

Jami Rebsom  
Jami Rebsom Law Firm, P.L.L.C.  
P.O. Box 670  
Livingston, MT 59047  
406-222-5963  
Attorney for Plaintiffs

**MONTANA SIXTH JUDICIAL DISTRICT COURT PARK COUNTY**

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KATHLEEN RAKELA, CLARE PARKER,	)	Cause No. DV-17-150
RUDY PARKER, EDWARD	)	
DOBROWSKI	)	
	)	
Plaintiffs,	)	Hon. Judge Brenda Gilbert
	)	
vs.	)	
	)	
Glastonbury Landowners Association, Inc.,	)	<b>AFFIDAVIT OF KATHLEEN</b>
Glastonbury Landowners	)	<b>RAKELA REGARDING VALERY A.</b>
Association, Inc.'s Board of Directors,	)	<b>O'CONNELL AS A VEXATIOUS</b>
Dennis Riley, Daniel Kehoe, Charlene	)	<b>LITIGANT</b>
Murphy, Richard Johnson, Kevin Newby	)	
Mark Seaver, Leo Keeler, individually,	)	
and as Board Members.	)	
	)	
Defendants.	)	

I, Kathleen Rakela, being first duly sworn, do hereby depose and state as follows:

1. I have personal knowledge of the matters set forth herein and if called as a witness I would testify thereto.
2. There is no secret that Val O'Connell sent a letter to the GLA Board on October 10, 2017, outlining possible legal liability regarding the GLA's action when incumbent board members running against me voted to disqualify me from the ballot. This letter was included in my affidavit sent to the court with my original pleadings as Exhibit 17. (Included here as Exhibit 3)
3. Before I had representation, I showed Val O'Connell's letter to former Judge, Nels Swandal. He concurred with the facts regarding the incumbent board members not recusing

themselves from the vote to remove me from the ballot that O'Connell had outlined in her letter to the GLA Board. I informed Val of Swandal's opinion.

4. I did not rely on the facts in Val's letter until after I had a reputable legal opinion on its contents and then it became a part of my complaint. Val O'Connell did not write my legal documents.

5. I was in Attorney Rebsom's office when Ms. Rebsom told Seth Cunningham that I had written the TRO and complaint and not Valery O'Connell.

6. At the January 8, 2018, GLA board meeting, I made a formal announcement to the GLA board that Val O'Connell did not write my Complaint or the TRO and that I did.

7. With knowledge that Rakela refuted the GLA's false claim at the January 8th GLA Board meeting, and with the assurance of attorney Rebsom to Seth Cunningham, the GLA continues to state the false claim that O'Connell wrote my TRO and Complaint in their February 2, 2018 "Motion for the Court to Consider ..." and in this new motion.

8. My Candidate Bio, (Exhibit 4), which was included in the GLA 2017 election material mailed to landowner's included this statement, "I also have business and legal skills."

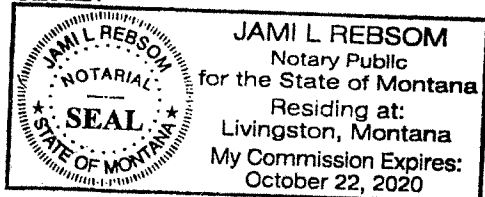
DATED this 10 day of May, 2018.

K Rakela  
Plaintiff—Kathleen Rakela

STATE OF MONTANA     )  
                                  :SS  
County of Park         )

Subscribed and sworn to before me on this 10 day of May, 2018.

SEAL:



Jami L Rebsom  
Notary Public for the State of Montana  
Residing at Livingston MT

From: **Jami Rebsom** jamirebsom@gn  
Subject:  
Date: February 8, 2018 at 11:43 AM  
To: Seth Cunningham scunningham@gnfirm.com



Seth,

It appears your request was to only remove Val as a party, and to sanction her for intervening. I told you from the beginning that Val did not type my client's pleadings. I don't care what she claims or that her claims are misread by the board or others.

Jami

--

Jami Rebsom  
Attorney at Law  
406-222-5963

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Thank you.

