

Glastonbury Landowners Association, Inc.
Board of Directors Meeting Minutes – Final
August 8, 2016 – 7:00 pm

1. Call to Order, Pledge of Allegiance, Prayer and one minute of silence

The meeting was called to order by Charlotte at 7:05 p.m. at Charlotte's house for board members and via phone conference for landowners.

PRESENT: Charlotte M. (President), Dennis R. by phone (Vice President), Charlene M. (Secretary), Rudy P. (Treasurer), Newman B., Ed D., Gerald D., Richard J., Kevin N. by phone, Paul R., Mark S. by phone.

ABSENT: Dan K.

Also attending: Iona Y. (Administrative Assistant), Karleen M. (Trainer).

Landowners: Debbie B., Debbie D., Claudette D., Leo K., Jerry L., Sally M., Vernon N., Frances N., Val O., Andrea S.

2. Set Agenda

3. Visiting Landowner Input Period

Multiple landowners expressed interest in seeing project review applications with brief descriptions of the projects published on the GLA website. Concerns were raised about the board allowing discounts on assessments; that the 11.06 amendment voting packet contained misinformation regarding the requirements for passing the vote; and the preference for using collected non-budgeted past due assessments to purchase a new snow plow & grader in lieu of taking out a loan. One landowner believed the board influenced out-of-town landowners and the voting process by endorsing the 11.06 Rule in the spring newsletter and another landowner commented on her recently submitted petition for special meetings.

4. Officer and Committee Reports

4.1 President's Report – CM

Charlotte thanked Mark and the communications committee for the new look of the website, highlighting the new links, sections, and accessibility to government resources.

4.2 Secretary's Report – CRM

4.2.1 Aug complaints from Debbie B. and Leo K. re: 11.06 vote

Charlene apologized for mistakenly including information to pass a bylaw rather than for a covenant change in the 11.06 voting packets. She clarified that 51% of members in good standing were required to pass the 11.06 Amendment at the August 27 election. Charlene continued to address eight items of a complaint made by Leo K. concerning the 11.06 Rule and voting process.

4.2.2 Mailings and fall newsletter

Charlene reported the next mailing, scheduled for August 31st, would include the fall newsletter and nomination materials for the annual elections in November. Board members were asked to submit newsletter articles to the administrative assistant by August 17th.

4.3 Treasurer's Reports – RP

4.3.1 Profit & Loss, Balance Sheet, Deposit/Check Details Reports – July 2016

Motion: Rudy motioned and Mark seconded to move \$20,000 from the SG Road Reserve cash fund into the SG Road Budget for 2016. **Motion carried** (10 in favor and 1 abstention - Kevin).

Rudy presented the treasurer's report and noted the accountant had recalculated delinquent accounts applying simple instead of compounded interest. Receivables were reduced by \$40,000. Corrections were to continue. **Motion:** Rudy motioned and Mark seconded to include the July 2016 Treasurer's Report as presented with

Glastonbury Landowners Association, Inc.
Board of Directors Meeting Minutes – Final
August 8, 2016 – 7:00 pm

the minutes minus the delinquency report. Discussion included the issue of sending out and posting inaccurate accounts receivable numbers. **Motion amended:** Rudy amended the motion and Mark seconded to place an asterisk and note by number 10 explaining that the accounts receivables included compounded interest that was currently being recalculated on delinquent accounts. **Motion carried** (8 in favor and 3 abstentions - Newman, Ed, and Kevin).

The next Finance Committee meeting was scheduled for Wednesday, August 17th at 6:30 in Liberty Hall and discussion would include landowner feedback received regarding the collection procedures.

4.4 Finance Committee Report – RP

4.4.1 Assessment discounts in general

The board explored the idea of helping landowners with demonstrated financial hardship including assessment discounts and creating a charitable fund; establishing a procedure to assess reasonable criteria and annual reviews. Concern was raised about Covenants 11.01 and 11.03 and the power of the board to grant discounts. **Motion:** Mark motioned and Rudy seconded to seek legal advice regarding giving discounts for assessments, and should discounts be allowed, develop criteria and a procedure to follow, including annual reviews. Kevin objected to voting on the issue until the legality of discounts had been determined. **Mark withdrew his motion.**

Motion: Kevin motioned and Mark seconded to eliminate all reductions in assessments immediately, until further review with the attorney. **Motion failed** (3 in favor – Kevin, Dennis and Mark, 7 opposed, and 1 abstention – Ed).

Motion: Mark reinstated his previous motion and Charlene seconded it; to seek legal advice regarding giving discounts for assessments. **Motion carried** with 8 in favor, 1 opposed - Kevin, and 2 abstentions – Newman and Ed.

4.4.2 Debbie B. 7-28-16 discounts given complaint

In response to Debbie's complaint, Rudy explained he was acting in accordance with a motion passed by previous boards who believed they had the discretion to review and respond to individual landowner circumstances, such as in freezing interest rates for people on payment plans. That specific discretion isn't spelled out in the covenants either. He requested the complaint be dismissed. Charlotte expressed interest in receiving a formal legal response based on specific law from attorney Alanah Griffin. **Motion:** Charlene motioned and Rudy seconded to seek legal advice as to whether the board has the power to waive interest on payment plans, send Alanah the relevant information, and request her formal reply in writing. **Motion carried unanimously (Gerald not present).**

4.4.3 Recalculations of NG 48-3, NG 48-M1, NG 48-M2

Charlene presented the history of NG 48-3 that has two mobile homes and two Colstrip units on it. The land and Colstrips belong to one person and the mobiles belong to another, who was never a landowner. The land was never subdivided nor were the owners of the dwellings ever tenants in common. Assessments had been charged for two lots and four dwellings when they should have been for one lot and four dwellings. This was a Quick Books error that needed to be corrected in order to collect past due assessments. **Motion:** Charlene motioned and Rudy seconded that NG 48-3 receive one land and four dwelling assessments and the accountant would recalculate assessments according to how the land was actually owned. **Motion carried unanimously.**

