

Glastonbury Landowners Association | Board of Directors Minutes

Thursday-September 14th, 2023 – 7:00 PM

[Join Via Zoom](#) or Dial In

Call to Order (7:11 PM)

- 1.1 Board Members Present: Hendrik Gelderloos (President), Morgan Squires (Secretary), Jewel Wieczorek (Treasurer), Scott Stomierowski, Alicia Roskind-Dearing, John Carp, Mark Seaver, Andrea Sedlak, Leslie Everett
Landowners Present Virtually: Ron Wartmon, Cristin Fowle, Cheyenne Fowle, Edelweiss, Alyssa Allen, Jerry Ladewig, Scott Wheeler, Valerie Wheeler

Approval of Meeting Minutes

- 2.1 [2023-07-13 Meeting Minutes & 2023-08-10 Meeting Minutes](#)

Motion: Motion to approve the 2023-07-13 & 2023-08-10 Meeting Minutes made by Hendrik Gelderloos. Leslie Everett recused herself due to not being present during the 8/10 meeting, all else in favor by voice vote. Motion passes.

Landowner Comment for Items Not on the Agenda

- 3.1 Ron Wortmon- Asked the status of the road damage caused by Mill Creek Contracting. John Carp responded that the company has dissolved and is not responding or taking responsibility for the damage. John informed the board of ~7 areas alongside Capricorn and Aries roads where sod was gouged and damaged during plowing. The road committee plans to look into repairs.

Officers, Directors, Ombudsman(s) Reports

4.1 President's Report-

4.1a President Resignation- Hendrik Gelderloos announced his resignation from the GLA board at the meeting's end, citing the need to prioritize his professional and personal commitments. Board members expressed their gratitude for his service.

4.1b Elect New GLA President-

Candidates: Alicia Roskind-Dearing; Andrea Sedlak

Secret Ballot Vote: Roskind-Dearing (4); Sedlak (3), Alicia Roskind Dearing voted in as new president.

4.2 Treasurer's Report-

4.2a [August, 2023 Financial Report-](#) Jewel Wieczorek reported that the GLA is slightly under budget in the August financials. Questions arose regarding the accuracy of the percentage of landowner assessments received in the August quarterly profit and loss statements. Some board members believed that the quarterly format made the report more challenging to interpret. Jewel mentioned she would contact ATS to verify the accuracy of the quarterly profit and loss statement and request more reader-friendly formats for future reports.

Motion: Motion to approve both the July and August financial made by Jewel Wieczorek. Unanimous favor by voice vote. Motion passes.

4.3 Secretary's Report

4.3a Update on search for administrative assistant – Morgan Squires has no update.

4.4 Ombudsman's Report- None.

Officer and Committee Reports

5.1 Election Committee

5.1a Review and approve BOD election cover letter and ballot template

Motion: Motion to approve the draft election cover letter and ballot template as discussed, allowing that the yellow blanks be filled in once the numbers of eligible candidate's numbers are known made by Andrea Sedlak. Unanimous favor by voice vote. Motion passes.

Motion: Motion for the board to establish 20 votes as the minimum threshold required for election to the Board of Directors made by Andrea Sedlak. Majority favor by voice vote, Motion passes.
(9) Votes In Favor & (1) Vote Opposed, Morgan Squires

Motion Discussion: Andrea Sedlak explained the board's authority to set such a threshold is defined in Bylaws Article VI.D.5. The discussion focused on ensuring that directors seated on the Board had fair support of ~5% of Landowners, promoting both support and accountability. Voting patterns from the past eight GLA elections were reviewed, and no directors were elected with less than 20 votes during that period. Morgan Squires suggested that the minimum threshold be lower.

5.2 Project Review Committee- Alicia Roskind Dearing provided project review reports on current PRC applications.

5.2a NG29-A1 Mordensky outbuilding application- Upon inspection, the outbuilding met GLA requirements.

Motion: Motion to approve the Mordensky outbuilding application made by Alicia Roskind-Dearing. Unanimous favor by voice vote. Motion passes.

5.2b SG 84-E Gelderloos cabin application

Motion: Motion to approve the SG 84-E Gelderloos cabin application made by Alicia Roskind Dearing. Hendrik Gelderloos recused himself due to conflict of interest, all else in favor by voice vote. Motion passes.

Motion Discussion- The initial application miscalculated the mileage fees, but the error was found, correct and the associated fees were paid. Andrea Sedlak commented that SG 84-E underwent a court order to subdivide the lot, resulting in a variance of lot sizes that are smaller than those typically allowed in the Master Plan.

5.2c NG 37-D Discussion Wheeler- Alicia Roskind Dearing reported a covenant violation involving the use of green-painted cargo trailers by the Wheeler family. They are using these trailers for storage while they clear an underground shelter and prepare to construct their permanent building within two years.

Action Item 1 John Carp to schedule a meeting with Scott Wheeler and his neighbors and assess eligibility for a variance request on the Wheeler Cargo trailer issue.

5.2d SG 34-A3 Ohlen Application for final project approval- The project is complete and met requirements for final approval and bond return.

Motion: Motion to approve SG 34-A3 Ohlen application for final project approval and bond return made by Alicia Roskind Dearing. Unanimous favor by voice vote. Motion passes.

5.3 Legal Committee

5.3a Discussion / Decision to approve sending a covenant violation letter to the Fowle's

Motion: *Motion to approve sending a covenant violation letter to the Fowles made by Mark Seaver.*

Majority favor by roll call vote. Motion passes

(4) Votes in Favor: John Carp, Andrea Sedlak, Mark Seaver, Hendrik Gelderloos

(2) Votes Opposed: Morgan Squires, Alicia Roskind Dearin

(3) Votes Abstain: Jewel Wieczorek, Scott Stomierowski, Leslie Everett,

5.3b Discussion on improving Legal Committee communication with the board. Leslie Everett requested that the entire board be briefed on all of the legal committee's activities, particularly given the associated expenses and liability risks associated with the legal committee's actions.

Motion: *Motion to recess the meeting until the following week made by Hendrik Gelderloos. Unanimous favor by voice vote. Motion passes at 11:13 PM.*

Board Meeting Action Items

Action Item 1 John Carp to schedule a meeting with Scott Wheeler and his neighbors and assess eligibility for a variance request on the Wheeler Cargo trailer issue

Minutes Taken by: Morgan Squires

Minutes Approved Date: 12/9/2023 by email vote