

Glastonbury Landowners Association | Board of Directors Minutes

Wednesday March 19, 2025 – 7:00 to 9:00 p.m.

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

1. Call to Order (7:04 p.m.)

Moment of Silence

Board Members Present Virtually: Douglas Gill (President), Tim Brockett (Vice President), Claudette Dirkers (Treasurer), Steve Anderson, Joe Bezotsky, Debbie Newby, and Tyson Wright.

Landowners Present Virtually: Aija-Mara Accatino, Carol Anderson, Dean Anderson, Alicia Dearing, Leslie Everett, Chris Dhieux-Fowle, Guy Gravert, Jaylyn Jensen, Neil Kremer, Jaime Rambo, Sandra Schreyer, Scott Stomierowski, Cynthia Palk, Les Seago, Linda Ulrich, Ron Wartman, and Jewel Wieczorek.

2. Landowner Comment Period

During the completely open landowner comment period, landowners shared their views about the 2025 Road Policy, among other issues. Each attendee had a two-minute window to speak, and several spoke multiple times. Meeting time constraints allowed questions, but debate was set aside for later board discussion.

The prevailing comment was to have a 30-day review period for the road policy. One long-time landowner stated that she is community type person who has regularly paid for road safety and accessibility for decades, to the benefit of everyone.

There was a high probability that most attendees were misled by an unofficial, widely distributed, and lengthy email authored by a disgruntled former board member. To clarify, the 30-day review period does not apply to policies. Landowners have an open-ended period to comment. A policy can be changed at any time; it's fluid, it's flexible. It's not like the Covenants or the Bylaws that require a landowner vote.

Another invitation was voiced for landowners to subscribe to official Eblasts and attend various committee meetings where there is more time to speak and really discuss the issues.

Many of the decisions that the Board makes are very, very difficult; decisions are not made out of personal interest. Our Governing Documents are analyzed, state law is analyzed, county laws are analyzed, and then we balance the rights of landowners against those laws, and generally do what's best for the public good.

The more you come to meetings, the more that you talk to directors, and the more that you pay attention, the better. We need to hear from you. So, thank you all very, very much for coming to this meeting, and we hope to see you again at future meetings.

At 7:45 PM, the comment period ended so the general meeting could proceed on schedule.

3. Approval of Meeting Minutes

Last month, the GLA Board Minutes for February 18, 2024, were approved by email vote, and posted to

the website. In 2025, meeting minutes have been promptly written, approved, and posted within a few days of each meeting. One can find newsletters, committee minutes, and track board actions on the website as well.

4. Officers, Directors, Ombudsman(s) Reports

4.1 President's Report – Doug Gill

4.1 a. – Road Policy Update

So, I would like to echo what has been said here, that I think it is great that we've got engagement tonight from more landowners than I ever recall - so that's a good thing. It is also, though, a bit, I guess, a mixed bag, because you are only on because you have some concerns about what you have been hearing, not that you want to get involved. But that is okay, whatever it takes. I am glad you guys are here.

What I would say is, all Directors are affected by all roads. I drive on Sirius, I drive on Capricorn, I drive on Aries, on Gemini, on Caspari, and we could say the same thing of every Director on this call, and all the Directors from last year, and all the Directors from the 2008 Board of Directors that promulgated the previous road policy.

The point I am making is that as a North Glastonbury landowner I drive on North roads. I rarely drive on South roads, and I would assume the same is true for most South residents, as well. You rarely drive in North, so you can easily take your argument to the point of, hey, if you live in North, you cannot vote on North road maintenance or North safety issues or road improvements. That is ludicrous, right? That just would not work.

So, for me, I find it insulting to my personal integrity that someone wants to assert the 'fact' that the only reason I am concerned about the safety of a road is because I have to drive on it. Personally, yes, I do drive on one of these roads. That has been a part of debate for years now. Yes, I do drive on it, but so do a lot of other folks.

People in High North have been paying the same assessments as people who have paved roads, people who have plowed roads every day. The people in these higher elevations have been paying the same assessments all those years and getting virtually no services.

We all pay the same assessments, and this is not 2008. There has been a tremendous amount of development. There has been an increase in density in the upper elevations due to subdivisions. There has been a lot of building going on; I can speak to High North. This is now seventeen (17) years later, and we have a lot more construction traffic. We have people who have short-term rentals.

