

**Glastonbury Landowners Association, Inc.**

**Board of Directors - Meeting Minutes**

**August 19, 2022 – 7:00 pm**

**Virtual Only  
Meeting**

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

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

**1. Call to Order, Pledge of Allegiance, one minute of silence (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, Newman Brozovsky, Claudette Dirkers, Gerald Dubiel, Jerry Ladewig, Charlotte Mizzi, Andrea Sedlak

**Ombudsman:** Miriam Barker; Absent: John Carp

**Landowners:** Gabriele Barthlen, Joe Bezotsky, Joanna Dawson, Pouwel Gelderloos, Doug Gill, Leo Keeler, Kiersten Kress, Donna & Joe Marsik, Martha McAlister, Isaac & Mariyana McCann, Debbie Newby, Joey Parker, Victorina Peterson, Mark Seaver, Orion & Lauren Skinner, Michelle Tepper, Kristi Sones, Linda Ulrich, Ron Wartman

**2. Announce meeting being recorded**

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

Joe Bezotsky: Questions about Barthlen project (SG 32-A-3). Project Review Committee Chairman Leo Keeler answered.

**4. Approve Minutes of June 28<sup>th</sup> Board Meeting**

**Motion:** Sedlak: Made a motion to approve the minutes of the June 28<sup>th</sup>, 2022, board meeting.

**Second:** Ladewig

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

**No:** None

**Abstain:** Brozovsky, Mizzi (Neither were in attendance at the board meeting on June 28<sup>th</sup> and so cannot vote.

**Motion Passed.**

## 5. Officer and Committee Reports

### 5.1 Treasurer's Reports – McAlister

#### 5.1.1 June 30<sup>th</sup> and July 31<sup>st</sup> Financials & Commentary

Mizzi/McAlister/Dirkers: Discussion of the cost of guardrails, posts, hardware.

McAlister: Explanation of the accounting for the GLA lands that are not on the balance sheet.

**Motion:** McAlister: Approve financials and commentary for June and July 2022.

**Second:** Ladewig

**Yes:** Ladewig, Sedlak, Brozovsky, Accatino, Dirkers, Dubiel, McAlister, Mizzi (June)

**No:** Brockett, Mizzi (July)

**Motion Passed.**

### 5.2 Roads Report – Chairperson Dirkers

#### 5.2.1 Spring Roadwork Status

Most of road work has been completed. Crew still working on culvert cleaning. Total costs thus far already approved by board: NG: \$20,945; SG: \$22,065.

Bids for repair work on guardrails in South; transport of guardrails, posts, hardware from Billings, MT; fixing/cleaning culverts in North; Caspari Way West improvement.

Director Mizzi asked about the quality of the guardrails and posts. Director Brockett vetted for the quality of the rails and posts; said they are excellent quality.

#### 5.2.2 Pending Bids for Further Road Work

**Motion:** Dirkers: Approve Standish Excavation bid 22-228 in the amount of \$775 to clean two culverts on Taurus and straighten one crushed end.

**Second:** McAlister

**Yes:** Sedlak, Ladewig, Brozovsky, Accatino, Dirkers, Dubiel, Brockett, McAlister, Mizzi

**Motion Passed Unanimously.**

**Motion:** Dirkers: Approve bid 22-227 in the amount of \$4,100 to load, transport, unload, and place guardrails, posts, blocks, hardware from Billings to the GLA unload site(s).

**Second:** Accatino

**Yes:** Sedlak, Ladewig, Brozovsky, Accatino, Dirkers, Dubiel, Brockett, McAlister, Mizzi

**Motion Passed Unanimously.**

**Motion:** Dirkers: Approve Standish Excavation bid 22-229 in the amount of \$2,860 to repair and replace broken posts and guardrails in both South and North Glastonbury.

**Second:** Ladewig

**Yes:** Sedlak, Ladewig, Brozovsky, Accatino, Dirkers, Dubiel, Brockett, McAlister, Mizzi

**Motion Passed Unanimously.**

**Motion:** Approve Standish Excavation bid 22-224 in the amount of \$13,500 for 530 tons of foundational gravel including hauling, distribution, pounding, blading, and compacting on Caspari Way West.

**Second:** Brockett

**Yes:** Sedlak, Ladewig, Brozovsky, Accatino, Dirkers, Dubiel, Brockett, McAlister, Mizzi.

**Motion Passed Unanimously.**

Director Brockett praised the planning and negotiation being done by Director Dirkers and praised the board for the approval of these motions, as far-sighted. He also raised the point of selling land in Glastonbury to fix all the roads.

