

## **Glastonbury Landowners Association**

**Monday, April 21, 2025 - 7:00 PM MDT**

**Zoom ID: 619 079 2223 Passcode: 2023 Call in: +1 720 707 2699**

### **Board of Director's Agenda**

**Call to Order**

**Moment of Silence**

**Landowner Open Floor Comment**

**Approval of Minutes – Done and posted 4/2/25**

**Officer Reports**

#### **3.1 President's Report – Douglas Gill**

- 3.1 a. Spring Newsletter
- 3.1 b. Board Vacancies
- 3.1 c. Meeting Recordings
- 3.1 d. Email Voting

#### **3.2 Treasurer's Report – Claudette Dirkers**

- 3.2 a. Overview / Financial Reports - March 2025 - Approve
- 3.2 b. 2<sup>nd</sup> Q Assessment Mailing
- 3.2 c. Unallocated Funds

#### **3.3 Secretary's Report - Seat Vacant**

**Ombudsman Reports**

#### **4.1 North report – Linda Ulrich**

#### **4.2 South report – Miriam Barker**

**Committee Reports**

#### **Roads – Tyson Wright - Chair**

- 5.1 Guardrail Storage Plan in Glastonbury
- 5.2 Spring Road and Culvert Maintenance – Bids
  - a. Potholes and Frost Heaves
- 5.3 Snow Fence Removal & Safety Sign work order/additional signs

#### **Project Review – Seat Vacant**

- 6.1 Candidate for chair
- 6.2 Submitted Applications - Approved by PRC on April 16, 2025
  - a. Mordensky Septic (NG 29-A1)
  - b. Anderson, E. (NG 32 A) - Reapportioned Subdivision
  - c. Kinports, Ryan (NG 63) – Well

- d. Colin Nobil (NG 23-B) – Well
- e. Lach, Dan and Nancy (NG 25-1) Residence, driveway and Septic
- f. Yablonsky, Kim (SG 103) Cabin – pending inspection
- g. Phalen (NG 70) - Site evaluation for well placement

**Community Property – John Carp - Chair**

7.1 Committee Configuration

7.2 Plans

**Governing Docs – Tim Brockett – Chair**

8.1

**Compliance – Joe Bezotsky - Chair**

9.1

**Webmaster's Report – Tim Brockett**

10.1 – New online website

**New Business -**

**Landowner Comment**

**Adjournment**

**Closed Session**

# Glastonbury Landowners Association | Board of Directors Minutes

Monday April 21, 2025 – 7:00 to 9:00 p.m.

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

## 1. Call to Order (7:05 p.m.)

### Moment of Silence

Board Members Present Virtually: Douglas Gill (President), Tim Brockett (Vice President), Claudette Dirkers (Treasurer), Joe Bezotsky, Debbie Newby, and Tyson Wright; Steve Anderson arrived at 7:48.

Landowners Present Virtually: Aija-Mara Accatino, Miriam Barker, John Carp, Chris Dhieux-Fowle, James and Leslie Everett, Lisa Gaskin, Ryan Kinports, Nancy Lach, Scott Stomierowski, Linda Ulrich, and Jewel Wieczorek.

## 2. Landowner Comment Period

Linda Ulrich – “Thanks to Tim Brockett for all the work he has done in creating the new GLA website. He put many hours and weeks into this because the website crashed. And, I also want to thank Claudette Dirkers, because it would have been hard to replicate certain information and digital materials that she has on record. So, she also contributed mightily”.

### Approval of Meeting Minutes

The Board of Directors Meeting minutes from March 19, 2025, were approved by email vote on April 2<sup>nd</sup> and posted to the GLA website.

## 3. Officers, Directors, Ombudsman(s) Reports

### 3.1 President’s Report – Doug Gill

#### Opening Comments:

“So, I will call this meeting to order. I want to begin by making it clear this is a private meeting for Association members or their representatives. As such, there is no authorization, no consent given to anyone recording this. This is not a public meeting, it is private. The *only* authorized recording is that of the GLA and is being recorded by the GLA for your notification.

“And with that, we will begin with first thanking all our landowners who have taken the time to be present tonight... We are grateful that you are here and would like to hear from you and if you wish to be heard, please identify your name and your parcel number. So, I will open the floor to any landowners who wish to speak.”

