

**Glastonbury Landowners Association, Inc.**  
**Board of Directors - Meeting Minutes**  
**September 27, 2022 – 7:00 pm**

**Broderick Room, Chico Hot Springs**  
**and**  
**Call-in Nos. 877-660-4969 or 406-272-4075**  
<https://meetings.dialpad.com/room/glastonburymt>

**PRESENT:**

**Board:** Outgoing President Pro-Tem: John McAlister

New Directors: John Carp, Hendrik Gelderloos, Neil Kremer, Dennis Riley, Sandra Schreyer, Mark Seaver, Andrea Sedlak, Morgan Squires, Jewel Wieczorek

**Ombudsmen:** Ross Brunson (NG, in person), Jerry Ladewig (SG, online)

**Landowners (in person):** Leo Keeler, Dorothy Keeler, Martha McAlister, Sabrina Hannan, James Kozlik, Daniel O’Connell, Valery O’Connell, Christal O’Connell, Charlotte Mizzi, Aija-Mara Accatino, Miriam Barker, Newman Brozovsky, Claudette Dirkers, Linda Ulrich, Pouwel Gelderloos, Matthew Crowley, Jess Haas, Ron Wartman, Les Seago, Molly Ohlen, James Casey, Leah Casey, Wendy Riley, Jim Emmart, Jess Page

**Landowners (online):** Charles Barker, Joe Bezotsky, Joel Bonner, Nick Clark, Jessica DeBruin, Katie Eichhorn (via Ned Harris), Christin Dhieux-Fowle, Holly Gill, Doug Gill, Harris/McCowan, Linda Kremer, Jeffrey Ladewig, Marilynne Lambert, Jessica & John Lee, Cynthia Palk (& Raul), JW(?), Becky Wyman

**ABSENT:** New Directors: Alicia Roskind, Jaylyn Jensen, Scott Stomierowski

1. **Call to Order, Pledge of Allegiance, Moment of Silence (7:00 p.m.), (J. McAlister presiding)**  
Meeting called to order at 7:03 pm.
2. **Announcement that meeting was being recorded**
3. **Visiting Landowner Input Period** – Linda Ulrich thanked the Project Review committee for their helpful, courteous and efficient handling of her project. Pouwel Gelderloos complained he was not notified about being removed from the election so he regards the meeting as illegal. Claudette Dirkers asked who the call-in attenders are and Andrea Sedlak identified them. Ross Brunson suggested adding discussion of website to agenda item 5.5.2 (*sic*, now 4.5.2 in these minutes). John McAlister said he was writing up all the things he thinks the Board should address, including the website, which is needed for communication with the landowners. Jerry Ladewig (online) apologized for not attending in person and thanked the new board members for their willingness to serve and said she’d be following up with them about ideas for the new board to address.
4. **GLA Board Transition**
  - 4.1 **Resolve NG Tie Vote, (J. McAlister presiding)**  
Judge Swandal initially suggested a coin flip, but informed that the Bylaws require a

run-off election, he said the Board should decide how to resolve the tie. Discussion (a) acknowledged that a run-off election will likely require 2 months; (b) noted the possibility of an audit of the ballots; but (3) recognized that the counting was done by an accounting firm, including all re-checking per instructions, and the vote results were certified. Both James Kozlik and Morgan Squires said they would be content with whatever the new board decides.

**Motion:** Dennis Riley motioned to use the coin toss for this instant only and it would not set precedent for anything going forward. Mark Seaver seconded it.

**Yes (4):** Mark Seaver, John Carp, Andrea Sedlak, Dennis Riley

**No (4):** Hendrik Gelderloos, Sandra Schreyer, Neil Kremer, Jewel Wieczorek

**Motion failed**, meaning that the board should implement a run-off election. During discussion establishing the Election Committee members James Kozlik withdrew his candidacy, yielding the election to Morgan Squires.

**Morgan Squires was seated on the Board.**

#### **4.2 Board Orientation – Documents to read, sign, return to Secretary, (J. McAlister presiding)**

Code of Conduct, Confidentiality Agreement, Conflict of Interest Policy

#### **4.3 Elect Officers for the New Board**

##### **4.3.1 President: (J. McAlister presiding)**

**Nominees:** Hendrik Gelderloos; Dennis Riley

**Votes (secret ballot):** Gelderloos (3); Riley (5)

**Dennis Riley elected President**

##### **4.3.2 Vice President: (D. Riley presided now and in remainder of meeting)**

**Nominee:** Hendrik Gelderloos; no opposition

**Hendrik Gelderloos elected Vice President**

##### **4.3.3 Treasurer:**

**Nominee:** Jewel Wieczorek; no opposition

**Jewel Wieczorek elected Treasurer**

##### **4.3.4 Secretary:**

**Nominees:** Claudette Dirkers; Morgan Squires

**Votes (secret ballot):** Dirkers (1); Squires (7)

**Morgan Squires elected Secretary**

#### **4.4 Establish Committee Chairs and Committee Membership**

##### **4.4.1 Legal Committee**

Members: Dennis Riley (President, chair), Hendrik Gelderloos (VP),

Other nominees: Andrea Sedlak, Mark Seaver, Neil Kremer

**Votes (voice vote): unanimous approval**

##### **4.4.2 Finance Committee**

Member: Jewel Wieczorek (Treasurer, chair),

Other nominees: Mark Seaver, Charlotte Mizzi, James Kozlik

**Votes (voice vote): unanimous approval**

**4.4.3 Project Review Committee**

Nominees: Hendrik Gelderloos (chair), Neil Kremer, Linda Kremer, Pouwel Gelderloos

**Votes (voice vote): unanimous approval**

**4.4.4 Road Committee**

Nominees: Claudette Dirkers (chair), John Carp, Pouwel Gelderloos, Linda Kremer, Neil Kremer

Question raised as to whether a landowner must be in good standing to be on a committee. President defers that question to the next meeting in interests of completing this agenda.

