

NEWSLETTER

Dry Creek Road Update

In the last newsletter, it was reported that Robert Wallace, chairperson of the Road Committee, led a group on a walking tour of Dry Creek Road (DCR) to assess damage to the pavement, assembled a report of their findings that was included in a letter written and sent to Park County, and to which the GLA received a timely response from Parks Frady, Park County Public Works Director. The County replied that they have a small budget and therefore limited resources to maintain all county roads.

At the May 18th board meeting Robert Wallace and Kevin Newby reported that they had met with Parks Frady the previous week and have been in contact with him since then. Mr. Frady is the one who sets the road repair budget for the county and he decides what gets worked on. The following is a summary of the latest responses from the county:

Mr. Frady noted that since receiving the GLA's letter the county has fixed the potholes on Dry Creek and that they understand it is a county road and their responsibility to maintain it. This

spring they looked at a number of Class 2 roads in the county (of which DCR is one) and, based on need, have determined that four roads are ahead of Dry Creek. Since they have the funds for four roads this year, DCR is scheduled to be chip sealed in the summer of 2016.

The county has agreed to address several issues on Dry Creek, likely in August of this year, including crack sealing the breached pavement. Having missed a pothole, they have agreed to fix it as well as clean out two culverts that are plugged and put up signs that are down. To reduce standing water at the roadside on the blind curve, they will make minor grading improvements. Lastly, Mr. Frady believes the repairs they are going to do this year and next will last seven to ten years.

This response is a complete turn around from last year when the county wouldn't commit to doing anything. Congratulations to the Road Committee, especially Robert and Kevin, for their diligence in working with the county to accomplish the needed maintenance and repair!

Looking for Volunteers

Do you have a special skill and/or passion for helping in a certain area of the community? If so, then the GLA would love to talk with you about volunteering your time, materials or expertise.

We know we could use help in taking committee meeting minute notes, in writing newsletter articles, in researching things like products, prices and procedures, with website updating, and running errands such as buying stamps for mailings, not to mention the many duties that volunteers may help with at the Annual Meeting.

Also, serving on a committee is a great way to get to know how things work (or at least how we're trying to make them work) and helps Board members get to know you.

These are just a few things we know we could use help with but you may have ideas of things that we haven't even thought of. So if you are interested in helping out, love to serve, are flexible and dependable, please talk to a board member, call us, or e-mail the info account. We'd love to hear your ideas and work with you.



GLA Board Opening

In June, Janice McCann, association Treasurer, informed the board that she and her husband are selling their property in North Glastonbury, and they will no longer be landowners. When the sale closes, likely in July, Janice will resign from the board.

Janice's term ends at the November 2016 annual membership meeting. The board meets a minimum of once a month and Board duties are spelled out in the GLA Bylaws. There are a number of Committees on which you

may serve such as Project Review, Governing Docs, Budget, Road & Weed.

If you are a North Glastonbury landowner interested in being considered for the soon-to-be open GLA Board position, send an email to info@glamontana.org (or send a letter to our PO Box 312) with your background, where or how you would like to serve or what your expertise is, and an approximate number of hours you can volunteer per month. Interested candidates are encouraged to attend the August 10th board meeting to give a short presentation to the Board and answer any questions the Board may have.

Thank you for giving this your consideration!

New Board Member

In May, Jim Kozlik submitted his resignation as a board member, citing increased personal responsibilities and lack of time as reasons for his decision. We wish to extend a heartfelt formal thank-you to Jim for his dedication and service to the community.

At a Special Meeting of the Board in June, the directors reviewed letters of intent to fill the open board position from a couple of NG landowners. By unanimous vote, the board chose Pouwel Gelderloos to succeed Jim. Pouwel has been a longtime Glastonbury resident and owns two successful businesses. His skills are in building design and construction and his vision is "one of joyful, voluntary cooperation and community building." We extend a warm welcome to Pouwel and look forward to working with him!

Weed Spraying Update

As was noted in the April edition of the newsletter, the Association is responsible for weed abatement in the platted road easements and on Common Land. This year spraying will take place the week of July 13th.

Stu Shilling, our weed-spraying contractor, does not use Roundup. The herbicide he uses loses potency after about 48 hours and is therefore safe to walk through after that time. To alert landowners to areas that have been treated, Stu will add blue dye to his mixture and will post signs announcing the date and time of the spraying. As in the past, if you are handling weed abatement yourself, you may place "no spray" signs visibly along the easement areas of your property. If the weeds are not removed prior to the time of spraying, the weeds will be sprayed.

New Policies

At its May 18th monthly meeting, the board of directors approved the Conduct of Meeting and Privacy Policies that were sent to landowners for review in January. These policies will be posted on the website for you to download.

Enclosed is a new Conflict of Interest Policy Draft and Criteria for Closed Meeting Topics Draft the board has recently developed. We would appreciate receiving your input before implementing them.

Please review these policies and contact the board through the voicemail system, by e-mail, postal mail or by coming to the next monthly meeting to express your comments. Landowners have until the August 10th board meeting to submit their input.

GovDocs Committee Update

The Governing Documents Committee has been meeting over the past several months creating a series of potential edits to the Bylaws, Covenants and Master Plan. Our main focus has been finding areas that overlap state and county jurisdiction and don't need GLA enforcement, areas that we have found need clarifying language, and areas that the GLA attorneys suggested improvements.

We would like to thank all the landowners who attended the meetings or contributed their insights. With all the different viewpoints going into the work, we think we have something most everyone will welcome as a positive direction for the community.

The next step is to run the proposed changes by the attorneys. Then, hopefully by mid-July, the Board finalizes what it will present to the membership, sends the proposed changes plus explanations for each change out to the membership by mail. After a period of time to digest the information, we will hold a Special Meeting of the Members to go over the changes and answer questions. After gathering input from the landowners, the Board will put the proposed changes on ballots at the Annual November Membership meeting.

The one section of the Covenants we may vote on earlier is a change to Section 11 dealing with the penalty and interest for delinquent accounts. From meetings and the survey, this is one area landowners have voiced support for lowering the interest, changing the compounded interest to simple interest and doing away with the penalty. From researching HOA collections on the internet, we have found that reporting late payments to the credit agencies is a far more effective way of keeping payments current than high interest rates. Currently our rate is at 18% a year, which we have been advised courts will not support.

When the proposed changes are sent out, the Board requests that if you have any questions, please email them to info@glamontana.org or mail them to us. We will both answer you and start an online FAQ area to answer your concerns.

