

Project Review Committee Meeting Minutes

Monday, May 6, 2019

Project Review Co-chair Gerald Dubiel convened the May 6, 2019 Project Review Committee meeting on Monday, May 6, 2019 at 7:04 pm at Liberty Hall.

Committee members present: Dubiel, Co-chair Kevin Newby, Richard Johnson, Ia Williams and Donna Lash-Andersen. Landowners present: Ron Wortman, Debbie Newby, and Claudette Dirkers.

Agenda Items:

1. A motion by Lash-Andersen, seconded by Williams, to recommend approval of Ron and Bonnie Wortman third Project Review application for a 30 x 40-foot storage building in NG passed unanimously subject to field confirmation of staked location. Though measurements were confirmed by field work prior to the meeting, the committee choose by consensus to withhold full recommendation until the stakes were found to agree with the project plans.

Action Item: Williams and Lash-Andersen will verify the placement of the stakes for the Wortman application and email their findings to the committee.

2. A motion by Newby, seconded by Lash-Andersen, to not recommend approval of the Mike and Alison Himmelspach application for a 128 sq., ft. shed and a 768 sq. ft. pole barn in NG until the locations were staked passed unanimously. Per the PR application check list, committee members must be able to verify that the project plans coincides/agrees with the location stakes before they can recommend any project approval.

Action Item: Dubiel will inform Himmelspach that the site must be staked before the committee can recommend approval of his projects.

3. A motion by Newby, seconded by Lash-Andersen, to recommend approval of the Byron Kassing application in SG for a residence, driveway and detached garage subject to receipt of the DEQ report passed unanimously.

Non-agenda business

1. Newby reported that Willie's non-compliant construction situation in NG has been turned over to the GLA attorney.
2. Johnson and Dubiel agreed to re-state the committee's request that the GLA Treasurer Mark Seaver begin to assess the new dwelling projects per the annual report given to the Treasurer last January.

3. A motion by Johnson, seconded by Newby, to limit attendance at field work to a maximum of three and minimum of two committee members passed with four 'yes' votes and a no vote from Dubiel. Limited attendance was deemed important so as not to overwhelm an applicant and to respect personal property rights.
4. The committee noted that the Project Applications are not being posted on the website, given that neither of the former Web Masters, Ross Brunson or Mark Seaver have time to teach the new webmaster Ken Hurley how to do this. **By consensus, the committee agreed to ask the webmaster to include the project review applicants name and location on the calendar meeting and agenda notice.**

The meeting adjourned by consensus at 8:50 pm.

Next PR Committee meeting was set for Monday, June 3, 2019 at 7 pm at Liberty Hall.

Respectfully submitted,

Donna Lash-Andersen, secretary for the above named meeting.

Working Notes

Agenda items

1. Wortman application

Dubiel suggested that the Wortman application would be better addressed with a new variance request for a location closer to the garage because board secretary Charlotte Mizzi did not think the new structure should be located in the front yard of the applicant. Committee discussion confirmed that the committee is required to follow the covenants and may not grant any variance relief based on anyone's personal likes or dislikes.

Wortman reported that in conversation with himself, Johnson and Dubiel during the initial field work for his project, Johnson corrected Dubiel's statement that the "covenants did not mean shit", Johnson stated that the directors are required to follow the covenants.

2. Himmelpach application

The check list used by the Adm Asst to assist landowners in completing their project application forms states that the Adm Asst should receive verbal verification that the building site is appropriately staked.

The committee was initially reluctant to delay the Himmelpach project in light of Board President Dennis Riley's recent statement that area realtors and contractors are finding it

difficult to work with the PR requirements. However, the committee reasoned that they must follow the governing documents as a service to members, even though it may not always be convenient for those working in the trades for an applicant.

3. Kassing application

GLA requires and keeps copies of the DEQ report for each project application even though GLA is not responsible for the enforcement of well and septic codes.

Non-agenda items

1. Willie construction

As an adjacent landowner, Dirkers restated her February 4, 2019 request to know if the committee has confirmed the lot line and related setbacks for the Willie project and if the committee received a driveway application from Willie showing the distance of the driveway from the creek bed. Dirkers also asked to see the committee's verification of the footprint and height dimensions of the Willie structure, given that Willie's initial project review application, which was not approved, does not correspond with the actual construction.

Dubiel answered questions from Williams about the field work on the Willie project which Dubiel claims he did with Johnson with conflicting statements. He said he did not see that Willie's driveway crosses a stream bed. Dubiel could not confirm the dimensions of the large two-story structure though he stated that the setbacks were ok. Dubiel did not explain why he and Johnson did not report their field work findings to the committee until months after they said they were on Willie's property/

When asked how it felt to learn that while he had had to jump through numerous hoops to get his storage building approved, another landowner has not been stopped from proceeding with his project for over a year and a half, Wortman called for an end to discrimination within GLA.

Per reports from neighbors, Willie brought in construction materials and broke ground in November, 2017 and has worked on his project without GLA approval ever since.

2. Repeated request to Treasurer to get new dwellings assessed

In a departure from routine board practice that would have the Treasurer send invoices to members with newly closed-in dwellings, Seaver maintains that the PR committee (and not himself) should send notice to the members of their new assessments. Former treasurers, Janice McCann, Rudy Parker, and Regina Wunsch routinely sent new dwelling invoices after receiving notice from the PR committee about which new homes were ready for assessments.

3. *Field work attendance to be limited to PR committee members*

Dubiel argued unsuccessfully that board members should be encouraged to be attend PR field work sessions. Given his opinions, Dubiel failed to explain why he had invited only two board members, Mizzi and Ken Hurley, to join in the field work for Kassing, Wortman and Himmelspach and not all the other board members.