

## **Glastonbury Landowners Association**

**Monday, June 23, 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 on website 5/30/25**

**Officer Reports**

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

3.1 a. Board Vacancies

3.1 b. Committee Absenteeism

3.1 c. Changes to Assessment

Calculations - Proposal

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

3.2 a. Overview / Financial Reports - May 2025 - Approve

3.2 b. Unallocated Funds Vote

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

**Ombudsmen Reports**

#### **4.1 North Report – Linda Ulrich**

#### **4.2 South Report – Miriam Barker**

**Committee Reports**

#### **Roads – Tyson Wright - Chair**

5.1 Guardrail Storage Motion

5.2 Spring Road and Culvert Maintenance – Bids / Updates

a. Potholes and Frost Heaves

5.3 Safety Sign work order/additional signs

5.4 Roadside Mowing Motions

5.5 NG Safety Site Allocation

#### **Project Review – Seat Vacant**

6.1 Candidate for chair

6.2 Submitted Applications

a. Phalen (NG 70): Well approval

**Community Property – John Carp – Chair**

7.1 Soccer Feld Mowing

7.2 Plans: De-winterizing sprinklers

**Elections – Tim Brockett – Chair**

8.1 Election Schedule

8.2 Nomination Packet

**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**

**Monday June 23, 2025 – 7:00 pm to 9:00 pm**

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

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

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

*Board Member Absent:* Tyson Wright (with notice)

*Landowners Present Virtually:* Aija-Mara Accatino, Miriam Barker, Alicia Dearing, James and Leslie Everett, Lisa Gaskin, Leo Keeler, Lauren Kinports, Steve Sirios, Scott Stomierowski, Jack Sutton, Jewel Wieczorek, Linda Ulrich

### **2. 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**

### **3. Approval of Meeting Minutes**

The Board of Directors Meeting minutes from May 19th, 2025, were approved by email vote on May 30th and promptly posted to the GLA website.

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

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

**4.1 a. 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 b. Committee Absenteeism**

**Motion:** A motion was made by Tim Brockett to remove committee members if they have two consecutive or three overall unexcused absences. Both the respective GLA Committee Chairs and GLA Board must be notified prior to meetings for absences to be excused and it is not retroactive. Joe Bezotsky seconded it. Steve Anderson voted no, all other directors present voted yes. **Motion passed, effective immediately.**

**4.1 c. Change in Assessments:** Ideas for bringing assessment charges more in line with road usage is being discussed. Ryan Kinports created an interactive spreadsheet to test various models. Further discussion with landowners and Board members should result in a written set of ideas by the July 21st Board meeting.

**4.1 d. Collection Policy Changes:** Ideas of hiring a professional HOA Collection Agency were discussed. More research is needed and will be presented at the July 21<sup>st</sup> Board meeting.

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

##### **4.2a. Overview / GLA Financial Reports for May 2025**

As of the end of May 2025, \$154,714.54 was collected in payments for 2025.

In early January 2025, \$191,641.80 was invoiced. Regarding the collections rate so far this year, we are at 81.98% of invoiced land assessments and 79.35% of invoiced dwelling assessments. Source for both is Profit & Loss Budget Performance – Cash Financial Reports January through April 2025.

On May 31st, we had \$323,446.96 in the Bank of the Rockies. From the Balance Sheet - "Total Checking/Savings" line.

The amount of \$166,092.09 is in allocated Reserve Funds. See line "Total 009 – Allocated Cash Reserves"

Despite having a difficult and expensive snowplowing season, the 2025 Road Grading and Maintenance Budget of \$118,192.50. is fully funded, including insurance. Source is the 2025 GLA Budget on the GLA website.

The Office of the Treasury is quickly and accurately invoicing landowner construction projects. Payments are 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 from previous years. The projects were completed, and payments are still outstanding. We will address this situation as time permits, likely in August.

As of May 31, 2025, the GLA total assets equaled \$4,013,880.44.

## **Quarterly Collections Mailings**

The Office of the GLA Treasury conducts collection mailings four times a year, each one month after quarterly assessment statements are issued. These timely mailings serve to remind landowners of amounts due prior to finance charges that occur after a period of 60 days, which includes the allotted grace period.

In early July, when 3<sup>rd</sup> quarter landowner statements are scheduled for mailing, the Treasurer will continue to assemble and dispatch them as a money-saving endeavor for GLA, rather than the accounting service. The updated Budget News insert will be included with each statement.

The total unallocated funds as of January 2<sup>nd</sup>, was \$71,978.74.

The Board voted on February 18, 2025, to move \$35,000 out of unallocated to the cover the snowplowing expenditures. The balance as of today is \$36,978.74. However, \$20,000.00 must be saved to cover any budget shortfalls caused by non-payment of 2025 assessments. For the time being, remaining funds will remain intact.

**Motion:** *Debbie Newby motioned “To post unapproved Financial Reports for landowners on the website before each monthly board meeting.” Steve Anderson seconded. Tim, Claudette, Joe and Doug voted no. Ryan abstained. **Motion was defeated.***

**Motion:** *Tim Brockett motioned “To approve the GLA May 2025 Financial Reports and to post the Landowner’s version on the website.” Joe Bezotsky seconded. **Unanimously approved.***

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

## **5. Ombudsmen Reports**

**5.1 a. North Report – Linda Ulrich:** Landowners reacted positively to the recent GLA Newsletter and new website. Both were timely and full of easy-to-understand information. Some landowners were not happy with the recent roadside ditching in North Glastonbury.

