

Glastonbury Landowners Association | Board of Directors Minutes

Thursday- May 11th, 2023 – 7:00 PM

Emigrant Hall or [Join Via Zoom](#)

Call to Order

- 1.1 Board Members Present- Dennis Riley (President), Hendrik Gelderloos (Vice-President), Morgan Squires (Secretary), Jewel Wiczorek, John Carp, Mark Seaver, James Kozlik, Andrea Sedlak, Leslie Everett, Scott Stomierowski (virtual)
- 1.2 Landowners Present- Val O' Connell, Dan O' Connell, Pouwel Gelderloos, Claudette Dirkers, Landowners Present Virtually: Linda Kremer, 406-xxx-8955, 406-xxx-3983, 215-xxx-7585, Cheyenne Bray, Sara Hirosaki, Chris Dhieux-Fowle, Byron Kassing,

Approval of Meeting Minutes

- 2.1 [2023-03-09 Meeting Minutes](#)
- 2.2 [2023-04-13 Meeting Minutes](#)

Motion: Motion to approve both the 2023-03-09 and 2023-04-13 Meeting Minutes as amended during Board discussion made by Morgan Squires. Unanimous favor by voice vote. Motion passes.

Landowner Comment for Items Not on the Agenda

- 3.1 Dan O'Connell- Presented a letter from Attorney Michael regarding the O'Connells vs. Chris Fowle litigation.
- 3.2 Chris Fowle- Stated that the lawsuit between Fowle and O'Connells is still ongoing and unresolved.
- 3.3 Val O'Connell- Continued discussion on the ongoing litigation against Chris Fowle and inquired about the status of her project review application. The application has not yet been reviewed due to the O'Connells' lack of good standing as landowners with the Board at the time of submission.

Officers, Directors, Ombudsman(s) Reports

4.1 President's Report

- 4.1a Update on Sirius Road maintenance responsibility- Dennis Riley reported that the responsibility for maintaining the paved portion of Sirius Road easement through Church Universal and Triumphant (CUT) property lies with the GLA. This information was obtained through consultations with two different attorneys. It was determined that the property owner granting the road easement, CUT, is not obligated to maintain the easement.

4.2 Treasurer's Report

- 4.2a April 2023 Financial Report- No expenses have been withdrawn from the cash reserves this year. Approximately 70% of land assessments and nearly 60% of dwelling assessments have been collected. Several inquiries were made regarding expenses related to different financial report line item categories:
 - Litigation costs- The current expenses are associated with legal fees for reviewing proposed changes to the governing documents, sending collection letters, and seeking professional opinions.
 - Chip seal assessment fees- These fees stem from a special improvement district passed by landowner vote around 2008.
 - Software costs- These expenses cover the website domain name, website hosting platform, Uber conference, and Zoom video conferencing.

4.3 Secretary's Report

- 4.3a Update on Executive Assistant, Mady Barnes- Morgan met with Mady several times over Zoom and phone calls. They are currently collaborating on updating the Landowner master spreadsheet and acquainting Mady with the operations of the GLA.

4.4 Ombudsman's Report

4.4a None.

Officer and Committee Reports

5.1 Governing Documents Committee- Provided by Andrea Sedlak

5.1a Discussion on revoking / replacing Old Firearms Policy with new [Firearms Guidelines document](#)

Motion: Motion to revoke the old Firearms Policy on the website and replace it with the new Firearms Guidelines Document as amended without typos made by Andrea Sedlak. Unanimous favor by voice vote. Motion passes.

Motion Discussion: James Kozlik with comment that the guidelines document that should include safe firearms practice information. Discussion on including a link to a FWP webpage that provides more detail on firearms safety around residential areas.

Action Item 1 Jaylyn Jensen to update the GLA website page titled "Policies" to read "Policies & Guidelines"

5.1b [Draft Bylaws Amendments](#) for 30-day Landowner Review- Discussion regarding the proposed amendments to the bylaws presented by the governing documents committee.

Motion: Withdrawn motion to approve sending the proposed Bylaws Amendments as revised to Landowners for 30-day review and comment along with the proposed cover letter as made by Andrea Sedlak

Motion Discussion- The Board identified areas in the draft bylaws that require additional attention and decided that the GD committee would reconvene to address these concerns. Once the suggested changes are incorporated, the board will proceed with a vote before sending the proposed amended bylaws to landowners for their review and feedback.

Action Item 2 Governing documents committee will further review if additional changes are needed before sending the proposed Bylaw Changes back to the board for a vote, and then mailed to all landowners for public review.

5.2 Project Review Committee

5.2a NG 23-C [Tepper project application](#) for septic, [driveway and residence](#)

Motion: Motion to approve the septic, driveway, and residence applications for NG 23-C made by Hendrik Gelderloos. Unanimous favor by voice vote. Motion passes.

5.2b [Discussion on sending official notice of project review approvals](#)- Discussion on having the Executive Assistant send official notices for project review approvals so landowners can be more quickly informed.

Comment from Val O' Connell requesting a project review waiver.

5.3 Road Committee- Update provided by John Carp

5.3a [Discussion /approval of roadside weed mowing bids](#)- John Carp asked for input on choosing between a circle mower or a rotary mower. General discussion on preferring a mower that creates the widest mowing path of the side of the road.

