

## **Glastonbury Landowners Association**

**Special Meeting of the Board - Monday, May 19, 2025 - 6:40 – 7:00 PM MDT**

**Board of Directors Meeting – May 19, 2025 - 7:00 – 9:00 PM MDT**

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

**Landowners are welcome to attend both the Special and monthly Board Meetings**

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

#### **1. Call to Order**

**Moment of Silence**

#### **2. Special Meeting of the Board of Directors**

**a. Vacancies—Board of Directors and Project Review Committee Chair**

#### **3. Commence Board Meeting**

**Landowner Open Floor Comment**

**Approval of April 2025 Board Minutes – Done and posted to website on 5/01/25**

#### **Officer Reports**

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

4.1 a. Summer Newsletter

4.1 b. Board Vacancies

4.1 c. Change to Assessments

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

4.2 a. Overview

4.2 b. Financial Reports—April 2025

4.2 c. Collections Mailing—May 2025

4.2 d. Treating unpaid PR Fees the same as Assessments

##### **4.3 Secretary's Report—Seat Vacant**

##### **5.0 Ombudsman Reports**

5.1 North report – Linda Ulrich

5.2 South report – Miriam Barker

#### **6. Committee Reports**

##### **6.1 Roads – Tyson Wright—Chair**

6.1 Spring Road Maintenance

a. Roadside ditching

- b. Culvert cleaning
- c. Potholes and Frost heaves
- 6.2 Guardrail Relocation Update
- 6.3 Road Widening / Safety Sites
- 6.4 Signage
- 6.5 Road Use Fees
- 6.5 Other

**Project Review – Seat Vacant**

- 7.1 Submitted Applications—Approved by PRC on May 07, 2025
  - a. Kinports (NG 65)
  - b. Yablonski (SG 103)

**Community Property – John Carp—Chair**

- 8.1 Committee Configuration
- 8.2 Plans

**Governing Docs – Tim Brockett – Chair**

- 9.1

**Compliance – Joe Bezotsky—Chair**

- 10.1

**Webmaster’s Report – Tim Brockett**

- 11.1

**New Business**

**Landowner Comment**

**Adjournment**

**Closed Session – Pending**

# Glastonbury Landowners Association | Board of Directors Minutes

## Special and Monthly Board Meetings

Monday May 19, 2025 – 6:40 to 9:00 pm

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

### 1. Special Meeting – Call to Order (6:43 pm)

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

*Landowners Present Virtually:* Aija-Mara Accatino, Miriam Barker, James and Leslie Everett, Jaylyn Jensen, Kim Kaiser, Lisa Gaskin, Ryan and Lauren Kinports, Nancy Lach, Scott and Kimberly Stomierowski, Linda Ulrich, Ron Wartman, Ray and Terry Ziemkowski

### 2. Vacancies—Board of Directors and Project Review Committee Chair

Ryan Kinports introduced himself and answered questions regarding his interest in being elected as a GLA Director by Board appointment. Both Ryan and his wife have a background in architecture, and he, in business. They are interested in being part of the community and in helping to shape it over time.

**Motion:** *A motion was presented by Debbie Newby to add Ryan to the Project Review Committee. Joe Bezotsky seconded. **The motion was unanimously approved.***

Tim Brockett asked to present a motion to elect Ryan as a GLA Director. However, President Gill noted that it was almost time to begin the regular monthly meeting, thus not leaving adequate time for consideration and a vote, so the motion was not entertained.

**Adjourned 7:00 pm**

### 3. Commence Board Meeting – Call to Order (7:04 pm)

**Opening Announcement – President Doug Gill:**

“I will remind everyone that this meeting is being recorded by the GLA, and the GLA is the *only* party that has consent and is authorized to record our proceedings tonight. Let's go ahead and begin, as we customarily do with a moment of silence.”

**Moment of Silence**

**Landowner Comment Period**

Linda Ulrich urged that, “The meeting should not adjourn until there is a motion and a vote to get a very qualified individual who wants to be on the Board, on the Board ... here is a person ready to go, so find a way somewhere in your agenda to do that. Thank you very much.”

SG Landowner Kim Kaiser questioned information he received that indicated that “road use taxes” would be increased 100% on short-term, commercial rentals. President Gill gave a brief introduction of his idea to closely align annual assessments with administrative and road maintenance expenses. He noted that, “... under no circumstances can the Board raise assessments more than 10% in any given year without every landowner having an opportunity to review and vote on the matter. We do intend to share details with the community as soon as those details are in a presentable format, and rest-assured you will get an opportunity to weigh in another time once you see it.”

## **Approval of Meeting Minutes**

The Board of Directors Meeting minutes from April 21st, 2025, were approved by email vote on May 1st and promptly posted to the GLA website.

## **4. Officers, Directors, Ombudsmen Reports**

### **4.1 President’s Report – Doug Gill**

**4.1 a. Newsletter:** The summer newsletter recently went out. Lots of kudos to everybody who spent significant time in the preparation of the document. In particular, Tim and Claudette spent a lot of writing, editorial, artistic and design time, along with securing the best prices for all necessary components. Thanks to Linda Ulrich and Aija-Mara Accatino for helping Claudette with the community-wide mailing that was dispatched in record time on May 15<sup>th</sup>.