Decisions on who will chair as to whether there will be separate chairs for NG and SG were deferred to the committee to decide at its initial meeting.

Claudette Dirkers also noted that the Road Committee needs a person responsible for dispatching snow plowing.

**Votes (voice vote): unanimous approval**

**4.4.5 Emergency Road Committee**

Nominees: Dennis Riley, John Carp

**Votes (voice vote): unanimous approval**

**4.4.6 Governing Documents Committee**

Nominees: Andrea Sedlak, Jewel Wieczorek, Sandra Schreyer, Claudette Dirkers, Morgan Squires, Douglas Gill. Committee will decide its chair.

**Votes (voice vote): unanimous approval**

**4.4.7 Election Committee**

Nominees: Andrea Sedlak, Morgan Squires, Ross Brunson, Jerry Ladewig.

**Votes (voice vote): unanimous approval**

**4.4.8 Complaint Committee**

Nominees: Sandra Schreyer, Ross Brunson, Sabrina Hannan.

**Votes (voice vote): unanimous approval**

**4.4.9 Community Property Committee**

In the past, this committee was disbanded and the complex issues pertaining to the community property were put under the legal committee.

**Motion:** John Carp motioned to reinstate the Community Property Committee. Jewel Wieczorek seconded it.

**Yes (5):** John Carp, Jewel Wieczorek, Hendrik Gelderloos, Sandra Schreyer, Neil Kremer

**No (3):** Mark Seaver, Andrea Sedlak, Dennis Riley

**Abstain (1):** Morgan Squires

**Motion passed.**

Discussion—The soccer field building is in serious disrepair, filled with vermin and mold, a health hazard, and needs to be razed. There's a complex tri-party deed agreement with the GLA, Park County, and Church Universal. The GLA

does not own it, the Church owns it and takes it back if we do not maintain it. The GLA pays taxes, maintenance, electricity, we paid to install a well, underground sprinkler system. The Board has not decided to spend any money on the property or to empower the Committee to do anything with it. All financial decisions have to be approved by the board. Besides the soccer field, subject of all this discussion, other community properties are included under this committee.

**Nominees:** Hendrik Gelderloos, John Carp, Charlotte Mizzi, James Kozlik, Matt Crowley, Pouwel Gelderloos

**Votes (voice vote): unanimous approval**

#### **4.5 Next Items**

##### **4.5.1 Determine Future Meeting Dates and Venue.**

**Motion:** Mark Seaver motioned that that Secretary look into various locations and meeting dates and make a recommendation to the Board. Morgan Squires seconded this.

**Votes (voice vote): unanimous; motion carried**

**Motion:** Jewel Wieczorek motioned that the Board hire an administrative assistant. John Carp seconded this.

**Discussion:** Mark Seaver pointed out that the board needs to carefully specify the requirements for the position. Charlotte Mizzi said she already has a document with that. She will give two thumb drives to the new Secretary with that statement together with all the information from the prior admin and from Charlotte's own work over the past year. She will also give Morgan Squires the secretary's seal, the credit card, and the check book. Dennis Riley asked who has the mail box key and the storage unit combination. Newman said he has them and will pass them on to Morgan Squires. Claudette said she also has a mailbox key that she will give to Morgan Squires.

**Votes (voice vote): unanimous; motion carried**

##### **4.5.2 Establish how board email will be transitioned**

Ross Brunson announced that each board member needs a specific board email address. He explained how the email system works and will give the board members explanatory diagrams. will brief the board on the email system and regarding the website.

##### **4.5.3 All committees must meet, select chairs, and prepare goals for coming term to be reported at next meeting**

#### **4.6 Project Review Committee Recommendation**

Leo reported on application for two prefab sheds on NG 28A. Claudette Dirkers and Leo inspected today and said that the application appears to be complete

and in compliance with all the GLA requirements and asked the Board to approve it so the new Project Review Committee can start with a clean slate.

**Motion:** Andrea Sedlak motioned that that the Board approve the Project Review Committee's recommendation to approve the NG 28A proposal to place two sheds. Jewel Wieczorek seconded this.

**Votes (voice vote): unanimous; motion carried**

**5. Visiting Landowner Input Period –**

Daniel O'Connell asked about the needs for revising the website. Dennis Riley recommended that Ross Brunson brief the board and then the board can decide on whether they want a volunteer to do it or pay someone to do it. Claudette Dirkers asked how quickly the new board members will have their new emails in place so the outgoing board can stop handling the board business in the email system. Ross Brunson described the recommended email address format and asked that everyone send theirs to Morgan Squires who can collect them and send them to Ross Brunson. Valery stated there to stop lawsuits.

**6. Adjournment**

Meeting adjourned at 9:02 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 soon as possible.

**Addendum**

On October 8 2022, President Dennis Riley reported in the Board emails that Jewel Wieczorek resigned as treasurer. Scott Stomierowski motioned that the Board elect Mark Seaver to be Treasurer and Jewel Wieczorek seconded the motion. On October 9, 2022, the votes were Yes (8): Riley, Stomierowski, Wieczorek, Gelderloos, Sedlak, Squires, Carp, and Seaver. Not voting (4): Jensen, Kremer, Roskind, Schreyer.

Email votes require two-thirds approval (Bylaws, Article VI, J. Action Without a Meeting).

Mark Seaver was officially declared the GLA Treasurer.

The GLA Board Approved These Minutes, with the Addendum, on October 14, 2022.