Motion: Motion to approve \$800 for Greg Sheldon to mow primary roadside easements in N. Glastonbury, and approve paying Byron Kasing for \$1,800 for mowing S. Glastonbury roadside easements to be done after growth stops made by John Carp. Unanimous favor by voice vote. Motion passes

5.3b [Approve bid for spring culvert cleaning](#)- Randy Rolfe provided John a proposal for 90 cleaning culverts, amounting to \$1,800. John Carp requested an additional quote from Greg Sheldon to compare prices. Claudette Dirkers made comment that all of the culverts were inspected and cleaned in fall of 2022. No decision was made.

5.3c [Approve bid for guardrails repair & review new guardrail project](#)- N. Glastonbury guardrail work includes replacing an approximately 9 posts and rails, the majority of this work will be on Hercules Rd

Motion: Motion to approve bid from Standish Excavation for \$3,140 to repair broken Hercules Rd. & Sirius Rd. guardrails plus the \$4,700 increase in gravel costs

Discussion- Mark Seaver states that costs associated with maintenance repairs come out of the vacancy savings fund and not the budget?? (Q for Mark). Unanimous favor by voice vote. Motion passes.

5.3d [Review new guardrail project](#)- Sagittarius Skyway is a proposed location for ~1200ft section of pre-purchased guardrail. The RC is still awaiting bids on installation costs. Landowners have previously expressed concerns about potential increased drifting with the installation of guardrails. Concerned landowners suggested potential alternative options, including t-posts with cables and warning signs. Dennis Riley proposed that the RC has an onsite meeting at the controversial location for guardrail installation and invites all stakeholders to the meeting.

5.3e [Review spring maintenance](#)- Standish completed the spring road work in S. Glastonbury and is preparing to commence work in N. Glastonbury. However, Standish quoted a price increase for the work in N. Glastonbury due to the closure of Mill Creek Gravel, resulting in the need to source gravel from Livingston. Claudette Dirkers- Read off disappointed LO comments she received about Standish's work in S. Glastonbury.

Motion: Motion to approve the \$4,700 increase in gravel cost for grading in N. Glastonbury and to take the funds from the N. Glastonbury road fund. Unanimous favor by voice vote. Motion carries

5.3f [Review long term maintenance report](#)- John Carp presented the RC's long-term maintenance report, highlighting priorities such as asphalt road repairs, gravel road maintenance, and guardrail installation. The report specifically addressed issues like alligating, poor road base, cracking, and potholes on the N. asphalt roads – Capricorn, Aries and Sirius. A bid of \$46k was received for repairing 11 damaged areas and performing crack sealing on these asphalt roads, estimated to last 5 years. The complete chip-sealing project was projected to cost around \$200k.

Mark Seaver explained that major road expenses were traditionally funded through a special assessment district, rather than from unallocated funds. If funds did need to be pulled from the unallocated funds for the N. Glastonbury road work, an equal amount would need to be allocated from the funds for S. Glastonbury. Mark also expressed concern that approving both the guardrails project and the \$46,795 asphalt repairs would leave insufficient reserves for future emergencies. Discussion transitioned to finding ways to source the funding using a special assessment in Spring or Fall of 2024.

Motion: Mark Seaver made motion to allocate \$90,000 from unallocated funds and move \$45k of that into NG road reserve funds and \$45k into SG road reserve fund. Majority favor by roll call vote. Motion passes.

Votes In Favor (7): Dennis Riley, Mark Seaver, John Carp, Leslie Everet, Scott Stomierowski, Andrea Sedlak, Jewel Weiczorek

Votes Opposed (2): Hendrik Gelderloos, Jaylyn Jensen

Votes Abstained (1): James Kozlik

Failed to Vote: Morgan Squires (no longer present at meeting, left at 10:00PM)

Motion: Motion to table agenda item 5.4 and all subsequent agenda items to a separate meeting on Thursday June 18th at 7PM made by Jaylyn Jensen. Unanimous favor by voice vote. Motion passes.

5.4 **Complaints Committee** (Tabled until 5/18 meeting)

5.4a Discussion on [Memo](#) with recommendations for a process to handle complaints

5.5 **Community Property Committee** (Tabled until 5/18 meeting)

5.6 **Election Committee** (Tabled until 5/18 meeting)

Unfinished Business (Tabled until 5/18 meeting)

6.1 Discussion on [landowner input](#) for the [assessment policy change](#)

New Business (Tabled until 5/18 meeting)

7.1 Discussion on closed meetings

Landowner Comment

8.1 **Dan O’Connell**- requested the removal of the O’Connell lawsuits against the GLA from the front page of the website. Dennis Riley informed Dan that the board previously voted on this matter and were in the process of making the updates to remove the lawsuits from the front page.

8.2 **Val O’Connell**- referenced a letter she received from the Brad Law firm stating that the O’Connells are in violation of the Covenants and the Master Plan. Val argued that she has a claim of benefits from SB30 that exempts her from certain Bylaws and Covenant changes. Dennis Riley explained that this was Val's interpretation of the state law. Val stated that she would seek a court decision on the matter.

Adjournment

***Motion:** Motion to adjourn at 10:18PM made by Andrea Sedlak. Unanimous favor by voice vote. Motion passes.*

Board Meeting Action Items

Action Item 1 Jaylyn Jensen to update the GLA website page titled “Policies” to read “Policies & Guidelines”

Action Item 2 Governing documents committee will further review if additional changes are needed before sending the proposed Bylaw Changes back to the board for a vote, and then mailed to all landowners for public review.

Minutes Taken by: Morgan Squires

Minutes Approved Date: 2023-07-13