**4.1 b. Board Vacancies:** We did announce Board vacancies back in February; no one stepped forward and the 30-days ran out. We decided to re-advertise and to this date only one individual has stepped forward to fill a Board vacancy. There are two available positions in North and three available positions in South Glastonbury. A vacancy notice was posted on the GLA website and in the June newsletter. Landowners are encouraged to submit their résumés by June 25<sup>th</sup>.

**4.1 c. Change in Assessments:** President Gill further elaborated on his idea “to try to align the Association’s revenue with chief expense and that is the maintenance of the roads – snowplowing, routine maintenance of the roads, safety issues.” Ideas being considered are a road fee based on residential distance from the nearest county road, commercial use of property, square footage of buildings and more. We are still formulating a plan and nothing is ready for a written proposal. When ideas are fully debated, we will share a coherent, presentable format with the community so that misinformation is *not* swirling around.

**4.1 d. Treating Project Review Debts Like Assessments:** President Gill thought that past-due Project Review charges should be treated the same as past-due assessments. “Project Review fees are not set apart in our governing documents as anything special or different. An assessment is an assessment that is levied, fixed or what have you, by the Board of Directors.” Some discussion ensued. The consensus of the Board was, as Doug had stated, that “I don’t think we need any special motion of the Board to charge interest or late fees, potentially, on Project Review fees that go unpaid. An assessment is an assessment, and our governing documents do permit the charging of interest.” *Henceforth, unpaid Project Review charges will be subject to interest and penalties after a 60-day grace period from the date of notification, but not applied retroactively.*

## 4.2 Treasurer's Report – Claudette Dirkers

### 4.2 a. Overview / GLA Financial Reports for April 2025

As of the end of April 2025, \$137,233.78, has been collected in payments for 2025. In early January, \$191,641.80 was invoiced. (Source for both is Profit & Loss Budget Performance – Cash Financial Reports January through April 2025).

On April 30<sup>th</sup>, we had \$308,640.46. in the Bank of the Rockies. (From the Balance Sheet Prev. Month Comparison – Total Checking/Savings line). And, \$205,697.09 is in allocated Reserve Funds. See: Total 009 – Allocated Cash Reserves.

Despite a difficult and expensive snowplowing season, the 2025 Road Grading and Maintenance Budget of 118,192.50. is fully funded. Source: The 2025 GLA Budget on the GLA website.

The Office of the Treasury is quickly and accurately invoicing landowner construction projects. Payments are now deposited before applications are presented to the Project Review Committee. Cash flow is enhanced and uncashed checks are a relic of the past. We are sitting on several thousand dollars of uncashed landowner checks inherited from previous years. The projects were completed, but payments are still outstanding. We will address this situation as time permits.

The GLA property taxes in the amount of \$333.94 on the four Common Lands were paid on May 1<sup>st</sup>.

As of April 30, 2025, the GLA total assets equaled \$4,014,899.15.

### 4.2 b. Second Quarter Collection Mailing

The very latest GLA accounting records were prepared by ATS on May 8<sup>th</sup>. The Office of the Treasury reviewed all past-due accounts and promptly implemented this information for the scheduled 2<sup>nd</sup> Quarter Collections Mailing. A total of 54 individualized Collection Letters were carefully produced, each accompanied by a corresponding assessment statement. The mailing was assembled and dispatched by Claudette on Tuesday, May 13<sup>th</sup>. Of the fifty-four collection letters, 2/3 were addressed to Emigrant residents.

The Office of the Treasury conducts collection mailings four times a year. Each mailing is dispatched one month after quarterly assessment statements are issued in an effort to help landowners remit timely payments rather than incur finance charges. This is the first time in the history of the GLA that collection mailings have been sent on a quarterly basis.

In early July, when 3<sup>rd</sup> quarter landowner statements are scheduled for distribution, the mailing will be done by the Treasurer as another money-saving endeavor for the Association.

The total unallocated funds as of Jan 2nd was \$71,978.74. On February 18, 2025, the Board voted to move \$35,000 out of unallocated funds to the cover snowplowing expenditures.

**Motion:** *Tim Brockett motioned “To approve the GLA April 2025 Financial Reports and to post the Landowner’s version on the website.” Tyson seconded. Debbie noted that the Snowplow Reserve Fund on the Balance Sheet appeared to be in error. Both Claudette and*

*Tim recognized the error and attributed it to a misplaced expense code. The motion was amended to include the corrected Balance Sheet. **Unanimously approved.***

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

### **5. Ombudsmen Reports**

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

Linda had a happenstance meeting with a NG landowner who is interested in committee work and actually running for the GLA Board. The landowner was hesitant primarily due to negative interactions. Likewise, they were disappointed with the disconcerting content of an email promulgated by a former director. The Ombudsman assured the landowner that the email was not an official letter from the current GLA Board. The landowner understood, said that they were impressed with the new GLA website, finding it easy to navigate, full of useful information and noted the timely, well-written Board and committee minutes.

