Mizzi, James Kozlik, Matt Crowley, Pouwel Gelderloos

Votes (voice vote): unanimous approval

4.5 Next Items

4.5.1 Determine Future Meeting Dates and Venue.

Motion: Mark Seaver motioned that that Secretary look into various locations and meeting dates and make a recommendation to the Board. Morgan Squires seconded this.

Votes (voice vote): unanimous; motion carried

Motion: Jewel Wieczorek motioned that the Board hire an administrative assistant. John Carp seconded this.

Discussion: Mark Seaver pointed out that the board needs to carefully specify the requirements for the position. Charlotte Mizzi said she already has a document with that. She will give two thumb drives to the new Secretary with that statement together with all the information from the prior admin and from Charlotte's own work over the past year. She will also give Morgan Squires the secretary's seal, the credit card, and the check book. Dennis Riley asked who has the mail box key and the storage unit combination. Newman said he has them and will pass them on to Morgan Squires. Claudette said she also has a mailbox key that she will give to Morgan Squires.

Votes (voice vote): unanimous; motion carried

4.5.2 Establish how board email will be transitioned

Ross Brunson announced that each board member needs a specific board email address. He explained how the email system works and will give the board members explanatory diagrams. will brief the board on the email system and regarding the website.

4.5.3 All committees must meet, select chairs, and prepare goals for coming term to be reported at next meeting

4.6 Project Review Committee Recommendation

Leo reported on application for two prefab sheds on NG 28A. Claudette Dirkers and Leo inspected today and said that the application appears to be complete

and in compliance with all the GLA requirements and asked the Board to approve it so the new Project Review Committee can start with a clean slate.

Motion: Andrea Sedlak motioned that the Board approve the Project Review Committee's recommendation to approve the NG 28A proposal to place two sheds. Jewel Wieczorek seconded this.

Votes (voice vote): unanimous; motion carried

5. Visiting Landowner Input Period –

Daniel O'Connell asked about the needs for revising the website. Dennis Riley recommended that Ross Brunson brief the board and then the board can decide on whether they want a volunteer to do it or pay someone to do it. Claudette Dirkers asked how quickly the new board members will have their new emails in place so the outgoing board can stop handling the board business in the email system. Ross Brunson described the recommended email address format and asked that everyone send theirs to Morgan Squires who can collect them and send them to Ross Brunson. Valery stated there to stop lawsuits.

6. Adjournment

Meeting adjourned at 9:02 pm.

Finished Business – Past Meeting Minutes & Email Votes

The large volume of email votes and minutes of past meetings that have not been finalized by the GLA Board are under review and will be published separately, as soon as possible.

Addendum

On October 8 2022, President Dennis Riley reported in the Board emails that Jewel Wieczorek resigned as treasurer. Scott Stomierowski motioned that the Board elect Mark Seaver to be Treasurer and Jewel Wieczorek seconded the motion. On October 9, 2022, the votes were Yes (8): Riley, Stomierowski, Wieczorek, Gelderloos, Sedlak, Squires, Carp, and Seaver. Not voting (4): Jensen, Kremer, Roskind, Schreyer.

Email votes require two-thirds approval (Bylaws, Article VI, J. Action Without a Meeting).

Mark Seaver was officially declared the GLA Treasurer.

The GLA Board Approved These Minutes, with the Addendum, on October 14, 2022.

Glastonbury Landowners Association, Inc.
Board of Directors - Meeting Minutes
Wednesday - November 2, 2022 at 7:00 pm

Emigrant Hall with Virtual Zoom Option Available.

1. Call to Order (7:02 PM)

Board Members Present- Dennis Riley (President), John Carp, Andrea Sedlak, Mark Seaver (Treasurer), Alicia Roskind, Neil Kremer, Sandra Schreyer, Hendrik Gelderloos (Vice President), Morgan Squires (Secretary), Scott Stomierowski (virtual), Jaylyn Jensen (virtual), Jewel Wieczorek

Landowners Present- Charlotte Mizzi, Pouwel Gelderloos, Jerry Ladewig (SG Ombudsman), Jeff Ladewig, Val O'Connell, Ron Wartman, Les Seago, Ross Brunson (NG Ombudsman), Phone participants: Wendy Riley, Miriam Barker.

