

# Glastonbury Landowners Association | Board of Directors Minutes

Thursday- July 13<sup>th</sup>, 2023 – 7:00 PM

Emigrant Hall or [Join Via Zoom](#)

## Call to Order (7:23PM)

- 1.1 Board Members Present: Hendrik Gelderloos (Vice-President), Morgan Squires (Secretary), Jewel Wieczorek (Treasurer), Scott Stomierowski, Alicia Roskind-Dearing Board Members Present Virtually: John Carp, Mark Seaver, Andrea Sedlak, Leslie Everett, Scott Stomierowski
- 1.2 Landowners Present Virtually: Tim Brockett, Aija Mara

## Approval of Meeting Minutes

- 2.1 [2023-05-11 Meeting Minutes](#)

***Motion:** Motion to approve 2023-05-11 Meeting minutes made by Hendrik Gelderloos. Unanimous favor by voice vote. Motion passes.*

## Landowner Comment for Items Not on the Agenda- None.

## Officers, Directors, Ombudsman(s) Reports

- 4.1 **President's Report-** None.

- 4.2 **Treasurer's Report**

- 4.2a June 2023 Financial Report- Update by Jewel Wieczorek: Maintenance costs for S. road have exceeded the annual budget due to increased gravel expenses. Andrea Sedlak mentioned that SG 64B is now on the market and currently owes approximately ~\$6,614 in arrears, and the treasurer needs to file a lien promptly to be reimbursed owed funds for the GLA upon sale. Mark Seaver emphasized the need for the treasurer to complete QuickBooks exhibit A and submit a lien filing through the Notary and Clerk and Recorder for this process.

***Motion:** REPEALED- Motion to accept the Treasurer's report made by Alicia Roskind Dearing.*

**Motion discussion:** The Board chose not to accept the Treasurer's report due to completed PayPal transactions not being properly recorded on the Treasurer's report, thus showing some landowners as owing dues when they were paid in full.

**Action Item 1** James Koslik and Jewel Wieczorek to coordinate filing a lien against SG 64B

- 4.3 **Secretary's Report**

- 4.3a Morgan Squires requested reimbursement for previously approved GLA expenses including Zoom video conferencing, MailChimp & postcards.

***Motion:** Motion to approve \$210.11 made by Jewel Wieczorek. Unanimous favor by voice vote. Motion passes.*

- 4.4 **Ombudsman's Report**

- 4.4a Update from the Board about rescinding the call for Ombudsman due to the limited election timeframe and the upcoming Bylaws Amendments vote and Annual Board elections. The Board determined it would be a duplication of time, effort, and expense to hold an Ombudsman election and a Bylaws Amendment vote, followed very closely by the annual election. Any newly elected Ombudsman would be up for re-election within two months.

## Officer and Committee Reports

### 5.1 Governing Documents Committee

#### 5.1a [Accept Governing Documents committee report on the Bylaws Amendment Packet](#)

**Motion:** *Motion to accept the GD committee's report to the Board on Landowner Comments and the attached Summary of Proposed Changes in the Restated Bylaws, Landowner Comments, and Governing Documents Committee Responses made by Andrea Sedlak. Unanimous favor by voice vote. Motion passes.*

#### 5.1b Finalize [mailing materials](#) for [Bylaws Amendments Ballot Packet](#)

**Motion:** *Amended Motion to approve sending the Bylaws Amendments Ballot Packet to Landowners, including the Cover letter, Ballot, and Excerpted Text from the GLA Bylaws with an update to the cover letter modifying a sentence made by Andrea Sedlak. Unanimous favor by voice vote. Motion passes.*

**Motion Discussion-** Jaylyn Jensen questioned the shift to all mail-in ballots. Andrea Sedlak explained the shift followed Judge Swandal's 2022 election model. Discussion that only accepting ballots in the official ballot envelope prevents unauthorized duplication of ballots.

**Action Item 2** *Morgan Squires to pick up the sealed ballot boxes used by Judge Swandal in 2022 and deliver them to the GLA's storage unit.*

### 5.2 Election Committee

5.2a Morgan Squires and Andrea Sedlak provided update that UPS will be hired for the Bylaws Ballot mailing to assist with printing, stuffing and mailing the voting packet. Morgan Squires will be at UPS to assist and verify that the mailing is conducted to the election committee's standards. For previous ballot mailings, a team of volunteers would complete the entire process, however insufficient volunteers were available to conduct the election mailing with only volunteers.

### 5.3 Project Review Committee

#### 5.3a [NG 70 Tim & Paula Phalen- Driveway Review](#)

**Motion:** *Motion to approve NG 70 Tim & Paula Phalen Driveway Application made by Hendrik Gelderloos. Unanimous favor by voice vote. Motion passes.*

**Motion Discussion-** The landowners have not yet submitted an application for a dwelling on the site, currently only a driveway application is submitted. The driveway plan meets all GLA requirements.

5.3b [NG 50 A-E LTS Architects on behalf of BK Montana LLC- Variance Review-](#) Variance request was not yet ready for Board vote. Mark Seaver emphasized caution regarding variance approval due to past legal issues resulting from granted variances. Landowners seeking variances must supply supportive letters from neighboring landowners.

5.3c [NG 61-B Darin & Rebecca Saunders- Guest House/ Septic Review-](#) Applicants already have septic approval from Park County and the proposed plans meet all GLA requirements.

**Motion:** *Motion to approve NG 61-B Darin & Rebecca Saunders- Guest House / Septic Review made by Hendrik Gelderloos. Unanimous favor by voice vote. Motion passes.*

5.3d [NG 69 Doug Gill- Septic Review -](#) Septic application meets all GLA requirements.

