

NEWSLETTER

President's Letter

The 2023 year will be an interesting and challenging year for the new board. All 12 board positions were elected this year. That means that there is little carryover of board knowledge. A lot of things that were in the works were and are delayed. We are all digging to uncover what has been missed. Please be patient with us as we normalize our functions and responsibilities.



We are planning to continue our efforts to collect past due assessments. The program stalled last year when the GLA collections attorney resigned from his firm and left the area. We have hired a new attorney and will resume work to recover back assessments.

New Committees are formed and beginning to assume the workload. The Road Committee has been very active, as have the Project Review and Governing Documents Committees. Some committees are seeking more members to share the work. Please contact the board if you are interested in contributing your expertise and time.

Secretary Morgan Squires has worked to improve our ability to communicate more effectively with landowners—mostly through email list improvements. We hope to resume posting

minutes and financial reports on the website soon. We are also working to get the website calendar operational.

The 2023 budget was approved at the January 18 board meeting and can be viewed on the GLA website.

Looking forward to a productive year!

Dennis Riley
Board President



Assessments

Since 2020, when the GLA last raised assessments, inflation has risen 15%, increasing labor, material, and gas costs for road maintenance and snow plowing. Our roads are also requiring more maintenance as they age. After careful review of income and expenses, the Finance Committee recommended raising assessments to balance the budget, while maintaining funds for emergency needs. The Board discussed this in a special meeting on January 18, 2023 and approved an 8.1% assessment increase.



We are sorry that this newsletter did not go out before your 2023 annual assessment statements as we had planned. We understand the surprise

for those who did not attend the January 18 meeting, and we apologize. The new annual assessment for each lot or dwelling is \$17.40 higher, for a total of \$240 per lot or dwelling unit. Those who own a lot with one dwelling will now pay \$480 annually. For those who pay quarterly, each quarterly payment will be \$4.35 more, or \$60 per lot or dwelling unit. Those who own a lot with one dwelling will now pay \$120 quarterly.

Thank you to those who have already paid their assessments at the old rate. Your assessment statements should show the new balance due.



Project Review



The GLA Covenants and Master Plan specify a number of requirements for buildings and land use. Landowners who plan to build anything, including any additions or renovations that change the footprint of existing buildings, must submit an application to the project review committee **before** moving any materials or equipment onto their property or beginning any construction.

The GLA website provides clear guidelines and application forms

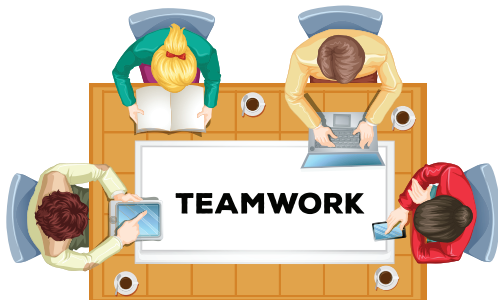
through a link on the home page, titled "Building and Construction." Governing Documents on the website have the Master Plan and Covenants, which also detail requirements. In any discrepancy, the Master Plan takes precedence.

The project review committee can answer any questions. Please be aware that landowners who begin work on any project without an approved project review application are charged a \$250 late project application fee and declared not-in-good standing.



Board Vacancies

Interested in joining the board? Two directors resigned from the GLA board: one in North Glastonbury and one in South Glastonbury. Following Bylaws Article VI. E, the Board votes to fill these vacancies. The new directors will serve until the November 2023 Board election. Landowners in good standing can submit their interest and qualifications by Feb 7, 2023 via mail (P.O. Box 312, Emigrant, MT 59027), email (to info@glamontana.org, with "Board Vacancy" in the subject line), or leave a voicemail at (406) 451-0033. The Board will hold a special meeting at Emigrant Hall and via zoom on Feb. 9 at 6 PM to select new board members. Candidates should attend to present their qualifications and answer questions.



Administrative Support Service

We are a voluntary board. Most current directors have full-time commitments

to work and families. We've found it difficult to meet our GLA responsibilities both on fulfilling our committee assignments and in maintaining timely communications with landowners. To address this, the Board is looking to contract for services of an executive assistant to help with projects and tasks that our directors are unable to do. Some of the funds from the new assessment increase will go toward providing this support. Do you think you would be the right candidate for this position? Please email us at info@glamontana.org with "Exec Assistant" in the subject line to inquire about the specifications.



Roads



Glastonbury has 18 total miles of roads, 10.5 in South and 7.5 in North. 3.2 miles of North roads are asphalt, while South is all gravel.

Managing Glastonbury roads has always been a challenge, due to the diverse terrain, weather extremes, and increasing traffic.

Previous Road Committees implemented significant improvements to road maintenance over the past five years. Chief among these is use of magnesium chloride, which reduces washboarding, particularly on hills, which were notoriously ribbed in the past. This treatment also reduces dust.

Other improvements include roadside ditching, to assist in draining water off the road surfaces, which helps reduce

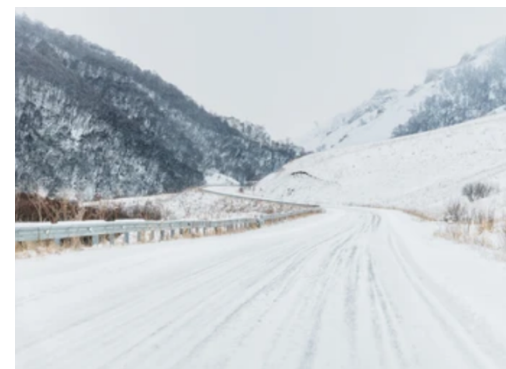
erosion on gravel and cracking on asphalt. Culverts (the large pipes put under the road in key areas), have been cleaned to further improve drainage, and some new culverts have been added. Signage for road safety has also been improved.