2. Approval of Meeting Minutes

3. Landowner Comment for Items Not on the Agenda- *State your name and limit comments to 2 minutes. For items on the agenda landowner comment will be granted before each decision*

3.1. Charlotte Mizzi: Commented over not receiving an email from the mailing list. Asked for list to be updated. Informed board that she has an email mailing list with landowners who opted in to receive emails. Morgan Squires commented that she is working to update the email list so more landowners receive GLA email notifications.

3.2 Les Seago: Commented that he knows of ~3 wells going intermittently dry in S. Glastonbury. Discussion ensued over the current GLA covenant surrounding well log reporting. General consensus following Board discussion was that this covenant needs to be readdressed and possibly modified or removed from the covenants because well logs have not been regularly recorded or reported by landowners. And the State keeps well log records. Dennis Riley commented that the GLA does not carry responsibility for the condition of landowner's private wells. Andrea Sedlak stated the Covenants direct that if there is a problem with wells going dry, the GLA should institute a water use plan.

3.4 Wendy Riley: Commented with information about legal requirements and board member roles and responsibilities. She referenced the Montana Code Annotated that pertains to nonprofit corporations. Wendy commented on the responsibility of board members to enforce the GLA governing documents.

3.5 Jerry Ladewig- Continued discussion on aquifers. Hendrick Gelderloos questioned why the GLA has a review process for wells. Dennis Riley recommended that the Project Review committee and Governing Documents committee analyze the rules in the covenants that mention well logs.

4. Unfinished Business

4.1. Discussion / Decision on adding or removing members to GLA Committees

Discussion on adding additional board members to the Legal committee but wanting to avoid having more than 7 board members, a board quorum, on the committee. General consensus and decision to limit the Legal committee size to 6 board members.

Motion: Motion made by Hendrik Gelderloos to add Jaylyn Jensen to the legal committee, second by Jewel Wieczorek. Unanimous roll-call vote, motion passes.

Motion: Motion made by Hendrik Gelderloos to appoint Jaylyn Jensen and Alicia Roskind Dearing to the Project Review committee, second by Neil Kremer. Discussion from John Carp is considering joining the Project Review committee at a later date. 11 yes (all except Scott Stomierowski) 1 non vote (Scott Stomierowski on remote). Motion passes.

Motion- Motion to add Alicia to the Election committee made by Jewel Wieczorek, second by Morgan Squires. Unanimous favor by voice vote. Motion passes.

5. New Business

5.1. Discussion / Decision on committee emails lists, board online storage, Microsoft teams

Discussion and presentation from Ross Brunson on options to configure the board email flow and make communicating as a board more streamlined.

Public question from Ron Wartman on whether board emails are able to be subpoenaed. Ross Brunson responded that emails can be subpoenaed.

5.2. Discussion / Decision on Administrative Assistant job description

General discussion on whether the Administrative Assistant job title should change and general discussion over the pay range. Morgan Squires said she would look into potential pay in more detail and do a comparative pay review for similar positions in Park County.

6. Ombudsman Report(s)

6.1. N. Glastonbury Report - Ross Brunson – No update.

6.2. S. Glastonbury Report - Jerry Ladewig – No update.

7. Committee Updates- *Updates provided by Committee Chairs. Public comments after update is provided*

7.1. Project Review

7.1a. Discussion / Decision on Welcome Packet

Hendrik Gelderloos, chair, provided an update. The committee wants to work with other committees to create a welcome packet for new landowners.

Action Item- The Project Review committee will work with other committees to put together a welcome packet.

Public Comment- Val O' Connell commented that a welcome packet already exists. Charlotte Mizzi said she would find a previous welcome packet and forward to Hendrik Gelderloos.

