

Glastonbury Landowners Association, Inc.
Special Meeting of Members Meeting Minutes – Final
Board Listens II
June 25, 2016

Board members present: Dennis R. (Vice President), Charlene M. (Secretary), Rudy P. (Treasurer), Ed D.

Landowners present: Dorothy and Leo K., Wendy R. Tim M., Ia W., Janet S., Francis O., Regina W., Karen M., Donna A., Linda U., Jeff L., Debbie H., Sally M.

Meeting was called to Order at 10:005 AM by Dennis R. Vice President

Proof of notice of meeting was given by newsletter mailed May 25, 2016

Meeting Adjourned: 12:50 PM.

Agenda:

- Welcome
- Review of Previous meeting (April 2, 2016)
- Organize into Focus Groups
- Create possible solutions
- Present possible solutions
- Identify solutions to be presented to the board

Two focus groups were created. 1) Assessments, 2) Trust and Transparency

Each focus group compiled and presented a list of possible solutions.

Assessments:

- 1) Collect all back assessments, oldest and largest first
- 2) The interest rate should be the highest rate allowed by Montana law. This should be sent to all landowners for a vote.
- 3) 100% attention focused on collecting back assessments before considering increasing assessments.
- 4) Monthly review of collections efforts at the board meeting.
- 5) The list of delinquent landowners be made available to all members.
- 6) At a point in the future, the board should revisit the structure of the assessments.

Trust and Transparency:

- 1) Should separate-dissolve the GLA.
 - a. Road districts
 - b. Zoning to replace covenants
- 2) The GLA should be run like a business.
- 3) Have written attorney opinions available to the general membership.
- 4) Try mediation before lawsuits.
 - a. Form a mediation committee of board members and landowners.
- 5) Need to have in-person board meetings.
- 6) Consider landowner committees with real authority and respect.
- 7) Discuss RSID at a future board meeting.
- 8) The board should look at efficiencies;
 - a. Smaller board size
 - b. Effective leadership

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- 9) Change governing docs to have a landowner vote for every board vacancy, or appoint only until the next election.
- 10) Get rid of phone meetings.
- 11) If it is a phone meeting, all board members should call in like the landowners.
- 12) The opening prayer should be voted-on by the membership in the regular November election.
- 13) Improve trust by getting professional advice and present that advice to the landowners.
- 14) Provide more than 3 minutes for landowners to speak at board meetings.
 - a. Add landowners to the agenda for longer comments
- 15) One landowner meeting per month/ one board business meeting per month.

Dennis R will present these suggestions to the board at the July 11, 2016 board meeting.