Director Dirkers raised the point that the snow management contract with Standish Excavation expired in July and pointed out that the next road chair and board will need to negotiate a new contract with Standish or some other contractor. Dirkers concluded her report with the idea to expedite snowplowing in NG and SG by simultaneously hiring two independent contractors for the benefit of resident's mobility and schedules.

**5.3 Legal Committee Report – McAlister**

**5.3.1 Approve new Collections Attorney**

Director McAlister pointed out the necessity of having an attorney on board to help collect the assessments from the particularly intransigent landowners who have large delinquent accounts with the GLA.

**Motion:** McAlister: Negotiate a contract with David Knobel of Crowley |Fleck to become the collections attorney for the GLA.

**Second:** Dirkers

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

**Abstain:** Brozovsky (left the meeting without explanation)

**Motion Passed.**

**5.3.2 Approve Tiny Home Policy**

Director McAlister pointed out that the board has presented and discussed at board meetings on multiple occasions a proposal for a Tiny Home Policy written originally by a landowner. It has not been formally approved.

**Motion:** McAlister: Approve the Tiny Home Policy for the GLA.

**Second:** Dirkers.

**Yes:** Sedlak, Accatino, Dirkers, Dubiel, Brockett, Mizzi, Brozovsky, McAlister

**No:** Ladewig

**Motion Passed.**

### 5.3.3 Landowner Letters

**Motion:** McAlister: Responding to a formal complaint from a neighbor, Board to approve letter to Mr. Ranttalo requiring that he clean up his property of eyesores, old cars, debris, etc. within 30 days.

**Second:** Sedlak

**Yes:** Sedlak, Ladewig, Brozovsky, Accatino, Dirkers, Brockett, Mizzi, McAlister

**Recuse:** Dubiel

**Motion Passed.**

**Motion:** McAlister: Responding to a construction on NG 28-A for which there was no project application, there be a letter sent to the landowner asking for information about the construction project. Board requested that the letter be modified to ask for explanation before finding in error.

**Second:** Ladewig

**Yes:** Sedlak, Ladewig, Brozovsky, Accatino, Dirkers, Dubiel, Brockett, Mizzi, McAlister.

**Motion Passed Unanimously.**

**Motion:** McAlister: Send a letter notice to landowners (Mizzi, O'Connell) notifying them of the complaint letter concerning weed and vermin from a neighbor and asking for a response in 30 days.

**Second:** Ladewig

**Discussion:** Landowner Ron Wartman commented on the difficulty of clearing knapweed and rodents. He agreed that it was the responsibility of the board to let the complainant and the subjects of the complaint know of the formal complaint. Jerry thanked him for his comment. Linda Ulrich supported the need to clear the weeds and rodents.

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

**Recuse:** Mizzi

**Motion Passed.**

## 5.4 Project Reviews - Unconflicted

#### 5.4.1 Tepper (NG 23-C) Well

**Motion:** McAlister: Approve well on NG 23-C as recommended by the PRC.

**Second:** Sedlak

**Yes:** Sedlak, Ladewig, Brozovsky, Accatino, Dirkers, Brockett, Mizzi, McAlister

**Recuse:** Dubiel

**Motion Passed.**

#### 5.4.2 Barnasevitch (SG 51-C) Residence & Septic

**Motion: Sedlak:** Approve two-bedroom modular home on property because the sanitarian approved the septic system for the larger home.

**Second:** Dirkers

**Yes:** Sedlak, Ladewig, Brozovsky, Accatino, Dirkers, Dubiel, Brockett, Mizzi, McAlister

**Motion Passed.**

#### 5.4.3 McCann (NG 35-B) Variance, Residence, Septic, Garage

Variance required for a 25' encroachment on the eastern boundary leaving a 25' setback from their property line and an 8' encroachment on the southern boundary leaving a setback of 42' from the property line. Upon approval of the variance, also approve the plan for the home and garage on the property. Note, there has not been an application for a driveway, septic system and well. PRC worked with McCanns to identify eight neighbors impacted by the building to be contacted regarding the variance. Mr. McCann summarized neighbor input. There were no objections.

**Motion:** McAlister: Approve variance and home & garage for McCanns conditioned on the proper square footage calculation of the house, including both the lower and upper floors.

**Second:** Brozovsky

**Yes:** Brozovsky, Sedlak, Accatino, Dirkers, Dubiel, Mizzi, McAlister

**No:** Ladewig, Brockett

**Motion Passed.**

#### 5.4.4 Barthlen (SG 32-A3) Residence, Garage, & Septic

Residence and attached garage with septic tank and septic system, and driveway. The major concern with this project was for the viewshed of the neighbor across Arcturus Drive on parcel SG 40-C.