7.1b. Discussion / Decision on charging assessments following dry-in of new construction

Mark Seaver provided background information on why the GLA charges assessments on new builds following dry-in of new buildings. In the past the Board found people were living in a dried-in unit and avoiding assessments.

Public comment- Pouwel Gelderloos commented that many cities allow an 18-month period from start of construction until assessments begin being charged.

7.1c. Discussion on Process for Final Inspections / Bond Returns

General discussion of final build inspections and bond returns being released. Mark Seaver stated that a bond return can take place when reseeding is complete. Landowners need to contact the Board to schedule an inspection for a bond to be released.

Public Comment- Charlotte Mizzi said there is a form the landowner fills out, affirming that the building is finished and the PRC committee can come to inspect and see that it's done (from outside) and reseeded.

7.1d. Discussion on the process for when LO are assessed fines for improperly following project review requirements

Neil Kremer commented that he would like to ensure landowners receive notice and a warning prior to the GLA assessing fines for out of compliance projects. Discussion ensued and was tabled until the Governing Documents committee and Project Review committee can review the current process for out of compliance projects and report back.

7.2 Finance Committee

7.2a. Treasurers Report

No report at this time due to unexpected passing of a tax accountant who assisted with GLA accounting and assessments. Mark Seaver reported that the GLA needs to upgrade the electronic Dropbox subscription which stores accounting documents and other electronic board records. Currently, it provides 2GB storage for ~\$18/mo but is completely full. The upgrade would be less than \$17/mo total and would provide 2TB storage. General Board consensus was that the greater capacity and more accessible location for storing files would be beneficial.

Public comment- Charlotte Mizzi wanted to know why the check details went away on the landowner's reports. Mark Seaver replied that check details are only given to Board members, and are not provided in the report disseminated to landowners.

Motion- *Motion by John Carp to reimburse Charlotte Mizzi for the ~\$187 she spent to print the new board binders, second by Sandra Schreyer. Unanimous favor by voice vote. Motion passes.*

Discussion ensued that the Board needs to determine a monetary threshold for when a Director needs Board approval prior to spending GLA money.

7.2b. Access to treasurer@glamontana.org – For a period of time Mark Seaver did not have access to the correct email address to send assessments to landowners. Mark sent assessment statements from his personal email, and recipients may have ignored those as possibly spam, so the following motion was made:

Motion- *Motion by Mark Seaver to forgive late fees on Q4 assessments through December, 2022, second by John Carp. Unanimous favor by voice vote. Motion passes.*

7.3 Election Committee- No update, has not met.

7.4 Complaint Committee

Sandra Schreyer, chair, provided an update that she has yet to call a meeting. Sandra is trying to work through the complaints received and create a process to better handle and organize complaints.

Public comment- Jerry Ladewig, SG Ombudsman, discussed the role that the ombudsman plays in handling complaints. Many issues that come up are not formal complaints. Not everything flows through the ombudsman.

7.5 Community Property Committee

John Carp provided an update that the committee has not met.

Public comment- Val O' Connell inquired on who was on the community property committee and expressed interest in joining the committee.

Public comment- Charlotte Mizzi with support for Val O' Connell to be voted onto the Community Property committee because she helped form the Paradise Valley Recreational Community Association (PVRC), 501c3. Val explained that the PVRC was a nonprofit that raised money to maintain the soccer field property as parkland. Continued discussion on the history of the soccer fields and the previous role of the PVRC with maintenance of the soccer fields.

Public comment- Ron Wartman that the PVRC is dissolved. Dennis Riley moved the discussion back to the committee level.

7.6 Road Committee-

7.6a. Grading, gravel and snow removal

John Carp provided an update that gravel delivery and grading work will continue until the ground freezes, and then the work will transition to snow removal. Chad Standish will do snow removal work on the S. Glastonbury roads and sanding for both N. & S. Glastonbury. Mitch Larson will do snow removal for N. Glastonbury if the board approves Mitch's request for an hourly rate increase of \$20 more per hour. John was approached by landowners who want to privately pay for additional gravel to be delivered on Hercules road.