Two points:

1) I also want to reiterate a point that Claudette made earlier, because I want to amplify it here. Policy is just the will expressed by one particular Board of Directors. It is always subservient to the Governing Documents, and it can be modified, changed at any time by the same Board or a future Board. The Governing Documents always control, period - full stop. So,

nobody needs to be concerned that we are inventing new Bylaws or new Covenants. Only the Landowners can vote on that.

2) If you read the 2025 Road Policy, and you're honest, then you know nobody is proposing that my road, my cul-de-sac way up at the top of North is going to get anywhere near the same level of maintenance and services as Sirius or Capricorn or Aries. Okay, it is not. It is Collector Road; it is not an Arterial Road. That is clearly specified in the Road Policy.

Also, for those of you who are engineers on this call, if you are honest, you know that a less traveled road requires less maintenance and upkeep than a more traveled road. So, by definition, the GLA will always be spending less money on roads that have fewer parcels on them. It is, it should be, axiomatic to everyone on this call.

All directors and former directors know we cannot spend any more money than we take in, we cannot do that. So, this notion that we are just going to lavish money on these small obscure roads in the Community and ignore the major arteries, is just folly. That is not going to happen, and no Board would think to do something like that.

We are way behind on our revenue, and we need more revenue because inflation is here, and it has eaten into everything - everything we need to run the Association, particularly hourly operator fees for plowing and grading. It is that simple. We intend to find new sources of revenue to match increased expenditures.

I also want to close, you know, with respect to the roads here. Before we move forward, and that is in my view, it is just as easy to make the argument that all of you who spoke against devoting money to the higher elevations - hey, it is a conflict of interest that Board members live up there. I would argue, too, that it is just as much a conflict of interest to say I would rather have my potholes, my washboarding on my safe road down here at lower elevations - that is more important for the GLA dollars than is life safety in other places in the community. So, you know, conflict of interest cuts both ways.

The Board will advertise the 2025 Road Policy extensively, and when there is a groundswell of comments, we will make changes. We represent the people.

4.1 b. – Road Liability. Last year, the Board had been authorized to seek a legal opinion about what kind of liability the GLA would face with respect to hazardous road conditions. In early February 2025, we dispatched that letter.

The Road Safety Liability Letter was just received from Crowley-Fleck Law Firm and shared with all Directors. Discussion is planned for tonight's Closed Session, as this is a legal matter. Then, pending Board approval, the letter will be distributed to all GLA Landowners.

4.1 c. – Sirius Road Easement - Last thing is the Sirius Road easement, which has continued to rear its head in the community, as long as I have been here. The Road Committee, just a week ago, decided that once and for all, we must get an easement and voted unanimously for the Legal Committee to complete the process.

Motion: Tim Brockett made a motion that the 2025 Board of Directors approve the 2025 Road Policy, as written, presented, and approved by the GLA Road Committee. Upon a second, my vote is yes. Joe Bezotsky seconded. Discussion followed.

Final votes: Yes (5) Tim, Joe, Doug, Tyson, and Claudette.

No (2): Debbie and Steve. Motion carried.

4.2 Treasurer's Report – Claudette Dirkers

4.2 a. - Overview / GLA Financial Reports - February 2025 – As of the end of February, the total amount of paid assessments was \$112,267.24. In early January, \$190,529.40 was invoiced. The source for both if these figures is the Profit & Loss Budget Performance – Cash (February Reports).

Likewise, as of February 28, 2025, the combined amount of funds in the checking and saving accounts is \$314, 185.56. See Balance Sheet Prev. Month Comparison, Accrual Basis, line: "Total Checking/Savings." And, on the same page, \$204,857.09 was in Allocated Reserve Funds documented here: "Total 009 – Allocated Cash Reserves."

Despite the difficult and expensive snowplowing season, the 2025 Road Grading and Maintenance Budget is fully funded. Once the 2025 Snowplowing Budget funds were spent, snowplowing was paid for with Snowplow Reserve Funds.

4.2 b. Collections Mailing – On Tuesday, March 11th, a total of ninety-five (95) individualized collection letters and statements were composed, printed, and mailed by US Post. And I also included an extra half-sheet, reminding landowners of the \$5.00 quarterly service fees that will take effect on July 1st. Since February 28th, the ending date for the February Financial Reports, numerous PayPal and check payments have arrived, totaling an additional \$10,150.24, to date.

The Office of the Treasury is quickly and accurately invoicing Landowner construction projects. Project Review payments are expeditiously deposited before applications are presented to the committee. Our cash flow has improved and uncashed checks are now a relic of the past.

