

Glastonbury Landowners Association | Board of Directors

February 9th, 2023 – 6:00 PM

Emigrant Hall with Virtual Zoom option

Call to Order (6:13PM)

- 1.1 Board Members Present: Dennis Riley (President), Hendrick Gelderloos (Vice-President), Morgan Squires (Secretary), Jewel Wieczorek, John Carp, Jaylyn Jensen Board Members Present Virtually: Mark Seaver (Treasurer) Alicia Roskind Dearing, Neil Kremer, Andrea Sedlak, Scott Stomierowski,
- 1.2 Landowners Present: Claudette Dirkers, James Casey, Leslie Everett. Virtually Present: Doug Gill, Charlotte Mizzi, Leslie Everett, Les Seago, Wendy Riley, Raul Guerra, Mariam Barker.

Elect Two New Board of Directors to Fill Vacant Seats

- 2.1 **Elect North Glastonbury Board of Director- Candidates Douglas Gill & Jim Koslik**
 - 2.1a **Candidates**: Douglas Gill; Jim Koslik
First Vote (secret ballot): Gill (5); Koslik (5)
Second Vote (secret ballot): Gill (4); Koslik (6) Jim Koslik was seated on the board
- 2.2 **Elect South Glastonbury Board of Director- Candidates Leslie Everett & Pouwel Gelderloos**
 - 2.2a **Candidates**: Leslie Everett; Pouwel Gelderloos
Vote (secret ballot): Everett (8); Gelderloos (1), Hendrick Gelderloos Abstained
Leslie Everett was seated on the board

Approval of Meeting Minutes

3.1 2022-11-03 Meeting Minutes

Motion: Motion to approve the minutes with amendments made by Jewel Wieczorek, second by Andrea Sedlak. Leslie Everett abstained, All else in favor by voice vote. Motion passes.

3.2 2022-12-08 Meeting Minutes

Motion: Motion to approve the minutes with amendments made by Mark Seaver, second by Alicia Roskind Dearing. Leslie Everett abstained, All else in favor by voice vote. Motion passes.

Action Item 1 Morgan Squires to verify all Directors have signed the Conflict of Interest Form

Landowner Comment for Items Not on the Agenda

- 4.1 James Casey- Asked about square footage requirements of a structure that requires project review. Board discussion that the covenants and the Master Plan both outline the requirements in a slightly different manner. Dennis Riley recommended that all structures should submit a project review application.
- 4.2 Raul Guerra- Asked if the zoom meeting information will remain consistent. Morgan Squires responded that the Zoom Meeting ID should remain the same, but recommended checking the meeting notice emails.

Officers, Directors, Ombudsman(s) Reports

5.1 President's Report

- 5.1a Dennis Riley reported that he began the collections proceeding process for the top 10 landowners owing delinquent assessments.

5.2 Treasurer's Report

- 5.2a January Financial Report—Mark Seaver updated the Board on the status of the financial report, saying will be distributed to landowners soon.

- 5.2b Settlement—Mark Seaver reported that the GLA was offered a settlement of \$11,000 for delinquent assessments and interest owed by the Davis property, which totals over \$15,000. The GLA has a lien on the property. Discussion ensued over the potential risks and benefits of rejecting or accepting the settlement offer. Mark Seaver felt confident that the GLA will be paid the entire owed amount when the property is sold.

Motion: Motion to reject the Davis settlement offer of \$11,000 made by Mark Seaver. Unanimous favor by voice vote. Motion passes.

5.3 Secretary's Report

- 5.3a Update on search for Executive Assistant

Motion: Motion to approve paying to list the job posting on indeed made by Morgan Squires, second by Mark Seaver. Unanimous favor by voice vote. Motion passes.

- 5.3b Morgan Squires requested additional assistance for secretary duties from other board members

Action Item 2 Morgan Squires to work with other board members and develop a plan on distributing the Secretary's workload.

5.4 Ombudsman's Reports

- 5.4a None.

Officer and Committee Reports

- 6.1 **Project Review Committee-** Update from Hendrik Gelderloos, chair.

- 6.1a SG-40-A Ackley dried-in status—The PRC confirmed the property is dried-in and can now be assessed for an additional dwelling unit.
- 6.1b SG-25 Destefano dried-in status—The PRC determined the property is not dried-in.
- 6.1c NG-68 Rendelman dried-in status—The Rendelman's resubmitted an additional project review fee.
- 6.1d Discuss / Clarify Standards for PRC approval (Yurt)—Hendrick Gelderloos asked why the previous PRC had rejected the Rendelman's initial application for a soft-sided yurt. Claudette Dirkers explained that the previous PRC met with the Rendelmans to discuss bear activity in the area, and as a result, the Rendelmans decided to build a hard-sided yurt instead.
- 6.1e Recommendation to BOD/Application of Dwelling Assessment—The PRC recommended changing the application of dwelling assessments so that the board would begin charging assessments 18 months after the initial building application is approved by the Board.

Motion: Motion to change the current GLA process on applying dwelling assessments to new dwellings units to now be assessed 18 months following the initial Board approval of the project, contingent on 30-day landowner comment period on the proposed change with review from the Board made by Hendrick Gelderloos, second by Morgan Squires. Unanimous favor by voice vote. Motion carries.

Action Item 3 PRC to create a landowner comment request mailing that explains the proposed change to the assessment policy.

6.2 Road Committee

- 6.2a Spring maintenance—John Carp provided an update on this, saying that the RC is seeking bids from 5 different contractors on spring road maintenance. Only Dirtworks and Standish Excavations have agreed to provide bids so far. The RC plans to select a contractor in March for spring maintenance (road grading, repairing potholes, etc) with work to begin in April.
- 6.2b Long-term planning—At least 2 contractor bids will be provided for asphalt chip sealing and gravel replacement. John Carp solicited bids from 6 different companies, only 2 companies responded.

Action Item 4 Morgan Squires to forward RC Minutes to Jaylyn Jensen to be posted on the website.

6.3 Governing Documents Committee

6.3a Andrea Sedlak provided an update, reporting that the GD Committee met twice since the previous board meeting. The Committee is consolidating reference materials and information from the previous years' GD meetings.

6.4 Complaints Committee

6.4a Dennis Riley provided an update, reporting that the Committee has not met but will meet.

6.5 Community Property Committee

6.5a John Carp provided an update, saying that the Committee has not met.

6.6 Election Committee

6.6a The committee has not yet met. Discussion ensued on when to hold the annual meeting in relation to the election. Dennis Riley directed the Election Committee to discuss when to schedule the annual meeting.

Unfinished Business

7.1 None.

New Business

8.1 None.

Landowner Comment

9.1a Claudette Dirkers is interested in what the Legal Committee's findings are regarding jurisdiction and ownership of Sirius road. Dennis Riley commented that the Legal Committee will discuss this before bringing it back to the Board.

Adjournment (9:03 PM)

Motion: Motion to adjourn at 9:03 PM made by Jewel Wieczorek. Unanimous favor by voice vote. Motion passes.

Board Meeting Action Items

Action Item 1 Morgan Squires to verify all Directors have signed the Conflict of Interest Form

Action Item 2 Morgan Squires to work with other board members and develop a plan on distributing the Secretary's workload.

Action Item 3 PRC to create a landowner comment request mailing that explains the proposed change to the assessment policy.

Action Item 4 Morgan Squires to forward RC Minutes to Jaylyn Jensen to be posted on the website.

Minutes Taken by: Morgan Squires

Minutes Approved Date: 2023-04-13