**5.1 b. South Report – Miriam Barker:** Miriam spoke about potholes and deteriorating roads in South Glastonbury.

### **6. Committee Reports**

#### **6.1 Roads Committee – Tyson Wright – Chair**

**6.1 a. 2025 Spring Road Maintenance:** Tyson spoke about spring grading roadwork. Only one contractor has responded with equipment hourly costs: Jace Quimby of Twisted Pine Excavating LLC. Both North and South Glastonbury roads were inspected by Road Committee members. Reports were filed with Tyson and both will be used when a contractor is selected. Road grading is expected to commence in June and stay within the budgeted amounts.

Many questions were raised by Directors and landowners regarding spring grading, paved and gravel road pothole repairs, culvert cleaning and marking them with T-posts, and reflectors. When asked to clarify what SG roads were “deteriorating,” the SG Ombudsman stated, “Arcturus Drive and Leo Drive.”

**6.1 b. Guardrail Relocation Update:** 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 project.

**6.1 c. Road Signs:** The Road Committee will install new road signs after spring grading is completed. Locations are being determined. “This is a good step in the right direction,” Tyson stated.

**6.1 d. Road Widening / Safety Sites:** Tim Brockett presented an extensive, detailed report on safety sites and road widening. The two safety sites are: Upper Gemini Hill (NG) and Sagittarius Skyway (SG). He analyzed costs, explained Bylaw constraints, and carefully led everyone through a step-by-step analysis. Tim stated that road widening, a capital improvement, would be paid for out of GLA Reserve Funds and that no budget money would be used.

He visited the South Glastonbury safety site with a contractor and explained in detail what needed to be done. The contractor was willing to work on a time-and-materials (T&M) basis, charging just

\$175.00 an hour for his excavator. Tim reasoned that the road could be widened for no more than \$20,000.00. Gravel, grading and ditching would cost another \$9,000.00 and should be done when South Glastonbury roads are graded during 2025 Spring Grading next month.

The floor was opened to questions from landowners and Directors. After serious and lengthy discussion, Joe Bezotsky presented the following motion:

**Motion:** *“To allocate \$29,000.00 for Sagittarius Skyway road widening, gravel, grading, rolling and ditching.” Tim Brockett seconded it. Debbie Newby voted no. Everyone else voted yes. **The motion passed 6 to 1.***

## **6.2 Project Review – Seat Vacant**

**6.2 a.** The Project Review Committee (PRC) vetted and approved two (2) construction projects at their meeting on May 9<sup>th</sup>. These were:

- a. Kinports, Ryan and Lauren, (NG 63) - Residence, driveway and septic
- b. Yablonski, Ryan and Kimberly (SG 103) - Septic and cabin

Doug Gill, the interim PRC Chair, asked for a vote to approve both projects. **Unanimously approved.**

## **6.3 Community Property – Chair absent**

**6.3 a.** President Gill addressed concern regarding the committee’s legal viability since no GLA Director was on it, as required by the GLA Bylaws. For the sake of keeping the Community Property Committee operating, Doug suggested that Ryan Kinports, an urban planner, be considered as an elected Director to serve on that committee. Ryan affirmed his earlier expression of interest in joining that committee.

**Motion:** *Claudette Dirkers made a motion, “To elect Ryan Kinports as a GLA Director by Board appointment.” Tim seconded it. Debbie Newby abstained. Everyone else voted yes. **The motion passed 6 to 1.*** Kinports immediately became a GLA Director and the Community Property Committee was saved from shutting down.

**Note:** Director Kinports was officially voted onto the Community Property Committee subsequent to this May 19, 2025 Board meeting.

## **6.4 Compliance – Joe Bezotsky – Chair**

**6.4 a.** No complaints noted.

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

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

## **6.6 Webmaster – Tim Brockett**

**6.6 a.** Tim Brockett stated that the new website was running well, a few errors were caught by Claudette and corrected. The site was getting a good amount of traffic and landowner comments were categorically positive.

## 7.0 New Business – None

## 8.0 Landowner Comment:

None were presented

**Adjournment – 9:40 pm**

**Closed Session – Adjournment 10:40 pm**

## 9.0 Finished Business

### 9.1 – Email votes (April 21, 2025 – May 19, 2025)

**1. May 1, 2025:** *Tim – “I make a motion to approve the attached April Board Meeting Minutes. Upon a second, I vote yes.” Claudette seconded.*

*Yes votes (5): Tim, Tyson, Joe, Steve, Claudette*

*No vote (1): Debbie*

*Did not vote (1): Doug*

***Motion carries.***

**2. May 13, 2025:** *Doug – “I make a motion that we add Ryan to the PRC and name him Chair effective Monday, May 19th. Upon a second, I vote yes.” Claudette seconded. No one else voted. **Motion expired.***

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

**Minutes Approved by email vote:** May 30, 2025