

Glastonbury Landowners Association

Monday, August 18, 2025 – 7:00 PM MDT

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

Board of Director's Agenda

1. Call to Order

Moment of Silence

Landowner Open Floor Comment

2. Approval of Minutes – July 21st Board Meeting Minutes approved 7/29/25 and posted on the GLA website.

3. Officer Reports

3.1 President's Report – Douglas Gill

3.1a. _____

3.1b. _____

3.2 Treasurer's Report – Claudette Dirkers

3.2 a. Overview / Financial Reports – June 2025 and July 2025

3.2 b. Legal Fund

3.2 c. 3Q Collections Mailing

3.3 Secretary's Report – Seat Vacant

4. Ombudsmen Reports

4.1 North Report – Linda Ulrich

4.2 South Report – Miriam Barker

5. Committee Reports

5.0 Roads – Chair – Seat Vacant

5.1 Safety Site Updates

5.2 Paved Road Repairs

5.3 Road Sign Funding for NG and SG – Motion

5.4 Culvert Cleaning

5.5 Set date for Fall Road Grading

5.6 Snowplowing Contracts

6.0 Project Review – Seat Vacant

6.1 Construction Bond Motion

7.0 Community Property – John Carp – Chair

7.1 Community Picnic

7.2 Mowing Schedule

8.0 Elections – Tim Brockett – Chair

8.1 Election Schedule

8.2 Ballot Mailing

9.0 Governing Docs – Tim Brockett – Chair

9.1 Bylaws Change – email vote

10.0 Compliance – Joe Bezotsky – Chair

10.1

11.0 Webmaster’s Report – Tim Brockett

11.1

New Business -

Landowner Comment

Adjournment

Closed Session – Pending

Glastonbury Landowners Association | Board of Directors Minutes

Monday August 18, 2025 – 7:00 pm to 9:00 pm

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

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

Landowners Present Virtually: Aija-Mara Accatino, Miriam Barker, John Carp, James and Leslie Everett, Cristin Dhieux-Fowle, Lisa Gaskin, Steve Sirios, Scott and Kimberly Stomierowski, Jack Sutton

1. Call to Order (7:04 pm)

Opening Announcement – President Doug Gill:

“Welcome to all landowners and directors present tonight. I appreciate everyone's presence and attendance here this evening. I will remind everyone that this meeting is being recorded by the GLA, and the GLA is the only party that has consent, and no other recording is authorized. And let's begin with a quick moment of silence.”

Moment of Silence

Landowner Comment Period

2. Approval of Meeting Minutes

The Board of Directors Meeting minutes from July 21, 2025, were approved by email vote on July 29, 2025, and promptly posted to the GLA website.

3. Officers, Directors, Ombudsmen Reports

3.1 President's Report – Doug Gill

3.1 a. Road Committee Chair resignation: Tyson Wright resigned as Road Committee Chair due to a demanding day job workload. Tyson will remain on the Road Committee and continue to serve as a GLA Director. Doug thanked him for his service to the Glastonbury Community.

3.1 b. Election Nominations: President Doug Gill asked landowners to consider running for a seat on the GLA Board or as Ombudsmen. He was hopeful that folks would talk to other landowners, friends and neighbors about running for office. The nomination period ends on August 31 at 5 pm (MDT). The work is difficult, and assistance is needed.

3.1 c. Newsletter Deadline: The September newsletter is nearing completion. Directors were reminded that they have one week to submit ideas for articles.

3.1 d. Meeting Recording Motions: Debbie Newby presented two motions regarding Zoom meeting recordings that she had emailed to the board three days prior. The full content can be found in endnotes 1 and 2.

Motion: Debbie made a motion to provide email links to Directors for all 2025 Zoom Board meeting recordings. Steve seconded.

Final tally -

Yes votes (3): Tyson, Debbie, Steve

No votes (4): Tim, Claudette, Joe, Doug

Abstention (1): Ryan

Motion failed.

Motion: Debbie Newby presented a motion to provide email links to any landowner upon written email request, for all 2025 Zoom Board meeting recordings. Steve seconded the motion.

Claudette Dirkers and Tim Brockett noted that Debbie Newby's second motion was in violation of the GLA Privacy Policy that was adopted May 18, 2015. That policy prohibits publicly distributing or disseminating meeting recordings without first obtaining the express consent from everyone in attendance at GLA meetings. Claudette questioned the legitimacy of the motion because it clearly violated the privacy policy stating, "I honestly do not see how we can vote on a motion that breaches our own policy for meeting privacy." Tim pointed out that he remembered when the Privacy Policy was created in 2015, the legal opinion written by the attorney that quoted state law and that you cannot distribute recordings of people from meetings without getting everybody's permission. He continued, the GLA Privacy Policy is to protect landowners' privacy, not stifle free speech, that the motion was illegal and should be withdrawn.

