

Glastonbury Landowners Association | Board of Directors

January 12th, 2023 – 7:00 PM

Emigrant Hall with Virtual Zoom option available.

Call to Order (7:04PM)

- 1.1 Board Members Present- Dennis Riley (President), John Carp, Hendrick Gelderloos (Vice-President), Jewel Wiczorek, Scott Stomierowski, Morgan Squires (Secretary), Jaylyn Jensen. Board Members Present Virtually- Mark Seaver (Treasurer), Alicia Roskind Dearing, Andrea Sedlak.
- 1.2 Landowners Present Virtually- Wendy Riley, Kiersten Kress, Mariam Barker, Eric Swigard, Joe Bezotsky, Leo Keeler, Neil Kremer, Michelle McCowan, Landowners Present in Person- Claudette Dirkers, Jerry Ladewig, Jeff Ladewig, Leslie Everett, Leo Keeler, Pouwell Gelderloos.

Approval of Meeting Minutes

- 2.1 2022-12-08 Meeting Minutes- postponed

Landowner Comment for Items Not on the Agenda

- 3.1 Leslie Everett – Expressed support for the new board membership and suggested pursuing professional board training. She also appreciated the GLA's increased communication with landowners through the new emailing list. However, she expressed concern about a tiny homes policy that was passed by the previous board without appropriate landowner engagement.
- 3.2 Scott Stomierowski, Hendrick Gelderloos, Andrea Sedlak, and Alicia Roskind discussed the existing tiny home policy, which can be found on the GLA website.

Officers, Directors, Ombudsman(s) Reports

4.1 President's Report

- 4.1a Dennis Riley provided an update on his plans to work on past-due collections and other projects. He also mentioned that the board is working on a newsletter. During public comment, Chuck Tanner asked about the current collections attorney for the GLA so his attorney could get in touch with them.

4.2 Treasurer's Report-

- 4.2a December Financial Report
- 4.2b Road Maintenance Costs- Projected 2023 road maintenance expenses exceed most of the 2023 proposed budget.
- 4.2c 2023 Budget-Mark Seaver presented a draft 2023 budget from the finance committee. Morgan Squires commented that landowners did not had the opportunity to review and comment on the proposed 2023 budget, and suggested a special budget meeting. A special budget meeting was scheduled for 1/18 at 7PM via Zoom. Mark Seaver recommended increasing the reserve funds available to ensure that the GLA has at least \$100k in case of a road emergency.

4.3 Ombudsman(s) Report

- 4.3a None.

Officer and Committee Reports

5.1 Road Committee

- 5.1a Road Committee Chair- Powell Gelderloos nominated as new South Road Chair, with general consensus from the board that committees may elect their own chairs without approval as long as the committee members are appointed by the board.
- 5.1b Snow Fencing- Greg Sheldon completed ¾ of the snow fence repair work, but Randy offered finish the snow fence repairs. Discussion ensued on the efficiency of the current snow fence by Dry Creek, with Jeff and Les recommending a larger or more substantial snow fence, and Leo Keeler and Neil Kremer commenting on its efficiency. Discussion also ensued over the snow plowing contract.
- 5.1c Guardrail Installation- Discussion on the need for a professional engineer to provide guidance on the guardrail installation project, with several stretches of road identified as needing guardrails. Some landowners do not want the guardrails installed, while others believe they are important for liability protection and access for emergency vehicles. Question from Scott Stomierowski on how the board allocates funding between North and South Glastonbury.

Motion: *Motion to reimburse Tim Brockett for the invoice of \$650.00 for Mountain Meadow moving guardrail materials on made by John Carp, second by Jewel Wieczorek. Unanimous voice vote, motion passes.*

- 5.1d Sirius Rd. Maintenance- Discussion on the serious challenges that Sirius Rd faces and the need for future maintenance, including bumps and depressions, alligatoring of road, inadequate road base, and lack of ditches to divert water off of the road. There is also confusion over ownership of the section of Sirius that cuts between lands owned by Western Shambala and the Story Ranch.
- 5.1e Spring Maintenance- Currently only Dirt Works has applied to provide a bid for spring maintenance, but other companies have been approached.
- 5.1f Long-Term Planning- Discussion on the need to meet with engineers to create a long-term plan.

5.2 Finance Committee

- 5.2a Update provided during Treasurer's report.

5.3 Governing Documents Committee

- 5.3a Update provided by Andrea Sedlak on the various goals established by the Governing Documents Committee. See attachment for the short and long term goals. During public comment, Leslie Everett expressed concern that the Committee's work potentially goes beyond its charter by looking into applying surcharges for vacation rentals. Jewel Wieczorek and Alicia Roskind Dearing expressed similar concerns of potential additional surcharges for rentals.

Motion: *Motion to appoint Leslie Everett to the Governing Documents Committee made by Morgan Squires, second by Hendrik Gelderloos. Unanimous voice vote, motion passes.*

5.4 Project Review Committee

- 5.4a Did not meet in December.

5.5 Complaints Committee

- 5.5a Update announced the resignation of the previous chair, Sandra Schreyer, and the current chair, Alicia Roskind Dearing, expressing a desire to step down. The discussion then shifted to the topic of dark skies and light pollution, with John Carp asking about possible enforcement mechanisms.

5.6 Community Property Committee

- 5.6a John Carp said that he will call a meeting in the near future.

5.7 Election Committee

5.7a Has not met.

Unfinished Business

New Business

7.1 Discussion / Decision about the open seat and need for a chair for Complaints Committee. Dennis Riley said he would call a meeting to discuss the existing complaints and delegate work to research the existing complaints.

Landowner Comment

Adjournment

Motion: Motion to adjourn at 10:10PM made by Hendrick Gelderloos. Unanimous voice vote. Motion passes.

Minutes Taken by: Morgan Squires

Minutes Approved Date: 4/13/2023