7.6b. Snow fence

Snow fence repair at Sirius approved in Board email vote 11/1-11/3/22, to be completed by Blake Greg. The Road Committee will bring recommendation for the GLA to approve installation of a new 200ft long snow fence on Capricorn Rd. near Aquarius Rd. for \$600 material cost, dependent on whether Blake Greg can complete the snow fence he is currently working on.

7.6c. Guard rails installation

\$22,000 has already been spent by the previous Board of Directors to purchase used guard rails for installation along different areas in N. & S. Glastonbury. Guard rail installation project likely to be completed by Chad Standish but the project is currently tabled until spring time. Additional materials and design work is still needed prior to installation.

John Carp reported that Chad Standish will also provide a bid for repair work for the existing Hercules Rd. guard rail.

7.6d. Sirius Rd. bump

The bump continues to get worse. Chad Standish recommended to John Carp that the repair will require removing the asphalt on either side of the bump and replacing it with gravel until the spring time when asphalt repairs can be made. No decision at this time until the Road committee can get more information.

8. Landowner Comment

- 8.1.** Jerry Ladewig has information on the Community Property committee that she wants to send to John Carp.
- 8.2.** Val O Connell inquired if the board received the various court orderings and filings she mailed in. Morgan Squires confirmed they were received.

9. Closed session- Meeting closed at 10:35 PM to discuss Legal committee updates

10. Adjournment

Motion: *Motion to adjourn following the closed session made by Morgan Squires. Unanimous favor by voice vote. Meeting adjourned at 11:30 PM*

Finished Business- Past email votes will soon be available for view on the website under “GLA Board of Directors Official Email Votes”

Respectfully submitted by Morgan Squires

Approved during the 2022-02-09 BOD Meeting

Glastonbury Landowners Association, Inc.
Board of Directors - Meeting Minutes
Thursday - December 8, 2022 at 7:00 pm
Virtual Zoom Meeting

1. Call to Order (7:06PM)

Board Members Present: *Dennis Riley (President), Hendrick Gelderloos (Vice-President), Mark Seaver (Treasurer), Morgan Squires (Secretary), Jewel Wieczorek, John Carp, Alicia Roskind Dearing, Neil Kremer, Andrea Sedlak, Scott Stomierowski, Jaylyn Jensen*

Landowners Present: *Aija-Mara Accatino, Charlotte Mizzi, Leslie Everett, Jerry Ladewig (S. GLA Ombudsman), Doug Gill, Miriam Barker, Joe Bezotsky, John McAlister, Cristin Dhieux-Fowle, Matthew Crowley*

2. Approval of Minutes

The 2022-11-03 Minutes are incomplete so not approved yet.

3. Landowner Comment for Items Not on the Agenda

3.1 Email List Suggestion

Joe Bezotsky said he sent an email to the board earlier in the week with a suggestion to mail information to community members who are not on the email list. This led to a board discussion about the email list, cost of postage, and information about which landowners do not have email.

4. Officers, Directors, Ombudsman(s) Reports

4.1 President's Report

4.1a. Regularly Scheduled Board Meetings

Dennis Riley led a discussion on the schedule for board meetings. Discussion ensued and the conclusion was that the GLA Board Meetings will be held the 2nd Thursday of each month. Dennis also requested that all committees schedule a regular monthly meeting on the same day every month.

4.1b. Administrative Assistant

Discussion on hiring the Administration Assistant. Hendrick Gelderloos commented that the position should be permanent to prevent the loss of information. Discussion ensued on the importance of a paid position and the possible need for an online software to assist with providing a number of functions we need (e.g., email lists, etc.) and keeping track of information.

4.2 Treasurer's Report

Mark Seaver mentioned that he was made aware of a board member who was violating MCA with defamation of character and spreading rumors about others. Discussion continued on appropriate board conduct, about being cautious, and ensuring our communications are accurate when interacting outside of the board to avoid rumors from spreading.