At the President's request, pertinent excerpts from the GLA Privacy Policy were read aloud to Directors.

To access the GLA Privacy Policy, please click on this link:

<https://www.glamontana.org/downloads/Privacy.pdf>

Debbie refused to withdraw her motion.

Extended discussion ensued, during which time Doug raised the point that we are protecting people's privacy and the greater GLA from legal liability. If meeting recordings were distributed without restriction, we lose control, we have no idea who could receive them, how they could be distributed, distorted or what they might be used for. In fact, such was the case earlier this year.

Zoom Meeting links were moved to a secure location after it was discovered that an ex-BOD member sent an official looking email to many landowners and GAV, Inc. with copies of Zoom meeting recordings. Her actions exposed a Zoom security breach and violated the GLA Privacy Policy.

Doug continued, "So let's be real, and not try to pretend like the Directors who are opposed to this are opposed to transparency. These meetings are open to all, minutes are published, and if directors don't agree to the minutes, they can challenge the minutes and ask for revisions.

"We as Directors, need to be responsible for the greater Glastonbury Landowners Association. At the end of the day, we have to constantly be fiduciaries, concerned about legal liability, and just distributing to anyone who asks for it, a recording of the meeting, is in my view, not being a prudent fiduciary of the organization."

Then, after the prolonged exchange, Debbie wanted this statement added to her motion: "No, it is not to allow unfettered access. It is to allow their own private access and use of them."

Final tally – Yes votes (2): Debbie, Steve
No votes (6): Claudette, Tim, Joe, Doug, Ryan, Tyson
Motion failed.

3.2 Treasurer's Report – Claudette Dirkers

#1. As of the end of July 2025, \$165,608.97 was collected for 2025 assessments. Since August 1st we have collected an additional \$4,602.88. To date, the grand total is \$170,211.85.

#2. \$192,074.40 was invoiced. Source for both is Profit & Loss Budget Performance – Cash Financial Reports January through July 2025.

The July 2025 Collections Report shows that we are collecting more money than we are budgeted to spend for the first 7 months of the year. *Our collection rate is 115% of the amount budgeted to date. We have collected 90% of 2025 land assessments and 89% of 2025 dwelling assessments.*

#3. On July 31st, we had \$291,228.19 in the Bank of the Rockies. Total From the Balance Sheet Total Checking/Savings line.

#4. The amount of \$180,552.09 is in allocated Reserve Funds. See Balance Sheet, line “Total 009 – Allocated Cash Reserves.”

#5. As of July 31, 2025, the GLA total assets equaled \$4,017,063.30.

#6. In early October, when 4th quarter landowner statements are scheduled for mailing, the Treasurer will continue to assemble and dispatch this mailing as a money-saving endeavor for GLA.

#7. The total unallocated funds as of July 31 were \$21,978.74.

#8. The Board voted on February 18, 2025, to move \$35,000 out of unallocated to the cover the snowplowing expenditures. In July the Board moved \$7,500.00 to the SG Road Reserve Fund and a matching amount to the North Glastonbury Road Reserve Fund. \$20,000.00 must be saved to cover any budget shortfalls caused by non-payment of 2025 assessments.

#9. We are overbudget on legal expenditures because in 2025, we had to pay a substantial amount in *unpaid 2024*, legal fees. Our projected cost for legal fees in the 2025 budget is \$7,210. and as of July 31st, we have spent \$7,732.50, which is 107.25% of budget or about \$500.

Therefore, a I recommend that a motion be presented to transfer \$5,000. from the Legal Reserve Fund to replenish the Legal Budget.

#10. Over the weekend of August 9/10, the Office of the Treasury updated collections information, printed 40 custom landowner letters and matching statements, assembled the mailing and dispatched at the Emigrant Post Office on Monday, August 11th. A total of 27 were sent locally and the remaining 13 were sent to other locales.

This number is a significant reduction from the 2nd Q Collections Mailing that hovered around 100 statements. A significant trend is that landowners are choosing to pay in full, rather than waiting until the

4th quarter in October.

Claudette added that she is diligent about updating the GLA Landowner Database that also increases the efficient receipt of assessment payments.