PLAINTIFF'S  
EXHIBIT 1

From: **Jami Rebsom** jamirebsom@gmail.com  
Subject: Re: Rakela  
Date: February 15, 2018 at 12:27 PM  
To: Seth Cunningham SCunningham@brownfirm.com  
Cc: K Rakela k.rakela@runbox.com

Seth,

Sorry for the delay in the request to extend the deadlines, but I had not seen the scheduling order until this week. I will hope that this can all get resolved, as the Board was wrong removing Marshall and Kathleen from the ballot. I will go ahead and file the unopposed motion to extend and indicate we are still negotiating, I will request deadlines extended and a hearing on the TRO just so its set. I believe that the email Val sent involves a letter she wrote that Former Judge Swandal reviewed. This have all been misconstrued. I hoped that when I told you Val didn't write this lawsuit or TRO you'd trust another licensed lawyer. (heck I don't trust half of em. :) I didn't respond, as I had actually myself asked Val to pull out of this thing. I was worried about the order as it appeared to go beyond your request. So I better get clarification on that. Take care, talk soon. Let me know what the Board decides.

Thanks,  
Jami

On Sun, Feb 11, 2018 at 3:21 PM, Seth Cunningham <SCunningham@brownfirm.com> wrote:

Hello Jami,

Thank you for this counter-offer. I have passed it on to the GLA Board for review. However, they could not schedule a meeting until February 16 to review it which is past your deadline. I do not object to amending the scheduling order to push back the deadlines to allow time for the Board to meet and respond.

As for the Order regarding Valery O'Connell, I am not sure what effect the Court intends it to have on the litigation as no sanction was specified. I was surprised Ms. O'Connell didn't file anything. She sent the email to the GLA Board purporting to have drafted those documents which I think is inappropriate, and I brought that to the Court's attention. If Ms. O'Connell didn't have anything to do with the lawsuit, I expected her to file something explaining why she sent the email if it wasn't true.

The GLA is very weary of members trying to manage the association by litigation, and it intends to avail itself of the protections the Court offered by finally declaring the O'Connells as vexatious litigants after years of frivolous lawsuits. Those lawsuits have cost the people living within the GLA thousands of dollars which could have been spent on improving and maintaining the roads.

Please let me know if you want to extend the scheduled deadlines. Thank you.

Seth Cunningham

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**From:** Jami Rebsom <jami\_rebsom@gmail.com>  
**Sent:** Thursday, February 8, 2018 10:38:15 AM  
**To:** Seth Cunningham  
**Cc:** K Rakela  
**Subject:** Rakela

PLAINTIFF'S  
EXHIBIT 2

Seth,

I am hoping that this new settlement proposal will meet your client's agreement. I will

send you directly the letter Kathleen sent to me.

Jami

--

Jami Rebsom  
Attorney at Law  
406-222-5963

This electronic mail message may constitute attorney-client communication that is privileged by law. The information contained in this e-mail message is privileged, confidential and exempt from disclosure. It is being transmitted to you and is intended only for the use of the individual names. If the reader of this message is not the intended recipient, you are hereby advised that any dissemination, distribution or copying of this message is strictly prohibited. If you have received this message in error, please do not forward or use this information in any way; and, notify me immediately by telephone at 406-222-5963, and destroy this message.

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Thank you.

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Thank you.

Date: October 10, 2017

To: GLA Board members and GLA Attorney-Alannah

From: Val O'Connell

Re: Legal liability regarding GLA Board actions and vote last night to disqualify Kathleen Rakela from the GLA 2017 annual Board election ballot

Though this is sufficient, it is by no means the only legal liability to the GLA Board that I would like to summarize below. Again for the record, I have no personal ties to Rakela. The GLA Board on October, 9, 2017 voted 8-4 to disqualify Kathleen Rakela from the GLA Board annual election ballot already mailed out to South Glastonbury members, which vote was due to her violating Covenant 10.04 failure to disclose transfer of property to her relative. However, the GLA Board vote last night violated state law conflict of interest statute section 5 below, since Directors— Riley, Seaver, Newby are competing candidates against Rakela; which have an obvious conflict against her. Yet it was reported that they disagreed claiming no conflict of interest, and all three voted against Rakela last night. However, eliminating their vote is still a majority vote unless "material facts of the transaction and the director's interest are [NOT] disclosed" per 35-2-418 section (3)(b) below. Material facts were not disclosed, and there are other legal issues to consider.

