

Glastonbury Landowners Association | Board of Directors Agenda

Thursday- April 13th, 2023 – 7:00 PM

Emigrant Hall or Join Via Zoom

Call to Order (7:05PM)

- 1.1 Board of Directors Present: Hendrick Gelderloos (Vice-President) Jewel Wieczorek, Leslie Everett, Morgan Squires (Secretary), John Carp, James Kozlik, BOD Present Virtually: Jaylyn Jensen, Alicia Roskind-Dearing, Scott Stomierowski, Dennis Riley (President), Andrea Sedlak, Mark Seaver.
- 1.2 Landowners Present: Pouwel Gelderloos Present Virtually: Chris Dhieux-Fowle, Claudette Dirkers, Douglas Gill, Mariam Barker,

Approval of Meeting Minutes

- 2.1 2023-02-09 Meeting Minutes

***Motion:** Motion made by Leslie Everett to approve the 2023-02-09 Minutes as amended. Unanimous favor by voice vote. Motion passes.*

- 2.2 2023-01-12 Meeting Minutes

***Motion:** Motion to approve the 2023-01-12 Meeting Minutes as amended made by Leslie Everett. Unanimous favor by voice vote. Motion passes.*

Action Item 1 John Carp and Mark Seaver to verify if Mountain Meadow has been paid twice for moving the guardrails.

Landowner Comment for Items Not on the Agenda

- 3.1 Pouwel Gelderloos- Inquired on what the GLA will do to handle existing complaints now that a Complaints Committee is inactive. Discussion ensued and Leslie Everett explained that she and Alicia Roskind Dearing are drafting a process on how complaints will be processed and how to incorporate the Ombudsman.

Officers, Directors, Ombudsman(s) Reports

4.1 President's Report

- 4.1a Dennis Riley reported that he has been out of town for 5 weeks but the legal committee has been meeting.

4.2 Treasurer's Report

- 4.2a Treasurer Mark Seaver reported that no reserve funds have been used for expenses this year and mentioned that Golden Age Village (GAV) has not paid dues on their 49 units, placing them in the top 10 landowners with back owed dues. The board discussed Mark disseminating financial reports before meetings to allow more time for review and voting on approval.

4.3 Secretary's Report

- 4.3a Update on MailChimp email subscription service- Morgan Squires updated the Board on the MailChimp email subscription service and stated that she had personally paid for a premium account. Discussion ensued about whether the Board should take over payments for the subscription or cancel it. Continued discussion on ways to increase landowner email engagement and the cost savings associated with email correspondence rather than postal mail.

Motion: Motion made by Jewel Wieczorek to continue the ongoing use of a MailChimp premium not to exceed the cost of \$16.00/month and reimburse Morgan Squires for the 2-months of premium. Motion passes by roll call vote.

Yes Votes (10): Dennis Riley, Hendrick Gelderloos, Jewel Wieczorek, Scott Stomierowski, Alicia Roskind-Dearing, Jaylyn Jensen, John Carp, Leslie Everett, Mark Seaver, Andrea Sedlak.

Abstain (2): Morgan Squires and James Koslik

4.3b Update on search for Executive Assistant – Morgan Squires and Andrea Sedlak updated the board on the contractor applications received and discussed the interview process. The board reviewed the drafted Professional Services Contract and discussed concerns about potential legal fees in case of litigation from the executive assistant. Opinions were mixed, so the contract went to a vote.

Motion: Motion made by Andrea Sedlak to approve the Professional Services Contract for the Executive Assistant with Madalyn Barnes contingent on checking her references. Motion passes by roll call vote.

Votes Yes (9)- Leslie Everett, Jewel Wieczorek, John Carp, Andrea Sedlak, Mark Seaver, Alicia Roskind-Dearing, Dennis Riley, Scott Stomierowski,

Votes No (2)- James Kozlik, Hendrick Gelderloos

Abstain (1)- Morgan Squires

4.4 Ombudsman's Report

4.4a None.

Officer and Committee Reports

5.1 **Project Review Committee-** Hendrick Gelderloos provided update.

5.1a NG-69 Douglas Gill....Septic/Garage /ADU- The septic system is not ready for review but Douglas Gill is working with an engineer to coordinate a suitable location.

Motion: Hendrick Gelderloos motioned to approve the ADU Project Application for NG-69. Unanimous favor by voice vote. Motion passes.

5.1b NG-67-A Tyson Wright.....Dwelling/Variance- The PRC reviewed the requested location for the dwelling that required a variance and found that it would be of no visual impact to the neighbors. Additional discussion on the 2021 family conveyance transfer and division of the NG-67 into three parcels.

Motion: Motion made by Hendrick Gelderloos to approve the Tyson Wright dwelling unit and variance to build the dwelling 25' from the boundary of the neighboring lot. Unanimous favor by voice vote. Motion passes.

5.1c NG-36-C Aija-Mara Accatino.....Green House- The PRC found that the application is for a 12' x 10' greenhouse and meets all requirements for compliance.