Motion – Tim motioned to move \$5,000.00 from Legal Reserves to the Legal Budget line item 1300. Steve seconded. **Unanimously approved.**

Motion – Tim motioned that the June25_GLA Financial Reports be approved and posted on the GLA website. Joe seconded. **Unanimously approved.**

Motion – Tim motioned that the July25_GLA Financial Reports be approved and posted on the GLA website. Joe seconded. **Unanimously approved.**

3.3 Secretary's Report – Seat Vacant

4. Ombudsmen Reports

4.1 a. North Report – Linda Ulrich: No report given (absent).

4.1 b. South Report – Miriam Barker: No report given.

5.0 Committee Reports

5.1 Roads Committee – Seat Vacant

Tim thanked Tyson for his service as GLA Road Chair, and for staying on the road committee, and Board.

5.1 a. Safety Sites Update: Jace Quimby of Twisted Pine Excavating LLC, is expected to start widening the road on Upper Gemini Hill, August 25th. The job is expected to take 3 to 5 days before funds are depleted. The Sagittarius Skyway road-widening project is waiting to be professionally surveyed, so dates have yet to be confirmed. The cost of surveying will be deducted from the road-widening contract.

5.1 b. Paved Road Repairs: Sirius and Capricorn Drives were patched and inspected. Payment was approved.

5.1 c. Road Safety Signs: The Road Committee approved the installation of 30 signposts and road safety signs for Glastonbury. Most are STOP and Speed Limit signs; 15 are to be installed in North, and 15 in South Glastonbury. The labor to affix the road signs to the posts will be generously donated by a road committee member. Funding sources are derived from the 2025 Road Sign Budget and NG/SG Road Maintenance Budget.

Motion – Tim made a motion to approve funding of \$4,950. for the installation of thirty (30) 4x4x10-foot-long posts, set in concrete for road safety signs. Claudette seconded.

Final tally -

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

No vote (1): Debbie

5.1 d. Culvert Cleaning: Randy Traucht offered the option to inspect culverts for free while he is installing signposts, if a

road committee volunteer would accompany him. Once inventoried, the clogged culverts would be cleaned on a Time and Materials Contract, with Mr. Traucht supplying his own water truck. Culvert cleaning will follow 2025 Fall gravel road grading.

5.1 e. Fall Grading: The Road Committee was unable to agree upon a date for fall grading. Tyson and Tim will check with contractors to see what dates are open in their respective schedules.

5.1 f. Snowplowing: Snowplowing was briefly discussed at the last Road Committee meeting. Specific contractors will be talked about at the September Road Committee meeting. Contracts will follow.

6.0 Project Review – Chair Pro Tem Doug Gill

6.1 Construction Bonds and Impact Fees: Doug revised the original proposal in response to landowner comments. He shared his modified motion with the Board earlier via email. The full content was presented during the Board meeting and is included in its entirety in the endnotes, number 3.

Motion – Doug made a motion to adopt this new fee schedule for replacing the current Construction Bond and Impact Fees. Ryan seconded. **Unanimously approved.**

Note: Construction bonds are fully refundable once projects pass final approval. However, impact fees are non-refundable, that is landowner's payment to GLA for time and energy to review and manage the project, and most importantly, the wear and tear on our infrastructure, the roads.

7.0 Community Property – Chair John Carp

7.1. Soccer Field Mowing: The number of mowings was reduced from five (5) to three (3) due to the late start of initial work. That saved landowners \$280.

7.2. Community Picnic: Due to time constraints, John talked about a new concept of combining GLA's Annual Community Picnic with both Church Universal & Triumphant North Glastonbury Teaching Center and Golden Age Village Annual Picnics, with possible supplementary funding from GLA. Personal donations and potluck ideas were offered by several Directors as an alternative means of funding. The issue was left for email discussion and resolution. Webmaster Tim Brockett offered to send an E-blast to notify landowners of the event.

8.0 Elections – Tim Brockett – Chair

8.1. The GLA Election Calendar was reviewed. Nomination packets were sent by email and US Post, per the Bylaws, on July 10, ahead of schedule. The deadline for submitting nominations is August 31st at 5 pm, (MDT). Ballots will be sent by September 15, by US Post *only*, in accordance with the GLA Bylaws.

The full Nomination Packet is currently posted on the front page of the GLA website and convenient links are also included with Board meeting Eblasts; every Eblast invites people to sign up to be candidates.