1) Specifically, material facts were not disclosed before the vote in question to disqualify Rakela, because all three candidates do have a viable conflict of interest and should not even have participated in the discussions that certainly swayed others to vote against her. Also material facts were not disclosed before the vote when Mark Seaver said BEFORE the vote that 'anyone who does not vote against Rakela is themselves violating the Covenants also.' This false information is nowhere in state law or our covenants; which GLA Covenants instead allow the Board to waive any Covenant violation under section 12.01.. This Seaver statement yet had the possible or likely effect of swaying the Board by intimidation and threatening the Board to vote against Rakela to remove her from the ballot based on this false statement by a GLA opposing candidate no less. This false statement alone is not fair and could thus disqualify the Board vote by itself in a legal capacity, unless a new vote is taken with this error disclosed.

2) Also as my earlier email to the Board explained, if the GLA refuses to tell members that Rakela is still eligible as a write-in candidate, then this is another legal liability for the GLA Board as my emails sent to the Board this morning explained. Most members who are told that she is disqualified would reasonably believe she is not eligible as a write-in candidate. Thus the GLA, to be fair, has a duty to tell members that she corrected the error and is now eligible as a write-in candidate.

3) Also as my earlier email to the Board explained, the GLA Board refused to discuss or even consider the fact that GLA Covenant 12.01 allows the Board to waive Rakela's accidental Covenant violation. One could thus legally argue that GLA actions lead by opposing candidates against Rakela are harmful to the community and voting members too since Rakella is eligible as a write-in candidate. The Board did not even fairly consider waiving the Covenant violation, then wastes funds to notify members of this Rakela ballot nullification, which further harms the community to delay the election, all to nullify Rakella's vote after ballots were mailed out again because Rakela is eligible as a write-in candidate.

PLAINTIFF'S  
EXHIBIT 3

4) Also since Rakela is still eligible candidate as a write-in, GLA also may be in violation of their duty under GLA Bylaw VI.C. as follows, because this problem has yet to be handled in a fair, efficient, and cost-effective manner, "The Board shall also establish such other Rules as it deems appropriate to conduct the nomination of Directors in a fair, efficient and cost-effective manner." Nor is it fair to Rakela and members if the GLA now refuses to tell them that Rakela is still eligible as a write-in candidate.

5) Last but not least, need I remind you again and again of the GLA Articles of Inc. cited below require the GLA Board to act in good faith and fair dealing with the GLA Association AND its members. Obviously, facts outlined above show several instances of GLA breach of duty, and breach of good faith and fair dealing regarding a member and voting members, unless these issues are corrected.

I WILL ASSUME THIS REPORT TO THE GLA BOARD IS A FAIR AND ACCURATE STATEMENT OF THE EVENTS AND FACTS IN QUESTION, UNLESS OTHERWISE DISPUTE IN WRITING BY THE GLA BOARD MAJORITY HAVING NO CONFLICT OF INTEREST. UNLESS GLA TAKES ACTION TO CORRECT THIS, I BELIEVE LEGAL ACTION AGAINST THE GLA IS LIKELY AND WARRANTED.

Sincerely, Val O'Connell

35-2-418. Director conflict of interest. (1) A conflict of interest transaction is a transaction with the corporation in which a director of the corporation has a direct or indirect interest. A conflict of interest transaction is not voidable or the basis for imposing liability on the director if the transaction was fair at the time it was entered into or is approved as provided in subsection (2) or (3)... A transaction in which a director of a mutual benefit corporation has a conflict of interest may be approved if:

(3)(a) the material facts of the transaction and the director's interest were disclosed or known to the board of directors or a committee of the board and the board or committee of the board authorized, approved, or ratified the transaction; or

(3)(b) the material facts of the transaction and the director's interest were disclosed or known to the members and they authorized, approved, or ratified the transaction...

