

Glastonbury Landowners Association

Newsletter ✨ January 2016

Annual Meeting & Elections Update

Our November 14, 2015 Annual Meeting and Elections was well attended. We offer our sincere appreciation and thanks to all of the board members and numerous volunteers for their hard work and community spirit!

We welcome the following directors who were elected to serve two-year terms on the Glastonbury Board of Directors:

<u>North Glastonbury</u>	<u>South Glastonbury</u>
Ross Brunson	Kevin Newby
Charlotte Mizzi	Dennis Riley
Paul Ranttalo	Mark Seaver

And ombudsmen who were elected to serve one-year terms:

<u>North Glastonbury</u>	<u>South Glastonbury</u>
Linda Ulrich	Miriam Barker

Specific voting results for directors are as follows:

NORTH GLASTONBURY CANDIDATES

<u>Director</u>	<u>Votes</u>
Ross Brunson	63
Charlotte Mizzi	63
Paul Ranttalo	64
Val O'Connell	13
Ia Williams (write-in)	11
Donna Anderson (write-in)	10
Sally Muto (write-in)	9
Debbie DeGraaf (write-in)	3
Emily Coleman (write-in)	2
Claudette Dirkers (write-in)	2
Merin Coates (write-in)	1
Peter Naclerio (write-in)	1
Chris Williams (write-in)	1

SOUTH GLASTONBURY CANDIDATES

<u>Director</u>	<u>Votes</u>
Kevin Newby	49
Dennis Riley	49
Mark Seaver	48
Holt Rawlins (write-in)	2

Specific voting results for ombudsmen are as follows:

NORTH GLASTONBURY CANDIDATES

<u>Ombudsman</u>	<u>Votes</u>
Linda Ulrich	72

Dan O'Connell	8
Debbie DeGraaf (write-in)	1
Ia Williams (write-in)	1
Hettie Wortelboer (write-in)	1

SOUTH GLASTONBURY CANDIDATES

<u>Ombudsman</u>	<u>Votes</u>
Miriam Barker	51

These volunteer positions are a means for landowners to participate in bettering our community, and we thank all who ran for election and for their willingness to serve.

Newman Brozovsky, Gerald Dubiel and Charlene Murphy from North Glastonbury; and Ed Dobrowski, Dan Kehoe and Rudy Parker from South Glastonbury are completing the remainder of their two-year terms.

Executive Officers / Committee Chairs

On December 7, the first board meeting after the Annual Meeting, the board elected the following directors to serve as executive officers:

President: Charlotte Mizzi
Vice-President: Dennis Riley
Secretary: Charlene Murphy
Treasurer: Rudy Parker

Because of the related nature of some committees, the board voted to combine the Budget and Collections Committees into the Finance Committee, and the Communications and Technology Committees into the Communications and Technology Committee.

Chairs appointed for active committees are:

Communications & Technology – Ross Brunson & Dennis Riley
Community Property – Charlotte Mizzi
Election – TBD
Finance – Rudy Parker
Governing Documents – Daniel Kehoe
Legal – Charlotte Mizzi & Dennis Riley
Project Review – Gerald Dubiel & Kevin Newby
Road Management – Paul Ranttalo, Ed Dobrowski & Dennis Riley
Road & Weed – Paul Ranttalo, Ed Dobrowski & Dennis Riley

Committee meetings are open for landowners to attend. Please visit the website calendar of events for committee meeting dates and times.

The GLA's Official website is: www.glamontana.org

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Letter from the President

Happy New Year!

2016 looks to be an exciting year for the GLA as the board and I have a number of items on our wish list to accomplish.

My first goal as president is to maintain order in our board meetings so any director of the board may discuss and vote upon items on the agenda without interruption. As you may know, some of our meetings last year at St. John's Church became so disruptive and unruly that we received a letter from the pastor asking for that disharmony to cease since it ran counter to the purpose of their vestry. Because the board could not ensure that landowners would refrain from the unacceptable behavior, further meetings in 2015 were held either by phone or in-person at Emigrant Hall. We have now gone back to St. John's with a new Meeting Decorum initiative in place.

The new initiative shifts the bulk of landowner commentary and discussion to committee meetings where the major portion of the association's work is conducted. In these smaller, more focused meetings landowners may speak for as long as it takes to get their point across. Board committee members then bring recommendations from these meetings to the entire board.

Although landowners will still be welcome to attend board meetings, they will not be allowed to speak during the body of the meeting. Open meeting laws allow members of the association to attend and observe but not talk during board meetings. The GLA Bylaws provide for landowner input during an open floor comment period. The board has made an allowance for two input periods, one at the beginning and one at the end of the meeting during which landowners may speak for three minutes each.