4.4.4 Variance fees owed by SG-90

Glastonbury Landowners Association, Inc.
Board of Directors Meeting Minutes – Final
August 8, 2016 – 7:00 pm

Rudy explained that the Erickson property went through a variance process and the landowners agreed to pay the administrative and attorney costs incurred. However, when he sent them the bill they refused to do so because the variance was dropped because of ongoing litigation (O'Connell lawsuit) and Mr. Erickson had felt bullied in the process. Discussion included the pros and cons of collecting these outstanding fees and the legal right of the GLA to do so including placing a lien on the property. The board agreed to speak first with the landowners regarding their outstanding balance, and should they continue to refuse to pay, seek legal advice.

Action Item: *Rudy to discuss payment obligation with landowner.*

4.5 Project Review Committee Report – GD / KN

4.5.1 NG 26-B-1 Haug out building surveyor's report

Paul reported that the Haug surveyor's report, the final component required to approve his project review application, met the necessary requirements. **Motion:** Paul motioned and Gerald seconded to approve the NG B-1 Haug application for a meditation room including the surveyors report as presented, on condition that any disturbed land be reseeded and there is no electric or septic. **Amended Motion:** Paul motioned and Gerald seconded that the building not be a living space. **Motion carried unanimously.**

4.5.2 PR Instructions - review PR Committee revisions from July 25 meeting

Motion: Kevin motioned and Charlene seconded to approve these edited instructions and put them on the GLA website, excluding the requirement for completion by 18 months and the cross outs, and with 2 provisions: Provision 1 – find documentation that “30 days” was put into the proposed master plan changes to be voted on in November or if it wasn't included, then Provision 2 – add “(30 days recommended)” after each occurrence of “2 weeks.” **Motion carried** (10 in favor, 1 opposed – Ed).

Action Item: *Kevin to check with Dan to see if “30 days” was added to the proposed master plan changes.*

4.5.3 PR Instructions - review historical research on 18-month completion timeline

Kevin reported that previous boards put the timeline requirement on page 3 of the instructions but did not follow through with this.

4.6 Road and Weed / Mgmt Committee Report – PR / ED / DR

4.6.1 SG guardrail repair

Action Item: *Ed to get three bids by September that the board would approve by email vote.*

Action Item: *Paul will create a drawing regarding how to fix the guardrail.*

4.6.2 Topics from the Aug 4 Road Committee meeting

The board discussed the costs, associated expenses, financing options, and affordability of purchasing a new plow truck and sander vs. outsourcing the service. A suggestion was made to save money this year and purchase next year. Tabled until the next Road Committee meeting. **Motion:** Paul motioned and Newman seconded to spend \$1,500 to patch the hole on Capricorn on top of the north entrance hill. **Motion passed unanimously.**

Action Item: *Paul confer with Mike Atkins regarding three culverts to be removed to divert water around Hercules Road.*

4.6.3 Fall Grading

Action Item: *Dennis to drive with Mike Atkins up to High South to recommend what needs to be done in grading this fall.*

Glastonbury Landowners Association, Inc.
Board of Directors Meeting Minutes – Final
August 8, 2016 – 7:00 pm

4.7 Communications & Technology Committee Report – DR / MS

4.7.1 Update of conference call system

Mark reported that a toll free line was added to the conference call system, allowing landowners without long distance plans to participate free of charge. Cell phone users would be encouraged to continue to use their cell phones.

4.7.2 Phone meetings and in-person BOD meetings

Motion: Dennis motioned and Kevin second to have next month's board meeting in Emigrant Hall in person. Charlene reminded the board that if the behavior or tenor of the meeting were to become disorderly, unsafe, or unproductive, the meeting would be adjourned. Kevin proposed standing outside with landowners who were uncomfortable with the opening prayer until the prayer was finished.

Motion carried (6 in favor, 4 opposed – Charlene, Rudy, Paul and Charlotte, and 1 abstention - Newman).

4.8 Governing Document Committee Report – DR

Tabled due to Dan K.'s absence.

4.9 Legal Committee Report – CM / DR

Charlotte had nothing to report, but reiterated the need to have attorney Alanah Griffin provide formal legal responses in her communications with the board that could be forwarded to landowners if need be.

5. Approve Meeting Minutes - July 11, 2016

Mark requested the insertion of the word "being" in the last sentence of 4.3.2, to read: "...the idea being that this was not money ever owed to the GLA."

Motion: Charlene motioned and Rudy second to approve the July 11, 2016 meeting minutes with the addition of the word "being". **Motion carried** (10 in favor and one abstention – Gerald).

Action Item: *Admin Assist to insert the word "being" into the last sentence of 4.3.2 when finalizing July meeting minutes.*

6. UNFINISHED BUSINESS

7. Visiting Landowner Input Period

Landowners expressed agreement with in-person board meetings; concern about depending on an accounting firm to produce reports and approving those reports without full understanding of the data; that taking out a loan for a new plow truck made less sense than collecting higher interest rates on overdue assessments; and questioned the legality of freezing interest rates.

Action Item: *Rudy to find out from accountant why there is a \$70,000 difference in accounts receivables from the June to July 2016 reports.*

8. NEW BUSINESS

9. Begin Closed Session

9.1 Discuss one specific Landowner Assessment Discount

Rudy reported on and the board discussed the particulars regarding a landowner's request for a financial hardship discount on assessments.

10. Adjournment

The meeting was adjourned at 11:05 p.m.

11. Next Board Meeting: Sept 12, 2016 at Emigrant Hall.