**3.1 a. – Newsletter:** We did publish a newsletter in early February. Considerable time and effort went into getting this first one done to get communication out to landowners. The next GLA Community Newsletter is slated for publication sometime in May. If Directors and landowners have

suggested content, please submit articles by April 30<sup>th</sup>.

**3.1 b. – Board Vacancies:** It was determined that the GLA followed the Bylaws when it advertised Board vacancies in the winter newsletter. Within the 30-day deadline to apply, nobody submitted a résumé or stepped forward with an indication of interest.

“The more we ask the community for engagement the better. We need more people, not fewer people on committees, on the Board, and so forth. So, I am in full favor that we notice up the community of vacancies again, do it for a second time and a third time, as often as we send out communications, is fine.”

***Motion:*** *Debbie Newby made a motion, “To put a separate piece of paper with the Board vacancies announcements into the spring newsletter.” The motion failed for lack of a second.*

After detailed discussion, the Board agreed by consensus to include an announcement for Board vacancies in the body of the developing May 2025 GLA Newsletter. Doug asked Claudette to edit the preexisting draft.

**3.1 c. Meeting Recordings:** “The Board became aware that individuals had been recording meetings without notifying the attendees of the meeting that they were making recordings... There is Montana law that makes it a criminal activity to record a conversation or a meeting without all parties having knowledge of that recording.... I have consulted the GLA's legal counsel about this... And if you make a recording of this meeting or any GLA meeting without authorization, without notification to all members and the consent of those members, you just need to be prepared for the potential consequences. That's all.”

**3.1 d. – Email Voting:** Continued discussion on the Email Voting Policy. No Board resolution was reached. Doug suggested codifying the policy for a future board vote.

### **3.2 Treasurer's Report – Claudette Dirkers**

#### **3.2 a. - Overview / GLA Financial Reports for March 2025**

As of the end of March 2025, the total amount of paid assessments was \$128,410.40. We are only in the 2<sup>nd</sup> quarter and land assessments are at 80.93 % of invoiced statements; dwelling assessments are at 78.52% of invoiced statements. In early January, the total invoiced figure was \$190,529.40.

On March 31<sup>st</sup>, we had \$293,516.02 in the Bank of the Rockies; of that, \$205,097.09 is for allocated Reserve Funds. A steady number of payments have arrived since March 31st, totaling an additional \$12, 613.33 to date.

Despite the difficult and expensive snowplowing season, the 2025 Road Grading and Maintenance Budget is fully funded.

The Office of the Treasury is quickly and accurately invoicing landowner construction projects. Before applications are presented to the Project Review Committee, the treasurer promptly deposits payments. Cash flow is improved and uncashed checks are a relic of the past. We are sitting on several thousand dollars of uncashed landowner checks from previous years. Landowners completed their

construction projects, yet payments are still outstanding. We will address this situation as time permits.

We are continuing to streamline GLA subscriptions and automatic recurring payments. We saved landowners several hundred dollars in February and March by tracking down and canceling accumulated unused, dormant services. We will continue this process in the spring and summer.

Property taxes for the four GLA Common Lands are scheduled for payment in early May.

### **3.2 b. Second Quarter Assessment Mailing**

Over the weekend of April 5th, Treasurer Claudette Dirkers dispatched a total of 137 individualized assessment statements, including a half-sheet reminding landowners of the new \$5.00 quarterly service fee that will take effect on July 1<sup>st</sup>. We plan to continue this in-house endeavor by mailing the 3<sup>rd</sup> quarter and 4<sup>th</sup> quarter assessment statements in July and October, respectively.

### **3.2 c. Unallocated Funds**

According to the Balance Sheet Previous Month Comparison issued on January 2, 2025, GLA had \$272,480.83 remaining in Checking/Savings accounts, after 2024 bills were paid. The Allocated Cash Reserves - item #009 - stood at \$200,502.09. By subtracting the allocated funds from the unallocated funds/reserve funds, the total unallocated funds, as of Jan 2nd are \$71,978.74. This amount represents leftover funds from the 2024 Budget, such as the movie money and the previous year's unallocated funds.

**Motion:** *Tim motioned "To approve the GLA March 2025 Financial Reports and to post the Landowner's version on the website." Joe seconded. Unanimously approved.*

### **3.3 Secretary's Report – Seat Vacant**

## **4. Ombudsman's Report**

### **4.1 a. North Report – Linda Ulrich:**

Linda discussed a deceased property owner's estate in North Glastonbury with the heir. It was determined the past due assessments could be satisfied.