Currently, fewer than 5% of landowner interests attend meetings, and the board regularly receives input from this same minority on a regular basis. I would like to encourage all landowners to come to meetings and participate in the process whether it is Project Review, Road, Finance or any of the other committees. The business of the board can be more effectively handled when a full spectrum of ideas is presented, and the board can better understand the needs of the association when a broader base of members participate by sharing their varied ideas and suggestions.

Next on the agenda for the year is a series of special meetings of the members to discuss and vote on proposed changes to our governing documents. As you may know, the Glastonbury Landowner's Association has been in existence since 1997. At that time, Bylaws and Covenants were established, and in 2007 the members approved a Master Plan. As we have worked with these governing documents over the years, we have noticed inconsistencies

in terminology, areas of vagueness and legal vulnerabilities. Since these documents are not set in stone, the board authorized the formation of the Governing Documents committee, consisting of board members and landowners, to review the Bylaws, Covenants and Master Plan. Recommended changes were sent to landowners last fall. In February and March we will meet with the membership to receive input, questions and suggestions regarding the proposed changes. See the article in this newsletter about these meetings for further information.

Another goal is to address the issue of delinquent assessments. Working with the Treasurer and Finance Committee, I hope we will set up a system to address collecting recent past due accounts and arrange payment plans with landowners of long standing delinquency to bring them up to date.

There is also good news to report. Last year the board voted to accelerate paying off the paved road debt and it is now paid in full. The \$30,000 we had been spending annually to pay down this debt will now be available for other things, the majority of which will likely be for road improvements. I would like to encourage the Road Committee to present the Board with a five-year plan for the maintenance and repair of our roads.

We have a great year ahead and I would encourage all landowners to get involved and volunteer on the various committees.

Very truly yours,
Charlotte Mizzi, President

2016 Board Meeting Schedule

Monthly meetings are held at St. John's Church in Emigrant and begin at 7:00 p.m. unless otherwise noted.

January 11	May 9	September 12
February 8	June 13	October 3
March 14	July 11	November 7
April 11	August 8	December 5
November 12 – Annual Meeting / Elections		

Please note that meeting times may be subject to change. Please check the GLA website.

Thank you, Former Board Members

We wish to extend a heartfelt formal thank-you to our former board members Robert Branson and Robert Wallace for their dedication and service to the community. Robert B. led the Communications Committee and Robert W. chaired the Road Committees. Their expertise will be sorely missed.

Become an E-mail Subscriber

Would you like to know more about what's going on during board meetings, committee meetings, scheduled events and ongoing issues of the association in a timely manner? Become an e-mail subscriber if you have not already done so. Request an E-mail Opt-In Form, check "Non-Official Announcements and Information," send it back to us, and complete the confirmation process. You will then receive notice of date, time and venues of scheduled meetings, other timely announcements, and board and committee meeting minutes.

How to Contact the Board

For those landowners who do not use a computer, please call the GLA phone number, (406) 451-0033. Leave a message and your message will be sent to each board member as an audio recording. Email communication with the board can be sent using info@glamontana.org. Every board member will receive your email.

Administrative Assistant

Karleen McSherry will be leaving her position as Administrative Assistant at the end of January 2016. We wish to thank Karleen for the skills and expertise she brought to this position. She will be greatly missed. The board has posted an announcement with Job Services of Livingston and will be interviewing applicants to fill the position of Administrative Assistant.

Assessment Payment Policy

Assessments are to be paid in the following manner in order to be in strict compliance with the Covenants:

- 1) Paid in full by the end of January, or
- 2) Paid in equal quarterly payments by January 31 (or 15 days from the postmark), April 31, July 31, and October 31.

As stated in the Covenants, there is a 30-day grace period for payments, after which a 5 percent penalty and 1.5 percent monthly interest will begin to accrue.

You may view and download the Assessment Policy on the GLA website.

Proposed Changes to Project Review Application Fees

Enclosed is a letter explaining a proposed fee changes to the Project Review Application. These changes are being submitted to landowners for their input before the board adopts these proposed changes and incorporates them into

the Project Review documents. Please review the proposed fee changes and contact the board through the voicemail system, by e-mail, or by postal mail to express your comments or questions. Landowners have until February 20, 2016 to submit their input.

Proposed Governing Documents Changes Two Special Meetings of the Members

Saturday, February 20, 2016, 10AM at Emigrant Hall
Saturday, March 19, 2016, 10AM Mountain Time
by phone

The meeting phone number is: 406-272-4075

The GLA will be holding two informational Special Membership Meetings to review the proposed changes to the Bylaws, Covenants and Master Plan. The proposed changes and a history of the current GovDocs process were sent to landowners on October 22, 2015.