(5) For purposes of subsections (2) and (3), a conflict of interest transaction is authorized, approved, or ratified, if it receives the affirmative vote of a majority of the directors on the board or on the committee who have no direct or indirect interest in the transaction. However, a transaction may not be authorized, approved, or ratified under this section by a single director.

#### ARTICLE VIII. LIMITATION OF LIABILITY

Members of the Board of Directors of the Corporation shall not be liable to the Corporation or to members of the Corporation for monetary damages for breach of a director's duties to the Corporation and its members, provided that this provision does not eliminate or limit the liability of a director:

1. For a breach of the director's duty of loyalty to the Corporation or its members;
2. For acts or omissions not in good faith or that involve intentional misconduct or a knowing violation of law;
3. For a transaction from which a director derived an improper personal economic benefit; or
4. Pursuant to M.C.A. Sections 35-2418, 35-2435, or 35-2436.

Glastonbury Landowners Association, Inc.

For Internal GLA Use Only

Number Of Votes	
GLA Official Initial	

2017 ABSENTEE BALLOT FOR SOUTH GLASTONBURY

**Vote for 3 Board Candidates** (Vote for a maximum of 3 candidates / 2-year terms)

- |   |  |
|---|--|
| <input type="checkbox"/> Marshall Haley | <input type="checkbox"/> Kathleen Rakela |
| <input type="checkbox"/> Kevin Newby    | <input type="checkbox"/> Dennis Riley    |
| <input type="checkbox"/> Clare Parker   | <input type="checkbox"/> Mark Seaver     |
| <input type="checkbox"/> _____          | (Write-in Candidate)                     |

**Vote for 1 Ombudsman** (1-year term)

- \_\_\_\_\_ (Write-in Candidate)

ABSENTEE BALLOT INSTRUCTIONS

If you are not able to attend the Annual Meeting on November 11, 2017, you may cast your vote by using this Absentee Ballot. *Please note the new double envelope method of casting an absentee ballot to ensure privacy of your vote. DO NOT put your payment check in the absentee ballot envelope.*

Please follow these instructions:

- To **MAIL** your completed ballot:
  - Fold your ballot with the voting information inside to preserve the privacy of your vote. (Privacy is accomplished by separating the ballots from the small envelopes before any ballots are unfolded.)
  - Place your ballot in the small envelope with your name label on the outside and seal the envelope. **IF YOU DO NOT USE THE SMALL ENVELOPE, YOUR VOTE CANNOT BE COUNTED.**
  - Place the sealed, small envelope in the large envelope with the pre-labeled GLA address.
  - Mail completed ballot to the GLA, PO Box 312, Emigrant, MT, 59027.
  - Mail must be **received by Thursday, November 9, 2017 at 4:00 p.m.** Please allow enough time for delivery. Be advised that mail sent from Emigrant to Emigrant now goes to Billings and back, so it may take 2-3 days.
- To **FAX** your completed ballot:
  - Provide a cover sheet in addition to the ballot to preserve the privacy of your vote. (Privacy is accomplished by separating the cover sheet from the ballot prior to the ballot being counted.)
  - Write your **name and parcel number** on the cover sheet **or your ballot cannot be counted.**
  - Fax both the cover sheet and ballot to 406-451-0033
  - Faxes must be **received no later than 4:00 p.m. on Thursday, November 9, 2017.**
- To **HAND-DELIVER** your completed ballot:
  - Follow instructions from #1 above, a through c, using the small and large envelopes **or your vote cannot be counted.**
  - Deliver the large envelope, containing the small envelope with your ballot, to the GLA Annual Meeting sign-in table at Emigrant Hall **prior to 12:00 p.m. on November 11, 2017.**

IMPORTANT VOTING NOTES

To be eligible to vote, you must be a landowner in good standing. This means that your assessments are current for each lot you own and you are not in violation of any GLA Covenants. **If your assessments are not current and you wish to vote, you must pay in full by October 31, 2017.** If you are in violation of any GLA Covenants and wish to vote, please contact the Board to resolve the issue.