Motion: Motion to approve made by Hendrick Gelderloos to approve the Aija-Mara Accatino greenhouse. Unanimous favor by voice vote.

5.2 **Road Committee-**John Carp provided update.

5.2a Snow plowing review- Update showed that \$22,550 has been spent on snow plowing N. & S., exceeding the 2023 budget of \$20,000, and this does not include the final invoice for plowing.

5.2b Mountain Sky Guest Ranch requested removal of GLA snow fencing installed on their property in Fall of 2022.

Motion: Motion to pay Randy Traucht to remove the snow fence on the Mountain Sky Guest Ranch for a maximum price of \$300 made by John Carp. Unanimous favor by voice vote. Motion passes.

5.2c Approve Spring maintenance bids- The RC received bids from Chad Standish for a Spring road maintenance for N. & S. Glastonbury. No other contractors provided bids. The bids do not include ditching repairs.

Motion: Motion to approve the bid for North Glastonbury Spring road maintenance from Chad Standish for \$33,330 made by John Carp. Unanimous favor by voice vote. Motion passes.

Motion: Motion to approve the bid for South Glastonbury Spring road maintenance from Chad Standish for \$40,150 made by John Carp. Unanimous favor by voice vote. Motion passes.

Future Planning & Budget- With the Spring maintenance bids approved, only ~\$6k remains for the Fall maintenance. The Fall maintenance needs might exceed the budget, which includes mowing and ditch repair. Mark Seaver commented that the GLA unallocated funds are meant to serve as a reserve funding source for road maintenance. Discussion ensued on the increasing costs of road maintenance, and the importance of communicating with landowners on the need for road repairs.

5.2d Long term planning includes guardrail repairs, road base repairs, chip seal repairs. A special long term planning meeting scheduled for May 1st to discuss how to fund and phase future repairs.

5.3 **Governing Documents Committee-** Andrea Sedlak provided update.

5.3a Andrea Sedlak reported that the GD committee is reviewing previous documents and work to improve consistency and eliminate errors or discrepancies.

5.3b GD Voting Updates-The GD committee is looking to update the GD to include flexible voting options such as hiring an outside firm to count ballots, as was done in 2022 with ATS Accounting. The process for updating the GD involves; (1) the GD committee making recommendations to the Board, who approves drafts. (2) The drafts are then reviewed by a lawyer before (3) going out to a 30-day landowner comment period, (4) official vote by landowners on the proposed changes with any revisions made considering landowners comment, then (5) drafted edits either adopted or rejected.

5.3c The Road Policy previously went through (2) 30-day landowner review periods and will be brought back to the Board for review and approval before formal adoption.

5.4 **Complaints Committee**

5.4a Alicia Roskind Dearing updated the Board on discussions with Leslie Everett regarding the Ombudsman's role in addressing neighbor-to-neighbor complaints that fall outside the scope of governing document violations. The Board also discussed updating the website to provide contact information for the Ombudsman and exploring the possibility of funneling complaints to the County.

Action Item 2 Leslie Everett and Alicia Roskind-Dearing to draft a landowner complaints procedure and process and present it to the Board.

5.5 **Community Property Committee**

5.5a John Carp provided update the CP committee will meet Thursday April 20th

5.6 **Election Committee**

5.6a The Election Committee work will convene after the final election procedures are clear, pending the outcome of the steps outlined in the Governing Documents committee report in 5.3b.

Unfinished Business

- 6.1 Discussion on website updates- Jaylyn Jensen can now modify all pages of the website and plans to get Board input on major website changes and updates.
- 6.2 File access- Jaylyn Jensen inquired about getting access to the Dropbox, locating old archives and creating a file directory.

Action Item 3 Morgan Squires to try a locate the old computer system to see if there are lost documents and old archives that can be shared.

Action Item 4 James Kozlik to sign confidentiality agreement.

Action Item 5 Jaylyn Jensen will call all of the numbers listed on the website to see if they are valid or if they can be removed.

New Business

- 7.1 Discussion on disseminating information to landowners (i.e. wildlife fencing article)- General discussion that information not directly pertinent to the majority of GLA landowners should not be sent out unless the information can be combined with a newsletter or has a relevant location on the website. Discussion that the GLA website is unable to track landowner engagement.

Landowner Comment

- 8.1 Claudette Dirkers- Inquired about the status of the welcome packet and relayed a message from another landowner about people skateboarding down the Sirius Hill. Jaylyn Jensen responded that the outline for the welcome packet has been created.
- 8.2 John Carp made comment that the S. Glastonbury sign that was cut with a chain saw was repaired, the cut out portion was sitting behind the sign and is reattached.

Adjournment 11:10PM

Motion: Motion to adjourn at 11:10 PM made by John Carp. Unanimous favor by voice vote. Motion passes.

Board Meeting Action Items

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Minutes Taken by: Morgan Squires

Minutes Approved Date: 2023-05-11