

# Glastonbury Landowners Association | Board of Directors Minutes

Thursday- March 9<sup>th</sup>, 2023 – 7:00 PM

## Virtual Zoom Meeting

### Call to Order

- 1.1 Board Members Present: Dennis Riley (President), Hendrick Gelderloos (Vice-President), Mark Seaver (Treasurer), Morgan Squires (Secretary), Dr. John Carp, Andrea Sedlak, Jaylyn Jensen, Jewel Wieczorek, Alicia Roskind Dearing, Leslie Everett, Jim Koslik, Scott Stomierowski
- 1.2 Landowners Present: Claudette Dirkers, Aija Mara, Edelweiss, Cristin Fowle, Jean, Joe Bezotsky, Amanda Hull, Leo Keeler, Ron Wortman,

### Approval of Meeting Minutes

- 2.1 2023-02-08 Meeting Minutes- Not yet ready.
- 2.2 Approval of Email Voting Report- Discussion that the email voting report does not need to be approved because the votes were already made and the work is done.

### Landowner Comment for Items Not on the Agenda

- 3.1 None.

### Officers, Directors, Ombudsman(s) Reports

- 4.1 President's Report- Dennis Riley reported he will be out of town until April 24<sup>th</sup> and requested for Hendrick Gelderloos to serve as the chair during the April meeting.
- 4.2 Treasurer's Report
  - 4.2a February Financial Report- Mark Seaver update that the GLA was paid the entire \$15,000 of delinquent assessments after the sale of the Davis property. Dennis Riley took the lien release for the Davis property to the County. Comment that 50% of the land & dwelling assessments have already been received.
- 4.3 Secretary's Report
  - 4.3a Update on search for Executive Assistant- Morgan Squires provided update that two applicants to be interviewed in the near future.
- 4.4 Ombudsman's Report – None.

### Officer and Committee Reports

#### 5.1 Project Review Committee

- 5.1a SG-42 D Parker well application- The Project Review Application requires a 50-foot setback for water wells from the property line, but allows for a lesser distance in certain circumstances. The PRC voted to approve the SG-42 D Parker well application with a 30-foot setback from the property line.

**Motion:** *Motion to approve the well application for SG-42D made by Hendrick Gelderloos, second by John Carp. Unanimous approval by voice vote. Motion carries.*

**Motion Discussion:** The project application fee was submitted, and the Park County Sanitarian approved the well location. Discussion ensued over the potential redundancy of the GLA reviewing water well location, as the Park County Sanitarian approves the well location.

**Action Item 1** Mark Seaver will send a project approval letter to the Parkers using the info@glamontana.org email.

- 5.1b NG-68 Rendelman guest house application- The PRC discussed the NG-68 application, and it was determined that the Rendelms had already submitted an application and paid the project fee for the same structure. Hendrick Gelderloos will confirm that the application is for the same structure, and if so, the project application fee will be refunded.

**Motion:** *Withdrawn Motion to approve the Rendelman guest house application made by Hendrick Gelderloos, second by Jewel Wiczorek,*

**Motion Discussion:** Scott Stomierowski asked for clarification on if a yurt is considered a dwelling. Following discussion, it was confirmed that yurts can be dwellings. Motion repealed so the PRC can verify if the Rendelman's application was already approved.

- 5.1c Discuss / Clarify standards for solar panels- Discussion ensued over the standards for solar panels and it was noted that the GLA does not have any specific restrictions on them. Board discussion that solar panel arrays on a roof would not be considered a new structure, while free-standing solar panels may be considered a new structure and subject to project review.
- 5.1d Discuss drafted Notice for landowner comment- Jaylyn Jensen presented a draft postcard to be sent to landowners for a 30-day public review period regarding a potential change to the assessment schedule for new dwellings. The Board will review and approve the postcard before it is mailed to landowners for comment. The comments received will then be reviewed before the new policy is adopted.

## 5.2 Road Committee

- 5.2a Spring maintenance update - John Carp provided update, road work and spring maintenance will not begin until after bids are accepted
- 5.2b 2023 Plowing Costs – John Carp reported that current plowing costs for N. Glastonbury are \$3,245 and \$16,145 for S. Glastonbury, with wind drifting contributing to the significant price difference. The Road Committee plans to explore opportunities in the spring to install additional snow fences.

## 5.3 Governing Documents Committee

- 5.3a Andrea Sedlak provided an update on the committee's Feb. 20th meeting. The committee is continuing to work on projects and making comments on needed updates to the governing documents.

## 5.4 Complaints Committee

- 5.4a Discussion on Complaint Committee status- The Complaint Committee currently has only one board member, Alicia Roskind Dearing, but no committee chair. Alicia expressed that it is difficult to handle received complaints with limited committee members.
- 5.4b Alicia suggested two possible solutions: 1) Involving the Ombudsman to handle complaints that do not involve Governing documents violations, dissolving the Complaints Committee and then having the Board or a designated person address the complaint, or 2) Making the Complaints committee a closed Committee to protect landowner privacy and facilitate discussion of next steps.

**Action Item 2** Alicia Roskind Dearing and Leslie Everett will review, revise and clarify the Complaints Committee procedures before presenting the proposed process to the Board for approval.

## 5.5 Community Property Committee

- 5.5a Tuesday - March 28<sup>th</sup>, 2023 will be the first meeting.

## 5.6 Election Committee

- 5.6a No update.

## Unfinished Business

- 6.1 S. Glastonbury Sign Repair- John Carp inquired if quotes had been received for replacing the damaged S. Glastonbury sign. Dennis Riley said he solicited bids from contractors but has not received any.

## New Business

7.1 Discussion on website updates including adding comment & email sign-up forms, removing legal cases off of the GLA website home page, the GLA website calendar of events and finding ways to improve email communication.

7.1a Discussion on the need for Morgan Squires to have access to the info@ calendar so meeting updates can be posted. General board consensus that the website calendar needs to be updated.

**Action Item 3** Alicia Roskind Dearing will continue to look for website hosting alternatives that are more user friendly and easy to use.

**Action Item 4** Morgan Squires to setup meeting with Mark Seaver and Ross Brunson to discuss email management and improvements.

7.2 Discussion on creating a GLA Board Standard Operating Procedure

**Action Item 5** Action Item: Dennis Riley to give Jewel Wiczoerk a flash drive that may contain information useful in creating a standard operating procedure for the Board.

## Landowner Comment

8.1 None.

## Adjournment (10:00 PM)

***Motion:** Motion to adjourn at 10:00PM made by Andrea Sedlak. 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.

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**Minutes Taken by: Morgan Squires**

**Minutes Approved Date: 2023-05-11**