### **4.1 b. South Report – Miriam Barker – Present, but no report.**

**Note - Road Use Fee:** Shortly before the Board meeting, President Gill emailed a refined version of a Road Use Fee concept that he previously sent to Board members. The plan calls for reducing normal assessments while instituting a Road Use Fee based on distance that you drive from the entrance to the community to either your driveway or your subdivision road. Eventually, landowners will decide by a community-wide vote. The concept is to align revenues more closely with vital expenditures. Gill will release further details at the next Road Committee meeting on May 14<sup>th</sup> and write an article for the 2025 Spring Newsletter.

## **5. Committee Reports**

## 5.1 Roads Committee - Tyson Wright - Chair

**5.1 a.** Tyson presented quotes for pothole and frost heaving repairs in North and South Glastonbury from Contractor Randy Traucht. Road Contractor Jace Quimby of Twisted Pine was not interested. Discussion had ensued, but no decision was made.

**5.1 b.** Spring grading plans for gravel roads were discussed by Tyson. Previously, John Carp presented a preliminary Road Condition Report for North Glastonbury. Tim Brockett will be submitting a South Glastonbury Report around May 1<sup>st</sup>. At the next Road Committee meeting on May 14<sup>th</sup>, Tyson will present bids. The Board anticipates that road grading will commence in late May or early June.

**5.1 c.** The Road Committee will also discuss a revived 2017 Road Sign Plan at their next committee meeting. Landowners were encouraged to submit road damage reports and road sign requests before May 7<sup>th</sup> to:

[roads@glamontana.org](mailto:roads@glamontana.org)

Randy Traucht is in the process of installing more chevron signs on Hercules Road to be completed by this weekend.

**5.1 d.** Guardrails and associated hardware will soon be transported from the Standish Excavation property in Pray to the GLA-owned Quonset Hut property in North Glastonbury. Tyson is in the process of seeking competitive quotes for the relocation endeavor.

**5.1 e.** John Carp asked about action regarding the Crowley-Fleck road safety opinion. He spoke of a recent visit to High South Glastonbury where he took a fresh look at Sagittarius Skyway and the 300-foot dangerous, unprotected, cliffside section. He was “amazed that no one had yet driven off the cliff.” The road is only 1 ½ lanes wide and sloped outwards towards the cliff. A slide-off could be fatal. John voiced that, “It is just a matter of time and although I do not live in South, I certainly favor getting work done on that road, too, in addition to Gemini Hill.”

Doug also noted that new construction was imminent in High North, the traffic volume is beginning to build and promises to increase dramatically between construction trucks and contractor traffic. “These are all things that the Board has to consider, every day that goes by. *It only takes one, just one accident* and the Association has a significant problem on their hands.... there is a price to pay for safety everywhere... and these roads are becoming more dangerous with more traffic. But, nonetheless, you could be financially impacted... we must take steps as an Association.”

## 5.2 Project Review – Seat Vacant

**5.2 a.** The Project Review Committee (PRC) vetted and approved five (5) construction projects at their meeting on April 16<sup>th</sup>. These were:

- a. Mordensky, Elizabeth (NG 29-A1) - Septic
- b. Anderson, E. (NG 32-A) - Reapportioned subdivision
- c. Kinports, Ryan and Lauren (NG 63) – Well
- d. Nobil, Colin and Lisa (NG 23-B) – Well
- g. Lach, Dan and Nancy (NG 25-1) - Residence, driveway, and septic

Doug Gill, the interim PRC Chair, asked for a motion to approve all five projects.

**Motion** – *Tim presented a motion to approve the above five (5) projects. Joe seconded.*

Discussion ensued with Debbie Newby asking why Form C: Septic was missing from the Lach application. Tim replied that the Lach's included the form and Deb missed it. Then, Deb wanted to know why the septic form was required, because the Lach's were simply connecting to an existing septic system. Tim explained that Park County regulations require a septic permit for any alteration of an existing septic system. By including Form C, we acknowledged Park County requirements and letting future GLA Boards know that we addressed this crucial issue.

Doug, "Let the record stipulate that the Lach's approval is conditional upon the removal of the existing house. What has been termed as the ADU will remain... The DEQ is fine with that, but the main house will go."

*The motion was unanimously approved.*

**5.2 b.** The Phalen well project (NG 70), was not quite ready for staking the precise well location. Thus, Project Review and Board approvals are on hold.

