

# Glastonbury Landowners Association | Board of Directors Minutes

Thursday-August 10th, 2023 – 7:00 PM

Virtual Zoom Meeting

## Call to Order (7:07PM)

- 1.1 Board Members Present Virtually: Hendrik Gelderloos (Acting-President), Morgan Squires (Secretary), Jewel Wieczorek (Treasurer), John Carp, Mark Seaver, Andrea Sedlak, Jaylyn Jensen, Alicia Roskind Dearing, Scott Stomierowski.
- 1.2 Landowners Present Virtually: Cristin Fowle, John McCalister, Neil Kreimer, Ron Wortman, Miriam Barker  
*Motion: Motion to table agenda items 5.4c- 5.4d and 7.1 made by Hendrik Gelderloos, unanimous favor by voice vote. Motion passes.*

## Approval of Meeting Minutes

- 2.1 2023-07-13 Meeting Minutes – *Not yet ready, tabled.*

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

## Officers, Directors, Ombudsman(s) Reports

### 4.1 President's Report

- 4.1a Hendrik Gelderloos is now acting President, following Dennis Riley's resignation. Hendrik requested that another Board member either serve as the chair of the Project Review Committee, or serve as the Board President. Discussion ensued over who might have the qualifications to serve in either position. No decision was made.

### 4.2 Treasurer's Report

- 4.2a Jewel Wieczorek is now serving as new GLA Treasurer, following James Kozlik's resignation. Jewel requested Dropbox access, and provided update on laptop technical issues. Jewel requested the Board's guidance with creating outlined expectations and parameters on the Treasurer's duties, specifically with approving recurring monthly expenses. Additional discussion over the Treasurer and Secretary not having access to the Dropbox account.

**Action Item 1** Mark Seaver to provide Morgan Squires with admin access to manage the DropBox account.

- 4.2b July, 2023 Financial Report- Comment that Spring road maintenance has not yet been billed to the GLA and is not reflected in the financial report.

### 4.3 Secretary's Report

- 4.3a Morgan Squires provided update that the Executive Assistant, Mady Barnes, plans to end her contract with the Board. Discussion shifted to the overall needs of the Board and how hiring an outside firm or using an HOA management software might benefit the Board.

**Action Item 2** Morgan Squires to re-advertise the executive assistant position.

### 4.4 Ombudsman's Report- *None.*

## Officer and Committee Reports

### 5.1 Election Committee

- 5.1a Review and approve BOD Nomination Mailing Packet materials

*Motion: Motion to approve the nominations mailing packet as amended and noted in the discussion to send to landowners in good standing made by Andrea Sedlak. Unanimous favor by voice vote. Motion passes.*

**Motion Discussion:** Discussion ensued over the nomination packet. Two minor edits were needed on the nomination documents, and one update was needed in the legal fiduciary materials.

## 5.2 Project Review Committee

- 5.2a NG 57B Andrew Billings / Richard Mead project application- An application for a dwelling was submitted by Andrew Billings, the prospective owner of NG 57B, currently owned by Richard Mead. Billings reported that the purchase of NG 57B was contingent on Board approval of the proposed dwelling. Although the project review application appeared to meet all Board criteria, the application was not formally reviewed because NG 57B was in arrears on dues.

## 5.3 Legal Committee

- 5.3a Discussion that the Treasurer is automatically appointed to the legal committee, therefore Jewel Wieczorek is now appointed to the legal committee.
- 5.3b The next legal committee meeting is scheduled for August 24<sup>th</sup>.

## 5.4 Road Committee

- 5.4a Noxious weed control & mowing update- N. & S. mowing has been completed a month behind schedule.
- 5.4b Fall road maintenance- The committee is looking at Fall grading options and alternative plowing options in N. Glastonbury since one of the the previously hired contractor's business has dissolved.
- 5.4c N. asphalt repair schedule- Was scheduled in late July, but due to a wet season, asphalt repair has been delayed until September.
- 5.4d Upper Sagittarius Skyway safety, guardrail project- A meeting is scheduled with Mike Story, County Commissioner, Park County Public Works department, landowners from the Upper Sagittarius skyway, and the road committee.
- 5.4e Snow fence repair update, N. snow plowing update- *Tabled.*

## 5.5 Complaints Committee

- 5.5a The complaint committee lacks a chair following James Koslik's resignation. Alicia Roskind Dearing gave a recap of the previous committee meeting. Discussion ensued that complaints pertaining to governing documents need to be addressed quickly or brought to the legal committee. Continued discussion on how to investigate complaints; the conversation is ongoing, no solution identified.
- 5.5b Fowle Fridley Creek Easement Violations- Morgan Squires & John Carp will schedule a time with the Fowle's to walk the creek easement and investigate the emailed violation complaint.

## 5.6 Community Property Committee

- 5.6a Review Soccer field sign- a recreational field sign is being drafted.
- 5.6b Community picnic event- Still in the planning stage with the event scheduled for September 10<sup>th</sup>. Looking for volunteers to help setup and a proposed budget of \$500.

***Motion:** Motion to reallocate funds from the grass seeding budget to the community picnic costs made by John Carp. Unanimous favor by voice vote. Motion passes.*

**Action Item 3** Morgan Squires to work with the CPC to draft the soccer field sign for review. John Carp to continue working on plans for community picnic.

- 5.6c Review community property sale- John Carp solicited Board input on their opinions to solicit a landowner vote on the sale of any of the community properties. General discussion that both N. & S. Glastonbury should have community properties available. General consensus that more information is needed.

**Action Item 4** The Community Property committee will look into any possible deed restrictions on the properties and report back to the Board with more information.

## 5.7 Governing Documents Committee- *None.*

**Unfinished Business-** *None.*

## New Business

- 7.1 Discussion on search for a new website hosting platform and HOA management software- *Tabled.*
- 7.2 GLA Board succession planning- discussion on soliciting help from an outside management company to assist.

**Action Item 5** Hendrik Gelderloos requested that each committee come up with a list of duties that an outside firm or improved software can assist with.

**Landowner Comment- None.**

**Adjournment (10:41 PM)**

*Motion: Motion to adjourn at 10:41PM made by Andrea Sedlak. Unanimous favor by voice vote. Motion passes.*

**Board Meeting Action Items**

**Action Item 1** Mark Seaver to provide Morgan Squires with admin access to manage the DropBox account.

**Action Item 2** Morgan Squires to re-advertise the executive assistant position.

**Action Item 3** Morgan Squires to work with the CPC to draft the soccer field sign for review. John Carp to continue working on plans for community picnic.

**Action Item 4** The Community Property committee will look into any possible deed restrictions on the properties and report back to the Board with more information.

**Action Item 5** Hendrik Gelderloos requested that each committee come up with a list of duties that an outside firm or improved software can assist with.

---

Minutes Taken by: Morgan Squires

Minutes Approved Date: 09-14-2023