**Motion:** *Motion to approve NG 69 Doug Gill- Septic Review Project Application made by Hendrik Gelderloos. Unanimous approval by voice vote. Motion passes.*

5.3e NG 41-C Oscar & Karen Fairbairn- shed- The proposed shed is 12'x16' built on skids. The proposed location meets the setback requirements for placement.

***Motion:** NG 41-C Oscar & Karen Fairbairn- Outbuilding Review made by Hendrik Gelderloos.  
Unanimous favor by voice vote. Motion passes.*

5.3f The PRC will resume meeting the 1<sup>st</sup> Tuesday of the month starting again in August.

## 5.4 Community Property Committee

5.4a Update on \$1,750 approved for the soccer fields improvements. The committee discussed reallocating funds approved to CPC seeding due to poor germination of initial seeding. Alternative suggestions discussed: 1) Holding a community picnic in Sept. 2) Creating site signage. Discussion shifted to ownership of soccer fields, querying if it belongs to Church Universal and Triumphant (CUT) or the GLA. Andrea Sedlak noted the property deed with a revisionary clause binding the property use to recreational purposes and barring GLA from selling it.

**Action Item 3** Hendrik Gelderloos to email the General Deed Warranty for the soccer fields to the Board.

5.4b Progress update on soccer fields & building- The committee and volunteers have worked to broadcast grass seed, mow, make minor repairs to the outbuilding and irrigation system. The committee has seen an increased use of the fields as a result of these improvements.

5.4c Discussion transitioned to ownership of Sirius Road & maintenance – The 1998 original settlement agreement outlines that the Church Universal & Triumphant shall not be responsible to pay for the periodic costs of maintenance and upkeep of the road or easement.

**Action Item 4** Andrea Sedlak to email 1998 Original Settlement to the Board.

5.4d Discussion: potential sale of two community properties: John Carp provided update on the CPC visit to the Community properties. Discussion centered on the potential sale of two community properties: Sagittarius Place (~70 acres) in S. Glastonbury and the Quonset Hut (~10 acres) at Sirius Hill in N. Glastonbury. The Quonset hut property could have 1-2 acres of developable land.

The ~138-acre community property in High South may host multiple potential building sites, but the Board felt this property should not be sold, as it is a recreational resource for residents. Mark Seaver emphasized the necessity of verifying any property restrictions before proceeding with the sale.

Furthermore, the membership's vote is essential to approve any real property sale or ownership change.

**Action Item 5** The Community Property Committee locate any associated legal documents on the community properties to see if there are restrictions on the sale of the properties by the GLA.

## 5.5 Road Committee

5.5a Update on guardrail installation project- John Carp recapped his meeting with 3 landowners who live on upper Sagittarius Skyway – Jim Kelly, Tim Brockett and Pete Ericksen, with Claudette Dirkers attending. The site in question has a large, steep drop-off next to the road. The meeting centered around safety at the site, including guardrails, road widening and cable usage. Landowners agreed on safety measures: caution signs, reflective snow markers, and snow fences.

The Board briefly discussed hiring an engineer for a road assessment on upper Sagittarius Skyway, but there was no decision on this.

**Action Item 6** The Road Committee will obtain bids for safety measures and guardrail installation on Upper Sagittarius skyway.

- 5.5b Driver safety and uniform standards- Discussion shifted to other roads with safety concerns, particularly Hercules and Gemini. Mark Seaver urged consistent guardrail standards, with a priority on high-traffic areas like Hercules, Sagittarius and Gemini. Discussion emerged on GLA's overall road maintenance duty, considering driveways initially for single homes now handling more traffic due to parcel subdivision. Scott Stomierowki proposed master plan road standards for landowners' subdivisions. Alicia, Scott, and Jaylyn urged cautious spending on private roads.
- 5.5c Gemini Road Widening Bid- John Carp received a \$32,000 bid for widening Gemini road due to safety concerns. John stated this bid involved recycling materials from the project rather than installing guardrails. Directors questioned spending large monies for a few landowners at a specific site. Alternative low-cost safety measures were recommended including chains, pull-outs, and snow markers. No action on the bid. John recommended further legal research on GLA liability to maintain roads.

**5.6 Complaints Committee**

- 5.6a Discuss updated complaint procedure protocol
- 5.6b Discuss adding a Complaints Committee webpage

**Unfinished Business**

- 6.1a Andrea Sedlak asked if the PRC meeting minutes have been posted, the PRC is working on the minutes.

**New Business – None.**

**Landowner Comment – None.**

**Adjournment (10:04PM)**

*Motion: Motion to adjourn at 10:04PM made by Scott Stomierowski. Unanimous favor by voice vote. Motion passes.*

**Board Meeting Action Items**

- Action Item 1** James Koslik and Jewel Wieczorek to coordinate filing a lien against SG 64B
- Action Item 2** Morgan Squires to pick up the sealed ballot boxes used by Judge Swandal in 2022 and deliver them to the GLA’s storage unit.
- Action Item 3** Hendrik Gelderloos to email the General Deed Warranty for the soccer fields to the Board.
- Action Item 4** Andrea Sedlak to email 1998 Original Settlement to the Board.
- Action Item 5** The Community Property Committee locate any associated legal documents on the community properties to see if there are restrictions on the sale of the properties by the GLA.
- Action Item 6** The Road Committee will obtain bids for safety measures and guardrail installation on Upper Sagittarius skyway.

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Minutes Taken by: Morgan Squires  
 Minutes Approved Date: 9/14/2023