**5.2 c.** The Yablonski Project (SG 103), was inspected by PRC member Phillip Pickens. The Project Review Committee is waiting for the Yablonskis to forward a copy of the approved Park County septic permit.

### **5.3 Community Property - John Carp - Chair**

5.3 a. The first committee meeting of 2025 is scheduled for Saturday, April 26<sup>th</sup>. The committee will review the de-winterizing of both the building and soccer field sprinklers. Also, they are seeking new committee members. The GLA Bylaws require two current Directors on this committee to make it legally viable.

### **5.4 Compliance – Joe Bezotsky - Chair**

5.4 a. No complaints noted.

### **5.5 Governing Documents – Tim Brockett – Chair**

5.5 a. The first Gov Docs Committee meeting is expected to commence in June 2025.

### **5.6 Webmaster – Tim Brockett**

5.6 a. The old GLA website crashed and died on April 3<sup>rd</sup> during routine maintenance; it could not be revitalized. A new website had to be meticulously constructed, and it went live on April 19<sup>th</sup>. It is adaptable for all devices from phones to desktop PCs and written with HTML5 and PHP code. The GLA site is now secure, and communications are encrypted.

Director Brockett stated that 150 hours of volunteer labor went into the creation of the new website. Claudette Dirkers was immensely helpful with both research and gathering important documents. There was absolutely no cost to landowners because all time was donated.

The new website contains a wealth of easily accessible GLA, County and State information. We hope that this resourceful, interactive website will serve landowners well.

Brockett added that GLA Directors now have easy and secure access to Project Review Applications and GLA Financial data. A “Directors” tab on the GLA website menu leads to a password-protected File Sharing application. These files were customarily distributed by email and often too difficult to locate.

Meeting attendees provided positive comments and expressed their appreciation.

## **6.0 New Business – None**

## **7.0 Landowner Comment:**

One landowner commented that she was a little surprised that the structure of the meeting minutes was more like a dialogue in somebody's opinion and would like more factual minutes.

A second landowner thanked the Board for so quickly approving their well drilling project.

The NG Ombudsman thanked all the hardworking Directors, as well as for the efficiency of this meeting.

The concluding comment was to thank the Board of Directors for everything and how very happy she and her husband are to be a part of this wonderful community!

## **Adjournment – 9:15 p.m.**

## **Closed Session – Adjournment 9:23 p.m.**

## **8.0 Finished Business**

### **8.1 – Email votes**

**1. March 25, 2025** - Tim: *“I make a motion to approve the attached cover letter and send it to all landowners with a copy of the Legal Liability question and opinion letter from Crowley-Fleck. Upon a second, I vote YES.”* Claudette seconded. **Motion passed unanimously.**

Yes votes (7): Tim, Joe, Doug, Steve, Claudette, Debbie, Tyson

**2. March 27, 2025** – Tim: *“I make a Motion to accept the attached March 12<sup>th</sup> Road Committee Minutes and post them to the GLA website. Upon a second, I vote yes.”* Claudette seconded. **Motion carried.**

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

Abstentions (2): Debbie, Jaylyn (both absent)

Did not vote (2): John (absent), Alicia

**3. April 2, 2025** – Tim: *“I make a motion that the BOD approve the attached March 19th, 2025, GLA Board meeting minutes and post them to the GLA website. Upon a second, I vote yes.”* Claudette seconded. **Motion carried.**

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

No vote: (1) Debbie



**4. April 11, 2025** – Tim: *"I make a motion to approve the April 9th Road Committee Meeting Minutes, as attached. Upon a second, I vote YES. I amend my motion to include the edits John suggested, and Claudette added." Claudette seconded. Motion did not carry.*

Yes votes (4) Tim, Claudette, Joe, John  
Did not vote (3) Doug, Tyson, Jaylyn  
Absent (2) Debbie, Alicia

**5. April 14, 2025** – Claudette: *"I motion to approve the [re]amended Road Committee meeting minutes from April 09, 2025, and post them to the GLA website. Upon a second, I vote yes." Doug seconded. Motion carried.*

Yes (5): Doug, Tim, Claudette, Joe, Tyson  
Did not vote (2): John, Jaylyn  
Absent (2): Debbie, Alicia

**Minutes Taken by:** Tim Brockett and Claudette Dirkers

**Minutes Approved by email vote:** May 1, 2025