

**Glastonbury Landowners Association, Inc.**  
**Board of Directors Meeting – Final**  
**June 10, 2019**

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

The meeting was called to order by Dennis Riley at 7:02 p.m.

**PRESENT:** Dennis Riley (President), Kevin Newby (Vice President), Mark Seaver (Treasurer), Charlotte Mizzi (Secretary), Newman Brozovsky, Gerald Dubiel, Ken Hurley, Richard Johnson, Jerry Ladewig, and Andrea Sedlak.

**Also Attending:** Karleen McSherry (Administrative Assistant)

**Landowners:** Aija Mara Accatino, Donna Andersen, Miriam Barker, Claudette Dirkers, Sabrina Hanan, Charlene Murphy, Debbie Newby, Eleanor Scheffelin, Les Seago, Linda Ulrich, Ron Wartman, Ia Williams.

**2. Commence Special Meeting - DR**

**2.1 New board member selection**

**1. Term ending December 2020**

Claudette Dirkers read the bio she had sent the board late that afternoon, asking to be considered for the position ending in 2020 and answered questions from the board.

**2. Term ending December 2019**

Ron Wartman asked to be considered for the position ending in 2019 and gave a summary of his experience.

The board voted for the two candidates at the same time. Ron received nine votes and Claudette received four, which was not a majority of the board members. Therefore only the 2019 position was filled. **Motion:** Mark motioned and Ken seconded that if the second position wasn't filled at a board meeting by October, it would be added to the open positions to be filled at the annual meeting. **Motion carried unanimously.**

**3. Commence Regular Monthly Board Meeting - DR**

Ron took a seat at the board table and Dennis called the regular meeting to order at 7:37 p.m.

**4. Set Agenda**

**5. Visiting Landowner Input Period**

Sabrina Hanan of NG 55-C asked the board for permission for her horse to graze the 16-acre open space in North. **Motion:** Ken motioned and Charlotte seconded to allow Ms. Hanan's horses to graze the 16-acre open space in North Glastonbury. **Motion carried unanimously.** Ms. Hanan also reported an issue with weeds in the cul-de-sac entering the Emigrant Vista subdivision where she lives; she is paying someone to spray them but her neighbor doesn't prefer that method of eradication. The board gave suggestions for ways she might handle the issue but noted it was a landowner to landowner matter and not in the GLA's jurisdiction.

**6. UNFINISHED BUSINESS**

**7. Officer and Committee Reports**

**7.1 President's Report – DR**

**7.2 Project Review Committee Report – GD**

**7.2.1 SG 40-D Seago residence, septic, driveway**

Gerald and Richard visited the site. Gerald reported that the setbacks were met, the height was less than 30 feet and the DEQ was approved. **Motion:** Gerald motioned and Andrea seconded to approve the project with the standard conditions and that he pay the monies owed. **Motion carried unanimously** (11 in favor) by voice vote.

**7.2.2 Dried-in assessments process**

**Motion:** Charlotte motioned and Gerald seconded to attach at the time a project is approved the criteria of a dried-in building, and when it is dried-in to send a letter with the president's signature saying the Project Review Committee has determined the residence is dried-in and the landowner will now begin receiving a dwelling assessment. **Motion carried unanimously** by voice vote.

**Action Item:** *Karleen – add notice of added assessment when residence is dried-in and definition of dried-in to the project approval form.*

**Action Item:** *Kevin – create letter stating PRC had determined residence dried-in.*

### **7.3 Treasurer's Reports - MS**

#### **7.3.1 P&L, Balance Sheet, Deposit/Check Details, Customer Balance Summary May 2019**

**Motion:** Charlotte motioned and Andrea seconded to accept the treasurer's report.

**Motion carried unanimously** by voice vote.

### **7.4 Secretary's Report – CM**

#### **7.4.1 Survey mailing results**

Andrea explained the reason for two survey mailings, the tabulation process and the results.

#### **7.4.2 Newsletter**

Charlotte asked board members for articles for a June newsletter, perhaps about the roads, results of mag chloride applications, ATV issues, and solicitations for gravel donations (already submitted by Ken).

**Action Item:** *Mark – forward to Charlotte & Karleen the FWP article about bear awareness.*

**Action Item:** *Dennis – submit article regarding the money received this year from back assessments.*

### **7.5 Road and Weed / Management Committee Report – KH**

#### **7.5.1 Status of spring maintenance**

Ken reported that the Road and Weed Committee voted to change the committee's name to Road Committee.