Mark provided a financial update along with a treasurer's report handout. Included in the report were summaries of assessment collection (excellent), road maintenance expenditures (over budget in NG, under in SG, no mag chloride, no fall maintenance), snow removal expenditures, and legal fees. Additional discussion focused on unpaid assessments (substantial money collected in 2019 and 2021 by taking debtors to court; new collections attorney to come onboard).

4.3 Ombudsman's Report

4.3a. North: Ross Brunson was not present.

4.3b. South: Jerry Ladewig had nothing to report. Jerry thought perhaps landowners do not know that she is the South ombudsman.

5. Committee Updates

5.1 Road Committee

5.5a. Fence Repair: Update on fence repair and snow plowing- 2 different snow plow contractors are out during snow storms. Discussion on snow fencing and working with landowners and the county on fence installation.

Motion - *Motion made by John Carp to approve additional costs for Greg Sheldon doing snow fence repair in both NG and SG, \$600 materials/\$800 labor, seconded by Mark Seaver. All in favor by voice vote; motion carried.*

5.5b. Snow Plowing: Update on snow plowing in North and South. Discussion of updating the snow plow contractor list on the website. If a private snow plow contractor lives in the GLA but is not in good standing, they will not be added to the publicly posted contractor list.

5.5c. Chip Sealing Project: Asphalt roads in NG were last chip sealed about 12 years ago and are due for it again. It will have to be done by next fall. It's expensive and will require financing. Three years ago did crack sealing. The road committee needs to look at that again in spring to see if that has to be done before chip sealing and what other repairs are needed (pot holes, etc.) North Glastonbury residents will need to vote to approve a special assessment to pay for chip sealing due to the cost. Because of the need for that vote, it may be unlikely to happen in 2023. The issue of the easement on Aries and Sirius needs resolution first.

Public comment from Joe Bezotsky with question on why Sirius road is being repaired if there is uncertainty if the road belongs to the Church Universal and Triumphant or if it belongs to the GLA. Dennis Riley replied that the easement issue is going to be resolved first. Joe Bezotsky also said that the GLA should get multiple bids for the chip sealing work.

5.5d. Spring Road Maintenance Contract: Update from John Carp that the road base is beginning to show on different roads and will need to be replaced before adding gravel and potentially mag chloride.

5.2 Finance Committee

Mark Seaver reported that the committee needs to meet to discuss the upcoming budget and have the budget ready to send to landowners in February.

5.3 Governing Documents Committee

Andrea Sedlak, chair, provided an update on the previous committee meetings and the main topics of discussion during the Governing Documents Committee meetings which included the following:

- a. Selected Chair
- b. Defined the committee's Charter
- c. Identified goals-topics for the committee's work
 - i. Wells
 - ii. Vacation rental surcharges
 - iii. Dwelling unit definitions
 - iv. Covenants and Master Plan review for conflict
 - v. List governing documents needing review based on changes to state law and current trends
 - vi. Expand enforcement mechanisms/fines
 - vii. Process to identify legal conflicts/violations by board members and committee members
- d. Addressed Neil's proposal for clarifying the process for applying fines based on the governing documents.

Question from Jaylyn Jensen on whether the GLA has asked an attorney about GLA authority to fine landowners. Mark Seaver said yes, the board did inquire and was told they can apply fines.

5.4 Project Review Committee

Hendrik Gelderloos, chair, updated that committee meeting was postponed. Only one project currently under review and more information is needed before final review. NG 68 needs dried-in inspection. Another dried in at SG 40-A with a dried-in guest house. Mark Seaver needs this information to begin dwelling assessments. Discussion of the process: PRC notifies the Treasurer. Treasurer sends the landowner notice when the GLA sees they are dried-in and at the beginning of the next quarter they will be assessed for the dwelling.