The complete 2025 Annual Election timeline may be viewed at:

<https://www.glamontana.org/minutes08.php>

9.0 Compliance – Joe Bezotsky – Chair

9.1 No complaints noted

10.0 Governing Documents – Tim Brockett – Chair

10.1 The GLA Bylaws change was ready for attorney input and approval.

Motion – Tim made a motion that both versions of the Bylaws change language be submitted to our attorney, that we accept her decision as final and once we have the precise language, that the Board agrees on, that we will, in fact, present this to landowners for ratification with the ballot package. Debbie seconded.

Unanimously approved.

11.0 Webmaster – Tim Brockett

11.1 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. He mentioned that there is a new, informative report on the road page about the design and maintenance of gravel roads, with a section that deals with mag. chloride.

New Business – None

Landowner Comment Period:

A landowner asked if the cost to survey Sagittarius Skyway safety site would be deducted from the \$29,000.00 contract amount. Doug replied, “Yes, the Board voted to reduce the contract for the excavator contractor amount to equal that of the surveyor costs.”

Doug thanked landowners and directors, one and all, for their participation tonight.

Adjournment – 9:36 pm

Closed Session – from 9:30 to 10:26 PM

12. Finished Business

12.1 – Board Email Votes (July 21, 2025, to August 18, 2025)

1. July 27, 2025:

Tim motioned: Attached are the revised July 21st BOD Meeting Minutes. Therefore, I make a motion that the attached BOD July 21 minutes be approved and posted to the website. Upon a second, I vote yes. Joe seconded.

Final tally -

Yes votes (5): Tim, Joe, Tyson, Doug, Ryan, Steve

Abstention: (1) Claudette, due to absence

No vote (1): Debbie

Motion carries

2. July 27, 2025:

Steve motioned: I am making a motion to set the remainder of the Board meetings for 2025 on the 3rd Monday of the month. That would be October 20, November 17 and December 15. Upon a second, I vote yes. Debbie seconded.

Final tally -

Yes votes (2): Steve, Debbie

No votes (2): Tim, Claudette

Abstention (1): Ryan

Did not vote (3): Joe, Tyson, Doug

Motion fails

3. August 6, 2025:

Doug motioned: I move that we have GLA legal counsel send correspondence to Steve Sirios as outlined in my previous notice to the Board regarding this matter. On a second, I vote yes.

Final tally:

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

No vote (1): Debbie

Did not vote (1): Steve

Motion carries

4. August 13, 2025:

Doug motioned: I make the motion that Gaston be hired to survey the indicated section of Sagittarius Skyway to ensure easement boundaries, with funding coming from the \$29,000 approved project budget. The amount being spent on Rob McDonald's contract is reduced by the final actual invoice from Gaston. Upon a second, I vote yes.

Final tally:

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

Voted after the motion expired (1): Debbie

Motion carries

Endnotes – Full content of motions presented:

1) Debbie Newby: “I moved to reinstate access (providing email links) to Zoom meeting recordings of every 2025 GLA Board Meeting to all GLA Board Members, including the April-July 2025 Board Meeting recordings, which the distribution of those four meeting recordings to Board Members was cut off without a vote nor notice beginning April 2025. It is unknown which GLA Officer(s) - (President Doug Gill, VP Tim Brockett, or Treasurer Claudette Dirkers), are responsible for this change in the Administration of the GLA without a Board vote, in violation of Bylaws Article VI. B. – Directors shall in all cases act as a Board. Do I have a second?” **Motion failed**

2) Debbie Newby: “I move to provide email links to Zoom meeting recordings of any 2025 GLA Board Meeting to any Landowner upon written email request. No Formal Document Request would be necessary. Access to these recordings have been requested by Landowners in past meetings, but have not been forthcoming in a transparent way, that serves the Landowners of our Association. Do I have a second?” **Motion failed**

3) Doug Gill: “To replace in its entirety the current Impact Fee calculation methodology and replace it as follows...

A. "For projects involving the construction of a structure the fee shall be \$.25 per square foot under roof. (e.g. 2,500 sq ft house would be assessed a fee of \$625).

B. "For projects not involving a structure, the fees shall be fixed per type of project as follows:

"Well \$500

Septic \$750

Driveway \$750 plus \$1.00/per linear foot longer than 750'

"To replace in its entirety the current Construction Bond calculation methodology and replace it as follows...

"A. For projects involving the construction of a structure the bond required shall be \$.75 per square foot under roof. (e.g. 2,500 sq ft house would post a refundable bond of \$1,875).

"B. For projects not involving the construction of a structure the bond required shall be a fixed amount per type of project as follows:

"Well \$500

Septic \$750

Driveway \$750."

Motion passed

Minutes Taken by: Tim Brockett and Claudette Dirkers

Minutes Approved by email vote: September 8, 2025