The structure will have a walkout basement topped with a manufactured home. Total area of the basement, plus the manufactured would be approximately 1,146 square feet.

Motion from the PRC: That the Project Review Committee asks the Board to acknowledge that the current staked layout for the home and garage meets all GLA setback requirements and can be approved, and request the Board present to Gabriele and the Newby's (owners of SG 40-C), that moving the home and garage to the west can greatly reduce viewshed impacts, and that moving up to 93 feet to the west can be done without additional Board review. Exactly how far movement might be done is an issue for Gabriele and the Newby's to address. They both have expressed a willingness to work together to the benefit of both parties as much as possible in the location of the building, and the use of natural tone roofing and shingles or other materials that do not reflect the sun and cause significant sun glare. The Board should inform Gabriele that the viewshed impacts can also be greatly reduced with a natural tone roofing of shingles or asphalt tiles or other materials that do not reflect the sun and cause significant glare issues. Additionally, during processing this project, it was discovered that a manufactured home was not allowed in the subdivision covenants, which Gabriele did not indicate on the original applications. However, she has documented knowledge of the issue with the PRC and is working with the other subdivision lot owners to legally remove that prohibition.

Ms. Newby wanted the following statement to be entered into the minutes of the GLA Board: Ms. Newby stated that during the on-site project review, Dr. Barthlen agreed to consider moving her residence 30 to 40 feet to the west if the Newby's would share the cost of additional excavation. Ms. Newby stated that she wanted to accept that offer. Dr. Barthlen repeated her willingness to work out an agreement but noted that the exact terms would depend on the situation on the ground once the construction started. **(Note: This is not a matter for the GLA Board to manage or even discuss. This is a matter entirely for the two landowners to negotiate and resolve.) Ms. Newby wanted a copy of a memo to this effect that she wrote be attached to the minutes. It is hereby attached. Such attachment does not signify any responsibility on the part of the GLA Board to participate in any subsequent negotiation of the situation between Dr. Barthlen and Ms. & Mr. Newby.**

Question from Director Ladewig: Did the PRC visit the Newby's residence to evaluate the viewshed? Yes. Leo Keeler, John McAlister, and Claudette Dirkers all visited the Newby's home to observe.

Director Dirkers asked if there were plans for an apartment above the garage. Dr. Barthlen said no. There was a long subsequent discussion about the various drawings for the structure.

Questions were asked about the progress in modifying the subdivision covenants. Ron Wartman asked Dr. Barthlen if the subdivision covenants were not modified, would Dr. Barthlen be prepared to build a “stick frame” house on top of the basement. Dr. Barthlen answered yes. Ron Wartman stated that this should end the discussion of the subdivision covenants.

**Motion:** McAlister: Approve the building under the terms recommended by the PRC.

**Second:** Sedlak

**Yes:** Sedlak, Brozovsky, Accatino, Mizzi, McAlister

**No:** Ladewig, Dirkers, Dubiel, Brockett

**Motion Passed.**

## 5.5 Project Reviews – Conflicted

### 5.5.1 Gelderloos (SG 84-E) Driveway

PRC recommended approval of a driveway on this property with the notation that any future use of the existing septic system built for a shelter would require further review by the Park County Sanitarian. Mr. Gelderloos was informed that before work started on the property, the board would have to approve the project. Shortly thereafter, Mr. Gelderloos was observed to have started construction of the driveway prior to board approval. Mr. Keeler took pictures documenting the violation of the covenants. In email communication after being notified of the violation, Mr. Gelderloos said that he was working on his driveway.

**Motion:** McAlister: Declare Pouwel Gelderloos in violation of the GLA Covenants for starting construction of his driveway and fine him \$250.

**Second:** Ladewig

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

**No:** Dubiel, Mizzi

**Abstain:** Brozovsky

**Motion Passed.**

### 5.5.2 Dawson (NG 35-A) Auxiliary Building

Auxiliary building violated setbacks by being only 26.5 feet from road easement when it should have been 50 feet. PRC could not recommend approval of the building to the GLA Board of Directors. Dawsons would need to file a variance.

Just prior to the board meeting, an attorney for the Dawsons emailed to GLA Attorney Seth Cunningham. Because of the involvement of the attorneys, I recommended that this matter be tabled until discussion between the attorneys was completed.

**6. Visiting Landowner Input Period – (15 minutes, up to 3 minutes per speaker)**

**7. Adjourn**

**Motion to Adjourn:** Sedlak

**Second:** Ladewig

**Motion Passed on voice vote at 10:23 pm.**

These minutes were approved by the Board in email vote September 18-20, 2022.