**5.1 b. South Report – Miriam Barker:** Potholes in Arcturus were noted. The road is currently being graded along with all roads in South Glastonbury.

## **6. Committee Reports**

### **6.1 Roads Committee – Tyson Wright – Chair (Absent with notice)**

Claudette Dirkers, Doug Gill and Tim Brockett presented the Road Committee report in Tyson Wright’s absence.

**6.1 a. 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. A bid was secured for \$1,000.00. That was a 50% discount from a previous bid.

**Motion:** *Tim Brockett motioned "To accept the \$1,000.00 bid the Road Committee had approved to relocate the guardrails and hardware. Financing to come from Road Reserve Funds and evenly split between North and South Glastonbury." Joe Bezotsky seconded. **Unanimously approved***

**6.1 b. Spring Road and Culvert Maintenance:** North Glastonbury 2025 Spring Grading was completed and came in at just under \$20,000.00. This was \$10,000.00 less than anticipated because we used a Time and Materials contract. Grading started in South Glastonbury on Monday, June 23. Culvert cleaning and road sign evaluations will start soon in North Glastonbury. Bids are coming in for both aforementioned projects and also for asphalt road pothole repairs.

**6.1 c. Roadside Mowing:**

**Motion:** *Tim Brockett motioned that, "The Road Committee approval of Greg Sheldon to mow North Glastonbury roads for \$800.00 be accepted by the Board." Joe Bezotsky seconded. **Unanimously approved.***

**Motion:** *Tim Brockett motioned that, "The Road Committee approval of Byron Kassing to mow South Glastonbury roads for \$1,800.00, be accepted by the Board." Joe Bezotsky seconded. **Unanimously approved.***

**6.1 d. Road Widening / Safety Sites:** No action was taken for the North Glastonbury safety site funds allocation. It was suggested that we have a full proposal to vote on, as we had done for South Glastonbury.

**6.2 Project Review – Seat Vacant**

**6.2 a.** The Project Review Committee and Board previously gave conditional approval to the NG-70 Phalen well drilling site due to deep snow. The site is snow-free, was duly inspected and the well placement meets all setback requirements.

Doug Gill, the interim PRC Chair, asked for a vote to approve the Phalen well project. **Motion:** *Tim motioned for final approval of the Phalen well. Joe seconded. **Unanimously approved.***

**6.1 Community Property – Chair John Carp (absent w/o notice)**

**6.3 a.** Members were added via the following motion.

**Motion:** *Claudette Dirkers made a motion, "To add landowners Jack Sutton and Dan Lach to the Community Property Committee." Joe Bezotsky seconded. **Unanimously approved.***

**Motion:** *Ryan Kinports motioned, "To add Director Steve Anderson to the Community Property Committee." Claudette Dirkers seconded. **Steve Anderson abstained, everyone else voted yes. Motion passed.***

The motion for mowing the soccer field will occur by email.

## **6.4 Elections – Tim Brockett – Chair**

**6.4 a.** The Election Committee prepared an Election Calendar and Nomination Packet. It was shared with all Board members on Monday June 16<sup>th</sup>. Comments were incorporated into the final copy. The Election Committee voted to move it to the Board.

**Motion:** Tim Brockett *made a motion, “To approve the Election Committee and Board-reviewed calendar and documents.” Joe Bezotsky seconded.* Debbie Newby protested that she was on vacation for the past week and was not able to study the proposal. After some discussion it was agreed that Debbie would be provided with two more days to read the proposal. *A vote will be called by email on Wednesday evening.*

**Motion:** Claudette Dirkers *made a motion, “To add Linda Ulrich to the Election Committee. Tim Brockett seconded.* **Unanimously approved.**

## **6.5 Compliance – Joe Bezotsky – Chair**

**6.5 a.** No complaints noted.

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

**6.6 a. Bylaws change.** The change will be discussed by the Governing Documents Committee and placed **a.** A Bylaw was located in another HOA’s Bylaws that will be modified for a proposed GLA Bylaw before the GLA Board in July. Landowners will vote on it at the Annual Election.

## **6.7 Webmaster – Tim Brockett**

**6.7 a.** Tim Brockett stated that the new website was running well. The site was getting a good amount of traffic and landowner comments were categorically positive.

## **7. New Business – None**

## **8. Landowner’s Comment Period:**

Comments were fielded from several landowners regarding roads, tonight’s meeting and Director and Officer’s Insurance.

**Adjournment – 9:40 pm**

**Closed Session – None**

## **9.0 Finished Business**

## **9.1 Board Email Votes (May 20, 2025 thru June 23, 2025)**

**1. May 29, 2025: Doug** – *“I move that we name Ryan Kinports to the Community Property Committee, effective immediately. Since this topic has already had much debate, I will rule that it needs no additional formal debate before voting commences. On a Second, I vote YES.” Tim seconded.*

*Final vote tally:*

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

Abstention (1) Ryan

**Motion carries**

**2. May 29, 2025: Tyson** – *I make a motion to approve the attached Spring maintenance contract with Twisted Pines. Upon a second, it can be open for discussion, then voting. Tim seconds.*

*Final vote tally:*

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

Did not vote (1): Debbie

**Motion carries**

**3. May 30, 2025: Tim** – *I make a motion that the attached May 19th, 2025, Board Meeting Minutes be approved and posted on the GLA website. Upon a second, I vote yes.” Claudette seconded.*

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

No vote (1): Debbie

**Motion carries**

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

**Minutes Approved by email vote:** July 10, 2025