Each parcel, tract or lot is allotted one vote. A landowner who owns multiple parcels receives one absentee ballot but will receive the appropriate number of votes.

If a property is jointly owned, (i.e. husband and wife), those landowners have a total of one vote.



**SOUTH GLASTONBURY  
GLA BOARD OF DIRECTOR & OMBUDSMAN CANDIDATES  
2017**

Note: This document was prepared as a service to the candidates and the Glastonbury Landowner Association community. Neither the Glastonbury Landowners Association, nor its Board makes any warranty, expressed or implied, or assumes any legal liability or responsibility for the accuracy, completeness, or usefulness of any information contained in the candidate's statements or represents that its use would not infringe on privately owned rights. The opinions of the candidates expressed herein do not necessarily state or reflect those of the Glastonbury Landowners Association and its Directors.

BOARD OF DIRECTOR CANDIDATES:

**MARSHALL HALEY**

Occupation: Semi-retired; part-time editor.

Previous board experience:

- ♦ Served on board of my local church in Phoenix, AZ.
- ♦ As a newspaper reporter in Woodinville, WA and Goodyear, AZ, I attended many city council meetings and interviewed council members to report their reasons for voting as they did on key issues that impacted taxpayers.
- ♦ At Bellevue Community College, Bellevue, WA:
  - Student Body Vice-President, Communications and Finance ('90-91)
    - Chaired student-faculty committee for hearing requests from, and dispersing \$500,000 of student funds in budget allotments to, various departments; served on various staff-faculty-student policy committees; publicized student events; wrote letters to state representatives on state education issues.

Skills, qualifications or interests that will assist my service as a board member:

- ♦ I am known as a fair-minded, inquisitive, respectful listener to all sides of an issue.
- ♦ Interest in the common good: helping fellow residents decide how to best serve our community and achieve optimal benefits to all affected by our decisions.
- ♦ As a mental-health case manager on a psychiatric team, I personally served the needs of 45-50 mentally ill clients to help them achieve optimal levels of independent living.
- ♦ Known as an effective, responsive communicator, I do not appreciate 'stonewalling' by *anyone*. I am known as an 'out of the box' thinker, looking for unique problem solving methods while striving to maintain good humor and good will toward everyone.

What I hope to accomplish while serving the Glastonbury community as a board member:

- ♦ Our residents come from many varied backgrounds, yet we all must strive to achieve harmonious community ('come into unity') relations and reach decisions that satisfy individual needs- as much as those do not conflict with the communal needs of all.

**KEVIN NEWBY**

My name is Kevin Newby.

I have been on the board of directors now for 3.75 yrs. I want to be able to continue serving our community. I believe we need to run the GLA like business. Because it is a business. That to me is being open & honest in all

situations. Having folks be accountable for their actions & promises. I also have the feeling that I work for all landowners.

I will continue to work with the Project Review & Election Committees. I also will keep pushing for collections on due assessments. I am not in favor of raising assessments until we are actively collecting past due assessments. I am in favor of publishing the information of those long time delinquent accounts over 2 years that are not on a payment plan in our newsletter.

A lot of good things have happened during my time on the Board. I feel I am the main driver on some of those things. The County is now maintaining Dry Creek Road. (It is their road) The guardrail repair on Capricorn was paid for by the insurance company of the driver responsible. We now have e-mail communications. (Sign up for it). We have made major strides with Project Reviews and are now working for ALL landowners. (Not just the Project Review applicant) We now have a definitive cutoff date for landowners in good standing to be able to vote at the annual election. (We are run like a business)

I would like your vote so I can keep working for you, the landowner. Come to the annual meeting. I will be cooking hot dogs and hamburgers. This should be a fun time for all landowners. (Who knows, you might have fun) I am proud to live here.

