

Glastonbury Landowners Association, Inc.
Board of Directors - Meeting Minutes
June 28th, 2022 – 7:00 pm

Virtual Only

Call-in Nos. 877-660-4969 or 406-272-4075

<https://meetings.dialpad.com/room/glastonburymt>

1. Call to Order, Pledge of Allegiance, (7:00 p.m.)

Meeting called to order at 7:05 pm.

PRESENT:

Board: John McAlister (President Pro Tem), Directors: Aija-Mara Accatino, Timothy Brockett, Claudette Dirkers, Gerald Dubiel, Jerry Ladewig, Andrea Sedlak

Ombudsman: Miriam Barker

Landowners: Donna & Joe Marsik, Chris Brookhart, Leo Keeler, Doug Gill, Mark Seaver, Orion & Lauren Skinner, Christin Dhieux-Fowle, Martha McAlister, 406-223-8453, Jessica Debruin

Board Absent: Newman Brozovsky, Charlotte Mizzi

2. Announce meeting being recorded

3. Pledge of Allegiance – Led by J. McAlister

4. Invocation – Given by J. Ladewig

5. Minute of Silence

6. Visiting Landowner Input Period – (20 minutes, up to 3 minutes per speaker)

Chris Brookhart: Asked about road maintenance road list and requested some road mix on Pisces Way because it is muddy when it rains. Claudette – will add to Standish’s list.

7. Discussion about Invocation

7.1 Jerry provided some history of the progression from opening prayer to Pledge of Allegiance, invocation, and Minute of Silence. Made the point that this is carryover from the original church-based operation. GLA is now a corporation and the board meetings are corporate business meetings. Suggested that Invocation and Minute of Silence be dropped. Go with Pledge of Allegiance and get on with business.

7.2 Motion: Ladewig: Eliminate the Invocation and Minute of Silence at the beginning of GLA Board Meetings.

Second: Sedlak

Yes: Sedlak, Ladewig, McAlister

No: Dirkers, Brockett, Dubiel, Accatino

Motion Failed

7.3 Motion: Ladewig: Drop Invocation and retain the Moment of Silence at the beginning of GLA Board Meetings.

Second: Sedlak

Yes: Sedlak, Dirkers, Brockett, Ladewig, McAlister

No: Dubiel, Accatino

Motion Passed

8. Officer and Committee Reports

8.1 Elections Committee – McAlister for Swandal

8.1.1 Nomination Packets Sent

Nomination packets were assembled and sent to all Landowners on June 1st to be returned by July 6th. To be eligible to nominate or be nominated, a Landowner must be in good standing by June 30th.

Judge Swandal requested a one page, double-sided, letter be organized by a board member in favor of separation, and another by an opponent of separation, to be included with the ballot packets. Director Brozovsky accepted responsibility for the separation opposition letter. Director Sedlak accepted responsibility for the separation support letter. Both letters are due to Judge Swandal by July 8th at 5 pm.

Ballot packets will be assembled and mailed by July 15th. All completed ballots are due no later than August 19th at 5 pm MDT. To be eligible to vote, a Landowner must be in good standing by July 31st. Completed ballots will be conveyed to GLA's outside accounting service, Accounting & Tax Solutions (ATS) based in Livingston for tabulation of the results according to the election procedures employed by GLA for elections.

Director Ladewig asked about the unopened and uncounted ballots that are being held by ATS from the prior aborted election. Director Dirkers stated that there is a 4-year retention requirement for election materials. Directors Ladewig and Sedlak pointed out the materials being held are for a failed election, never counted, and not of any relevance.

Motion: Sedlak: ATS be instructed to destroy ballots they are holding from the aborted 2020 election.

Second: Ladewig

Yes: Sedlak, Accatino, Ladewig, McAlister

No: Dirkers, Brockett, Dubiel

Motion Passed

8.1.2 Fraudulent website: In early to mid-May, Landowners received postcards pointing them to a "New GLA Website." The link was a fraud. It

provided some links into the official GLA website, along with a link to the payment button. It was designed to confuse Landowners and provide misleading election messages as official positions of the GLA. Judge Swandal wrote a letter that was promptly distributed in email and in hardcopy to all Landowners making them aware of the fraud. The notifications were mailed on June 22nd. Judge Swandal also asked the website host to reveal the owner of the website. A long discussion ensued concerning how to take down the fraudulent site and inform the Landowners of the actual truth behind the election membership.

8.2 Approve Minutes of May 11th Board Meeting

8.2.1

Motion: Sedlak: Approve May 11th Board Meetings.