We are continuing to review amassed GLA subscriptions and automatic recurring payments. We saved landowners have hundred dollars in February and March by tracking down and cancelling unused, dormant services. We will continue this process into the spring and summer.

If time permits, we hope to save landowners more money by printing and mailing GLA Landowner assessment statements for April, June and October, in-house.

The Montana Secretary of State requires an Annual Corporate Report identifying all GLA Directors, Officers and our Registered Agent. That report was filed well in advance of the April 15th deadline.

4.2 c. Snowplowing Expenditures – This has been a tough winter as we have collectively experienced, and as of today, the total cost of snowplowing and sanding for Glastonbury is \$102,744.25. If one subtracts the cost of sand which was \$1,681.35, then this season's snowplowing expenditures reached a grand total of \$101, 062.90.

Motion: Tim motioned to approve the GLA February 2025 Financial Reports and to post the Landowner's version on the website; Doug seconded. Unanimously approved.

4.3 Secretary's Report – Seat Vacant

4.4 Ombudsman's Report

4.4 a. **North Report – Linda Ulrich** – Linda discussed the matter of a malnourished animal reported to the Board. The sheriff was involved. Both met with the animal owner and veterinary bills were produced showing that proper care and feeding are being administered.

4.4 b. **South Report – Miriam Barker** – Not present

5. Committee Reports -

5.1 Roads Committee - Tyson Wright - Chair

5.1 a. Snowplowing and sanding – In the last couple of weeks, snowplowing and sanding has come to a standstill, as winter is most likely over.

5.1 b. Spring grading plans were initially discussed. Tyson noted that frost heaves are beginning to appear on the asphalt roads, and he has compiled an open spreadsheet to track locations. The Road Committee is scheduling a time to evaluate developing damage to determine solutions. Landowners were encouraged to email roads@glamontana.org with road condition reports.

5.1 c. Guardrails and associated supplies will soon be moved from the Standish Excavation property in Pray to Glastonbury. Tyson will confirm locations and coordinate delivery.

5.2 Project Review – Seat Vacant

Doug requested that Tim lead the Project Review discussion; Tim accepted and explained project details prior to presenting motions and votes for approval.

5.2 a. The application for Kremer's Subdivision Family Conveyance (SG 18-A-2), was unanimously approved.

5.2 a. The Phalen well project (NG 70), was approved unanimously on one condition, that the required setbacks will be confirmed once deep snow recedes and the site is accessible.

5.3 Community Property - John Carp - Chair

5.3 a. The Community Property Committee is dormant until April.

5.4 Compliance – Joe Bezotsky - Chair

5.4 a. No complaints noted.

5.5 Governing Documents – Tim Brockett – Chair

5.5 a. No committee activity to report.

5.6 Webmaster – Tim Brockett

5.6 a. Everything is running smoothly. The webmaster quickly posts meeting minutes and other important documents to facilitate landowner's access to the latest information about Board actions.

6.0 New Business - None

7.0 Landowner Comment - None

Adjournment – 9:10 p.m.

Closed Session – Adjournment 9:58 p.m.

8.0 Unfinished Business - Email Motions:

8.0 a Feb. 2025 BOD Minutes - Feb. 22, 2025:

Claudette – “In the interest of keeping active lines of communication with our constituents, I am presenting the following motion for approval:

“I make a motion to approve the February 18, 2025, BOD meeting minutes and post them to the GLA website. Upon a second, I vote yes.”

Yes votes (6): Tim, Steve, Joe, Claudette, Tyson. Doug.

No votes (1): Debbie.

Motion carries.

8.0 b. Feb. 26, 2025: Motion to Approve 2/12/25 Road Committee Minutes

Tyson: “I make the motion to approve and have the webmaster post the attached Road Committee meeting minutes.”

Yes votes (6): Claudette, Tim, Tyson, Joe, John, and Debbie.

Did not vote (3): Doug, Alicia, and Jaylyn.

Motion carries.

8.0 c. February 28, 2025: Buice Subdivision (SG-85)

Tim: “I make a motion that the GLA Board approve the Buice Subdivision. I vote yes and now open the floor to discussion.” Steve seconded.

Yes votes (7) Tim, Doug, Joe, Claudette, Debbie, Steve.
Did not vote: (1) Tyson. Motion carries.

Minutes Taken by: Tim Brockett and Claudette Dirkers

Minutes Approved by email vote: April 02, 2025