##### **1. South Glastonbury**

The committee received an invoice from Standish and some of the contracted items were not done; the original proposal that Dennis approved totaled \$22,100 for gravel road maintenance in South; the invoice was for \$11,235; the original contract for mag chloride application was for \$4240, the bill was for \$7,279; \$2,000 of that was for prepping the road to accept the mag chloride application; the committee needed to determine how to assign that cost; 825 ft more mag chloride was put on Arcturus and 150 ft more on Hercules to carry the application around the corner; Standish was expected to return to finish the job and to fix Leo (see 9. Miriam Barker's Ombudsman Report).

##### **2. North Glastonbury gravel roads**

Some work was done on Aries, Gemini and Orion.

##### **3. North Glastonbury paved roads**

A contract was signed with Wharton Asphalt to do crack sealing; the committee was waiting for the scheduling of the contractor.

Linda Ulrich was given half a bag of seed but because of weather issues, she hadn't sown it; she might wait until fall.

### **7.6 Complaint Committee – JL**

#### **7.6.1 Tom Willie**

Mr. Willie did not accept the certified letter sent by the attorney. A letter was also sent by regular mail and that was not returned. Donna Andersen stated the building

was much larger than what Mr. Willie said it would be and he likely would owe quite a bit more in fees.

**Action Item: Dennis – look at letter Seth wrote to see if wording is “to come into compliance” not just pay fees.**

**Action Item: Dennis will arrange meeting with Seth regarding a site inspection of Willie’s building.**

#### 7.6.2 Robert Sherwood

The process server had not been able to find Mr. Sherwood; a male answered the door saying the Sherwoods hadn’t lived there for three months. Mark indicated he had talked with Mr. Sherwood several times this year.

**Action Item - Dennis to talk with Seth about finding Mr. Sherwood so he can be served.**

#### 7.6.3 Herb & Joanna Dawson

Jerry reported that the number of vehicles on Dawson’s property was back up to 17. **Motion:** Jerry motioned & Kevin seconded to have the attorney send a letter to the Dawsons asking them to correct the problem in 30 days. **Motion carried** (10 in favor, 1 recusal – Charlotte). Discussion involved the question of whether there is a conflict of interest because Joanna works for the GLA.

The complaint committee was not scheduled to meet in July.

### 7.7 Governing Documents Committee - JL

#### 7.7.1 Status update

Ken incorporated all bylaws amendments into the text; the complete bylaws were put on the website. The committee decided to just stick with the bylaws to clean up typos; simplify wording; remove passages to free the GLA of responsibility for enforcing state laws and county ordinances and write language to separate proxy and representative. The next meeting was to be held June 19 at 8 Pegasus Way at 6:00 pm.

### 7.8 Legal Committee Report – DR

#### 7.8.1 Update Willie, Stone, Lannes & Backer

Regarding Mr. Willie, see 7.6.1 above. The Montana Supreme Court dismissed Chad Stone’s counterclaim against individual board members; the next step would be for the board to decide if they want to go for a legal judgment against him. Lannes (\$12,995.63 in arrears) and Backer (\$12,236.58 in arrears) have judgments against them; the next step would be to foreclose on them, which would be a forced sale from which the GLA would receive its money. **Motion:** Mark moved and Jerry seconded that the GLA proceed to collect on these two judgments. **Motion carried unanimously** by voice vote.

**Action Item: Dennis – contact Tyler regarding proceeding with the foreclosures.**

#### 7.8.2 Update O’Connells

The Montana State Supreme Court threw out the O’Connell’s appeal of the vexatious litigant.

### 7.9 Election

A special meeting of the members was scheduled on July 22 for landowners to discuss whether the GLA should allow the revocation of votes;

**Action Item: Charlene for the election committee and Andrea – create information sheets to send out to landowners regarding the two different positions.**

**Action Item: Karleen - write cover letter for the packet.**

**Action Item: Karleen copy and deliver all items to Charlotte by Monday. in mail Wed,**

**Action Item: Charlotte – set up collation and stuffing event for Wednesday the 19th in Liberty Hall at 10:00 a.m.**

## 8. Approve minutes: May 13, 2019

**Motion:** Charlotte motioned and Kevin seconded to approve the May 2019 meeting minutes.  
**Motion carried** by voice vote (9 in favor, 2 abstained - Ron & Mark).

**9. Ombudsman Reports**

Linda Ulrich reported that she had been recommending that people to pull up weeds.  
Miriam Barker reported that Chad Standish put gravel down in the middle of the road (Leo) and was spreading it when he was called to do something else. He didn't finish the job. The plan was to fix it after Thompson's house was moved in so the work only had to be done once.

**Action Item:** *Ken – call Standish for timeline for fixing Leo.*

**10. Visiting Landowner Input Period**

**11. Adjournment**

Meeting was adjourned at 9:23.

**12. Next Board Meeting: July 8, 2019 (cancelled); August 12, 2019**

**13. Closed Session (if needed)**