The first meeting will be held at Emigrant Hall, Saturday, February 20th beginning at 10AM. The GLA attorney will attend to answer any questions of a legal nature.

The second meeting will be held March 19 at 10AM MDT by phone to allow as many landowners who do not live in the area to attend and ask questions or give input. The phone number is: 406-272-4075. The GLA attorney will be on this phone call to answer questions.

The special meeting to vote on the proposed changes will be scheduled after these two informational meetings, in April or May. You will receive a voting packet and 30-day notice of the meeting to vote on the proposed changes.

If you need a copy of the items sent on October 22, 2015, please contact us ASAP at the info@glamontana.org address.

This process to amend our governing documents began in 2013 with a Board committee, which was then followed in 2014 by a landowner committee. The result of their effort was the survey to which 17% of the landowners responded. In 2015 the Governing Documents Committee focused on the sections in the Covenants, Bylaws and Master Plan that met the high priority of limiting liability to the GLA, and making our way of operating more efficient. These changes are based on four main considerations:

1. Recommendation for associations to review their governing documents every five to ten years to ensure they still meet the needs of the community, and any changes in state or federal laws. Covenant's Section 2.04 provides for an automatic extension of the

covenants every ten years unless modified at that time by the members.

2. Recommendations from the GLA's attorneys to remove wording that unnecessarily places enforcement responsibility on the Board, when those areas are the responsibility of the state or county. Most of the changes to Covenants Section 5 are due to this issue.
3. Change areas of the Bylaws or Covenants where the language conflicts, is unclear or its interpretation can be made easier if the language reflects the language of Montana law regarding nonprofit corporations. This is the reason for most of the suggested changes in the Bylaws.
4. Changes that landowners requested in letters, survey answers, and at Board meetings. For example, Covenant Section 11.06 regarding delinquent assessments was driven by landowner input as well as information from three attorneys.

Our Bylaws and Covenants spell out the requirements for amendments to be made as follows: For Covenant and Master Plan amendments, an affirmative vote of 51 percent of the members in good standing is required for adoption of an amendment. For the Bylaws, once quorum is reached, a majority of members in good standing need to vote affirmatively for an amendment to pass.

When reviewing the proposed changes in the documents, you will see an explanation of what prompted the change and/or the reason for the proposed amendment. New wording is shown in italic and wording to be removed is shown with a strike-through.

Please plan to attend the upcoming meetings, February 20 and March 19. Bring your questions, comments and suggestions. Member participation is vital to the process of updating our governing documents.

Selling your property? Please let us know!

When a property changes ownership, the GLA may or may not be aware of this. The GLA needs to be informed of the transfer of properties between owners so that the proper legal records are kept and financial statements and bills are sent to the correct landowner.

A "GLA Property Transfer Form" is available at the GLA website, www.glamontana.org, under the "current

landowners" tab, followed by "Realty Transfers" link. Feel free to call us at 406-451-0033, or e-mail us at info@glamontana.org to have the form sent to you. We greatly appreciate this courtesy.

Winter Driving in Montana

Mountain terrain combined with snow and ice creates hazardous conditions for driving and requires extra alertness and good judgment in order to avoid accidents or becoming stranded. Slick roads require that we drive slowly and maintain a greater distance when following another vehicle.

Should you find yourself stuck in the snow, remember that it is often safer to stay in your car, call for assistance, and wait for help. Getting out of your car to attempt to dig yourself out in severe weather can quickly use up vital energy needed to stay alive. This also may create greater exposure to hypothermia or frostbite. Please consider what you would need to have in your car to ensure you could survive in this situation if it were extremely cold.

Snow-packed and icy roads are a part of winter in Montana. No matter where you live in Glastonbury, landowners should be prepared to put on tire chains, especially when driving on steep and/or curving roads.

Recommended to Have in Your Car

- Warm Hat and Extra Gloves & Liners
- Blanket or Sleeping Bag
- Extra Coat in Vehicle
- Small Shovel
- Flashlight and Flares
- Cell Phone
- Water Bottles
- Snacks for Energy
- Instant Hand and Feet Warmers (small packets)

Recommended to Have in Your Home

- At least one week of food and water
- Dry food that needs no electricity for preparation
- Large 5 gallon water bottles (during electric outage)
- Flashlights, candles, matches, and extra batteries
- Cell phone or land-line phone not requiring electricity
- Solar or propane stove for cooking/boiling water
- Solar or propane lantern and extra fuel
- Comprehensive first aid kit
- Short wave or CB radio
- Power generator and fuel