Kevin

#### **CLARE PARKER**

I am a longtime resident and am aware of Glastonbury history and the principles and values upon which the community was founded. I want to help with some of the difficult decisions the Board is facing concerning governance. I desire to see private property rights upheld and the GLA continuing to put landowners first, rather than growing the power of the association. I am in favor of freedom of religious expression and I initiated a petition to reinstate prayer at GLA board meetings.

#### **My Concerns**

I approve of our current road policy and do not want to see it changed from a tier system to one that would give all roads equal maintenance. In order to continue road service at the present level, eliminating the tier system would result in a very substantial raising of assessments, since the GLA would be required to maintain roads in the upper forested areas to the same quality as primary roads.

I believe too much money is spent on attorney fees and that this money would be better spent on roads. Legal opinions differ, and if we are not vigilant, these opinions can sometimes be used to advance an agenda and to gain more control.

I am a strong advocate of private property rights. Project review needs to be revamped because it has become too involved and confusing. Landowners do not want to be micromanaged, and the process should be landowner friendly. I would love for you to vote for me, as I am determined to serve this community. Grateful for the opportunity to run, I am asking for your vote.

#### **KATHLEEN RAKELA**

I am running for the Glastonbury Landowners Association Board of Directors for South Glastonbury. I have been a small business owner in Livingston since 1987 and a director of a non-profit corporation since 1990. The

beauty of Paradise Valley and the thought of living in a friendly rural community magnetized me to Glastonbury where I purchased land in 1999 and became a homeowner in 2002.

My background has mostly been involved with the fine arts; however, I also have business and legal skills. I have bachelor degrees from Montana State University in Media & Theatre Arts and History. One of the skills I acquired when obtaining my History degree was "research." Researching history and law is a great skill for anyone involved in board leadership.

One of the reasons I am running for the board is that dissension and argumentation seems to be wasting lots of people's time-time that could be used productively to beautify the community and create the great place that Glastonbury was intended to be. I am looking for balance in the role of a director. I don't believe board members should knit pick over and micromanage the lives and property of members. On the other hand I don't believe in a laissez-faire approach either. The Bylaws, Covenants and Master Plan are our guiding documents. I want to work with these documents without ornamentation or minimization.

I look forward to working with all of you in creating a spectacular place to live in the heart of Paradise Valley.

#### **DENNIS RILEY**

I am a current member of the GLA board of directors, past vice president and current president.

I have many years of senior level management experience in large companies (Oracle Corp., SyBase, Hitachi Data, Pacific Gas & Electric, and Puget Sound Energy). I have managed budgets in excess of \$100,000,000.

As a board member I want to promote open, honest and fair dealings with all Glastonbury landowners.

#### **MARK SEAVER**

I am mostly retired after 30 years of working for the US Navy as a research physicist, continuing to consult for the Navy at roughly 6 hours a week.

I have good computer skills, which I am currently using to change the GLA's website. I have managed groups of over 20 scientists with budgets up to \$10 million dollars. I believe in careful analysis and thorough research into problems prior to making a decision. As a board member over the last two years, I think that I've helped move the board towards acting professionally, making informed decisions and working to improve our community. I am running again because I believe that there is more for improvements in the board's performance, especially in communications and in the development of long-term road maintenance and improvement plans.

#### OMBUDSMAN CANDIDATE:

No Nomination was received for this position. You may write in the name of a South Glastonbury Landowner on your absentee ballot for the position of SG Ombudsman. Or you may write in a name on your in-person ballot when voting on November 11, 2017.



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## subdivision of NG 53?

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Official GLA Info Account <info@glamontana.org>  
To: Yellowstone Ballet <yellowstoneballet@gmail.com>

Sat, Sep 30, 2017 at 5:59 AM

Dear Kathleen,

The GLA board has discovered a division of your property, NG 53. Cadastral shows lot NG 53-B and NG 53-C. Is there also an NG 53-A?

What date was this subdivision created? Did you notify the GLA of the new lots? Our database shows NG 53 as one unsubdivided parcel receiving one \$210 land assessment.

Please advise the GLA Board as soon as possible about the status of NG 53.

Thank you for your attention to this matter.

Charlene Murphy  
GLA Secretary