The Glastonbury roads are nearly 35 years old and are due for major maintenance to allow long-term viability.

Some areas of the gravel roads are losing their top gravel layer and the base rock is protruding through to the surface. This is like driving on cobblestones. The base rock in these areas and top layer need to be replaced.

The asphalt roads in North Glastonbury are due for chip-sealing, a coating of fine pebbles and oil which preserves the road surface. They were chip-sealed twelve years ago and will require it again. This is a costly endeavor and will require special funding by North residents to cover associated costs. Areas of the base on the asphalt roads will also have to be replaced and ditching will need further improvement.

Last years' road committee worked on a project to install guard rails in key areas of North and South roads. This will enhance safety on steep road sections or areas with sharp drop-offs. Used but high-quality guardrail has been purchased over the past year and will be installed over the next few years. Old guardrails will be replaced.



Winter travel is always a challenge due to drifting and icing. Snow fences installed four years ago were repaired

last fall. Most current fencing will have to be replaced next year.

The GLA has hired a new snowplow contractor to plow North roads, while using the previous contractor for South plowing. This will provide faster response times. The GLA is urging Park County to allow local contractors to plow Dry Creek Road, instead of waiting for County plows. Updates on this will be forthcoming. Although Dry Creek Road is not a GLA platted road, it serves some 200 Glastonbury residents. Park County says the gravel portion of Dry Creek Road will be paved next summer.

New residents of Glastonbury should note that GLA is only responsible for plowing and maintaining original platted roads. Those roads are listed on the GLA website, glamontana.org. Landowners are responsible for plowing their own private subdivision roads. The threshold for dispatching plows is three to four inches, depending on wind and previous snow accumulation. North and South have separate snow observers.

Another issue that has to be addressed next year is invasive weed control, particularly Knapweed. The Covenants state all landowners are

responsible for the control of invasive weeds on their properties. The GLA is responsible for weeds in easement areas and will be seeking input for methods to control invasive weeds. Information on control of noxious weeds through chemical, biological and mechanical means can be found at the Park County webpage, www.parkcounty.org/Government-Departments/Weed-Control.

Roads are Glastonbury's life blood. Road management comprises roughly 60% of the GLA budget. Traffic has increased over the past several years, due to increased development, more vacation rentals, and delivery vehicles. The GLA is committed to ensuring the long-term viability of the roads and to spending the funds necessary to do so.

The GLA Road Committee's upcoming meetings will be seeking landowner input for ideas and recommendations for long-term care, particularly from those experienced in road maintenance. Suggestions may also be sent to info@glamontana.org, with "Roads" in the subject line.

John Carp,
GLA Road Chair

Sign Up for Email Notifications

Want to be in the know and receive email notifications? Would you like to help us save postage and other expenses of mailing? Sign up to receive Official Notices via email and be notified of dates, locations, and agendas of meetings. Sign up for Unofficial email notices and receive GLA Board and Committee meeting minutes and GLA Newsletters. You can also choose to receive your assessment statements by email. Please email us at info@glamontana.org, with "Email Sign-up" in the subject line, to tell us which option(s) you choose.



Website

The GLA Website is www.glamontana.org.

Committees (Chairpersons are BOLD)

COMPLAINT: Alicia Roskind, Ross Brunson, Sabrina Hannan

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

ELECTION: Andrea Sedlak, Alicia Roskind, Morgan Squires, Ross Brunson, Jerry Ladewig

FINANCE: **Mark Seaver**, Charlotte Mizzi, James Kozlik, Jewel Wiczorek

GOVERNING DOCUMENTS: **Andrea Sedlak**, Jewel Wiczorek, Claudette Dirkers, Leslie Everett, Morgan Squires, Douglas Gill

LEGAL: **Dennis Riley**, Hendrik Gelderloos, Andrea Sedlak, Mark Seaver, Jaylyn Jensen

PROJECT REVIEW: **Hendrik Gelderloos**, Neil Kremer, Linda Kremer, Pouwel Gelderloos, Alicia Roskind

EMERGENCY ROAD: Dennis Riley, John Carp

ROAD: **John Carp**, Pouwel Gelderloos, Jaylyn Jensen, Linda Kremer, Neil Kremer, Scott Stomierowski

2023 Board Meetings

Monthly meetings are at 7:00 p.m. on the 2nd Thursdays at Emigrant Hall and via Zoom and phone.

February 9	June 8	October 12
March 9	July 13	November 11*
April 13	August 10	December 14
May 11	September 14	

* Annual meeting/Elections

Dates/times may change.

Sign up for email to be notified.

2023 Committee Meetings

Except for the Legal Committee, meetings are open for landowners. The following committees have set regular monthly meeting dates:

Governing Documents	3 rd Mondays
Legal (members only)	4 th Tuesdays
Project Review	1 st Wednesdays
Road	1 st Thursdays

Additional off-schedule meetings may be held.

GLA Board, 2022-2023

PRESIDENT: Dennis Riley

VICE PRESIDENT: Hendrik Gelderloos

TREASURER: Mark Seaver

SECRETARY: Morgan Squires

John Carp

Jaylyn Jensen

Alicia Roskind

Andrea Sedlak

Scott Stomierowski

Jewel Wieczorek

Glastonbury
Landowners Association

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