Second: Ladewig

Yes: Sedlak, Dirkers, Dubiel, Accatino, Ladewig, McAlister

No:

Abstain: Brockett

Motion Passed

8.3 Treasurer's Report – McAlister

8.3.1 Financials were presented. Director Brockett asked again about the recreational lands not being on the balance sheet. I explained the situation with ATS and why I cannot just arbitrarily add them to the balance sheet. Director Brockett asked again for copies of bank statements and invoices.

Motion: McAlister: Approve GLA financials for April and May

Second: Dirkers

Yes: Sedlak, Dirkers, Dubiel, Accatino, Ladewig, McAlister

No: Brockett

Motion Passed

8.4 Roads– Dirkers, Chair

8.4.1 Bids for spring roadwork from Standish Excavation were approved by email vote because to the rescheduling of the June 15th meeting due to power loss throughout Paradise Valley.

8.4.1.1 Spring Road Maintenance

North Glastonbury Spring grading total bid was \$16,505 by Standish Excavation. South Glastonbury Spring road maintenance, including culvert cleaning was \$26,740 by Standish Excavation. South Glastonbury roadside mowing bid by Byron Kassing was \$1,800.

Motion: Dirkers: Approve spending \$16,505 for spring maintenance of North Glastonbury roads, \$26,740 for spring maintenance of South Glastonbury roads, and \$1,800 for roadside mowing of South Glastonbury roads.

Second: Sedlak

Yes: Accatino, Brockett, Brozovsky, Dirkers, Dubiel, Ladewig, McAlister

No: Mizzi

Motion Passed

Contracts approved by board in email vote and signed by McAlister. Beginning in North for Phase 1. Then move to South and then back to North for completion.

8.4.1.2 Mowing, Sign Replacement, Guardrails & Posts

Byron Kassing has been notified to start mowing in South as soon as possible.

Greg Sheldon has been contracted to mow in North. Contract will be forthcoming.

Purchase of posts and guardrails have been negotiated at a 90% discount (\$200,000 saving) for all the material needed for North and South. Total cost would be \$23,363. Claudette Dirkers is also working on logistics and locations for storage of materials.

Doug Gill expressed thanks to Claudette. He raised the matter of Caspari Way West and why it is not on the agenda for maintenance this cycle when we have such a budget surplus. An extended conversation between Claudette Dirkers and Doug Gill ensued about the need to address Caspari Way West and more broadly, a comprehensive road policy that treats everyone fairly.

8.4.1.3 Miriam Barker about Dry Creek Road Potholes

South Ombudsman Miriam Barker raised the point of the potholes on Dry Creek Road. Director Ladewig stated that she had contacted the county about the potholes and the missing Dry Creek Road sign. Director Ladewig also made the point that more people contacting the county could be effective in getting the problem addressed.

8.4.1.4 Guardrails & Posts

Motion: Dirkers: The bid for \$23,383 from Mountain West Holdings in Billings, MT supplied by Devan Blake including guardrails, posts, and mounting hardware be accepted. These will be used to address problems in North and South with a long-term plan.

Second: McAlister

Yes: Dirkers, Sedlak, Brockett, Dubiel, Accatino, Ladewig, McAlister

No:

Motion Passed Unanimously.

8.5 Legal Committee – McAlister

8.5.1 Letters previously written and discussed at the Board meeting of May 11th, and in Legal Committee have been sent, and where appropriate, Attorney Seth Cunningham has been engaged to address landowners with continuing covenant violations.

8.6 Project Review Committee – McAlister

8.6.1 Nominations for New PRC Members

Motion: McAlister: Nominate Leo Keeler and Director Dirkers to join the Project Review Committee.

Second: Sedlak

Yes: Sedlak, Dirkers, Brockett, Accatino, Ladewig, McAlister

No: Dubiel

Motion Passed.

Motion: McAlister: Nominate Leo Keeler to be chair of the Project Review Committee.

Second: Sedlak

Yes: Sedlak, Dirkers, Brockett, Dubiel, Accatino, Ladewig, McAlister

No:

Motion Passed Unanimously

Motion: McAlister: Charlotte Mizzi be removed from the Project Review Committee.

Second: Ladewig

Yes: Sedlak, Dirkers, Brockett, Accatino, Ladewig, McAlister

No: Dubiel

Motion Passed

8. Visiting Landowner Input Period –

9. Adjournment

Motion: Sedlak: Adjourn meeting.

Second: Accatino

Voice vote: Yes

Motion Passed Unanimously.

Meeting adjourned at 9:12 pm.

Finished Business – Past Meeting Minutes & Email Votes

The large volume of email votes and minutes of past meetings that have not been finalized by the GLA Board are under review and will be published separately, as quickly as possible.