5.5 Complaint Committee

The committee chair, Sandra Schreyer, resigned from the Board on 12/7/2022, so a new board member will need to assume the role of chair. Alicia Roskind Dearing agreed to chair the committee temporarily. Discussion of the official complaint form on the website and question of what happens after the complaint committee receives a complaint from the landowner. Distinguishing the roles of the Ombudsman and the Complaint Committee. Jerry Ladewig offered to sit in on a future complaint committee meeting to help differentiate those roles and to explain what the process has been in handling complaints on previous boards.

5.6 Community Property & Election Committee

John Carp, chair, reported they have not yet met. No update.

6. Unfinished Business

6.1 Community Announcements

Discussion about committee chairs sending out announcements. Mark Seaver pointed out that the community announcements should go out through the info@glamontana.org address, but access to that address is limited. Morgan Squires said she created a test template that committee chairs could fill in, depending on what the Board approved, and it could send an email to specific email addresses.

Action Item: Morgan Squires will send her test template to John Carp and Mark Seaver to review and for John to try.

Question about what email listing Morgan Squires has been using, since it appears to be outdated.

Action Item: Morgan Squires will update the email list with the November 12, 2022 landowners list provided by Andrea Sedlak.

6.2 Board Code of Conduct, Policies, & Training

Discussion/decision on hiring a consultant to conduct a board training workshop and on board code of conduct, policies.

Morgan Squires suggested two individuals—Ashley Kent and Dan Clark, private consultants, that train nonprofit boards but through the lens of Montana codes geared toward private and nonprofit sectors. Their usual fees are \$500 for 4 hours and an additional \$200 for set up and preparation of in-person meeting materials. The GLA can record their training and use it in the future.

Action Item: Morgan Squires will explore the possibilities of hiring a consultant for training, the possible schedule and cost.

Jaylyn Jensen asked if there was a code of conduct and policies for when a board can go into closed session. Mark Seaver pointed out that a closed session should only happen when the Board is discussing legal matters or employee matters. Dennis Riley said that if the audience is unruly then the best option is to end the meeting. Andrea Sedlak raised the Bylaws clause requiring open meetings. Dennis Riley suggested this be among the topics the training could cover.

Action Item: Morgan added this topic to the list the training should cover.

6.3 Board Vacancies

Two board resignations, Sandra Schreyer from NG and Neil Kremer in SG. Discussed notifying landowners within 30 days about these vacancies. Discussed sending a Newsletter with the announcement of the vacancies and to recruit more landowners to sign up for email notices. Dennis Riley will draft the communication to be reviewed by the board before sending to landowners. Also discussed recruiting new committee members, including the addition of Scott Stomeiowski to committees.

7. New Business

Discussion on the need to update the GLA Welcome Packet.

Action Item: Jaylyn Jensen offered to do an initial revision of the packet.

8. Landowner Comment

Doug Gill: Commented on the challenges of using MailChimp. He hadn't received emails from the GLA since the summer. Morgan Squires advised checking the Gmail Promotions Folder, where many of the MailChimp emails have been going. Doug Gill also asked about assessment statements. He hadn't received any. Mark Seaver said that when a landowner pays assessments for the full year in January/February, and they have a zero balance, then they do not receive any further statements during the year.

John Carp: Asked about the current status of GLA as filed with the Montana Secretary of State. Morgan Squires is working to reinstate GLA's status. The annual report is filed; we just need to submit the Title XV tax form. John Carp also asked for an update on vandalized signs in SG. Dennis Riley said the sheriff came out and will investigate.

Open Discussion: Status of financial statements, emailing of assessments.

9. Adjournment

Motion: *Motion to adjourn made by Mark Seaver, with a second by Hendrick Gelderloos. All in favor by voice vote. Meeting adjourned at 10:14 pm.*

Finished Business- Past email votes will soon be available for view on the website under "GLA Board of Directors Official Email Votes"

Respectfully submitted by Morgan Squires and Andrea Sedlak
Approved during the 2022-02-09 BOD Meeting