

**Glastonbury Landowners Association  
Board of Directors Meeting  
Wednesday –March 20, 2024 – 7:00 PM**

**Join Via Zoom or Dial-In  
Call In: +1 720 707 2699 Meeting  
ID: 879 1933 7183 Password: 2023**

**Call to Order: 7:03 pm**

**Board Members Present:** GLA President Doug Gill, Assistant Treasurer Claudette Dirkers, Tim Brockett, John Carp, Alicia Roskind Dearing, Leslie Everett, Jack Sutton, Jewel Wieczorek

**Board Members Absent:** Jaylyn Jensen, Vice-president, Scott Stomierowski

**Ombudsman Present:** Miriam Barker (SG)

**Ombudsman Absent:** Sabrina Hanan (NG)

**Landowners Present:** Aija-Mara Accatino, Joe Bezotsky, Cristin Fowle, Michelle McCowan, Daniel O'Connell

**Approval of Board Meeting Minutes:**

No minutes to review or approve currently.

**Landowner Open Floor Comment Period – None**

**Officers, Directors, and Ombudsmen Reports:**

**1.0 President's Report: Doug Gill**

1a. Committees are functioning well. Project Review Committee (PRC) Members, John, and Jack have organized detailed spreadsheets for pending reviews, approvals, and pending bond refunds. John and Claudette have done an excellent job of collecting previous Project Review files for the same purposes. Claudette has expressed willingness to go into the storage unit to retrieve additional files.

We are beginning to organize the Association's data and will also be concentrating on assessment collections with the help of an Accounts Receivable Aging Report. Doug has done significant research to find out whether the GLA can implement fines to enforce the Covenants and Bylaws. And under MSL, it is legal to levy fines to bring about compliance; doing so must be even-handed and judicious. If done properly, it is within the bounds of the law. Doug plans to bring this to the legal committee and secure our attorney's counsel.

Doug would like the Board to consider rescheduling BOD meetings to the 4th Wednesday of the month as that would help with even scheduling of committee meetings and subsequent issuance of minutes. Furthermore, this one-week change would allow more time for Directors to study detailed financial reports.

\*\*\*The Board members that are present decided to change the Board meetings to the 4th Wednesday of the month, upon availability of Scott and Jaylyn.

## **2.0 Ombudsman Reports: No Reports**

## **3.0 Treasurer's Report: Seat Vacant**

3 a. Jewel Wieczorek, who is assisting with the treasurer's duties stated that we need to send the 2023 Year-End Treasurer's Report to landowners. The December 2023 Financials were re-presented from January, as part of the 2023 Treasurer's Report. Jewel suggested the 2023 Treasurer's report be posted on the GLA website, as a means of distributing them to Landowners. She was uncertain if the Annual Treasurer's Reports are customarily posted to the website.

The February 2024 Financials are attached to the agenda for review. Doug suggested we should review the February GLA Financial Report and approve them at the April BOD meeting, which would afford Board members a complete month to review, discuss and approve, accordingly. Assistant Treasurer Claudette Dirkers stated that she has updated the comprehensive GLA Landowner's Database, and thus, is making substantial progress getting the assessments paid.

## **4.0 Secretary's Report: Seat vacant.**

We do need to get the Annual Report into the state by April 15, 2024. Our accounting firm ATS, has offered to file the report. Morgan is also able to do it. Doug will coordinate with ATS and Morgan to determine who will complete this task.

## **5.0 Consent Agenda: Board of Directors**

The board decided to vote on each Consent Agenda item individually because not all members were able to review the items. Jaylyn had previously brought up a valid point regarding requirements for all driveways to have culverts. See following.

### **5.1 Roads Committee Approved Motions for Board Ratification:**

5.1a. To establish that a minimum diameter for driveway culverts must twelve inches for all new driveway construction, *when it is determined by the PRC and/or Road Committee (RC)* that a culvert is necessary, and to update the Project Review Application Driveway Form to reflect this stipulation. Unanimously approved by the RC. **Unanimously approved by BOD**

5.1a. Two invoices from Standish Excavation for snowplowing in NG and SG, totaling \$4,180. had been unanimously approved by the RC. **Unanimously approved by BOD.**

### **5.2 Project Review Committee Approved Motions for Board Ratification:**

5.2a. Letter from PRC to prospective landowners in response to their email inquiry regarding requirements for building on a SG parcel (SG 34-A2) they wanted to purchase next week.

*Comment: Claudette spoke to their realtor today and she said that they agreed with the terms, as decided by GLA Board consensus and the PRC. The PRC expeditiously sent an unofficial response to the buyers because the property sale was contingent upon the articulated designations, prior to closing.*

**In Favor:** Doug, Alicia, Tim, Claudette, John, Jack; **Not in Favor:** Jewel; **Abstain:** Leslie

5.2 b. Project application for a well and driveway on SG-73, submitted by Alyssa and Richard Allen. The PRC conducted the requisite due diligence. Unanimously approved by PRC. **Unanimously approved by BOD.**

## **Committee Reports:**

### **6.0 Roads: Chair John Carp**

**6.1** John is slated to meet with Standish on March 21, to review current road conditions as a precursor to spring maintenance in NG and SG. John is going to see if subcontractor Randy Traucht can evaluate Glastonbury culverts in the spring. The snowfall has been a bit different than in previous years, so it has been more challenging to gauge and coordinate snowplowing because of the rapid rate of melting.

**6.2** Recently, two trucks slid sideways on the icy road surface on Upper Gemini Hill in NG; the road is also too narrow for two vehicles to negotiate. This is a safety concern that is being discussed in committee and will come before the board. Similarly, Claudette expressed her concern regarding the safety of Sagittarius Skyway in SG. Tim expressed his concern that the road needs widening, as well as correction of the current slope because you can slide downhill in the wrong direction toward the steep 300 ft cliff. Sagittarius Skyway is an access road to common land in High South used for year-round recreation.

Doug expressed concern that these issues come up under life safety and liability issues for the GLA. He questioned if the road conditions meet the standards in the governing documents and what our attorney might say if there was an accident. One director stated that the GLA Covenants state that we are responsible for maintaining these platted roads.

### **7.0 Project Review: Chair John Carp**

**7.1** John Carp said the committee is making progress updating the protocol and managing the backlog of past projects. Jack has put together a Dropbox file on each project and that has been helpful.

**7.2** Landowner Michelle McCowan questioned the activities on her neighbor's property next. She knows they are planning to subdivide and build. How can she get more information on this property? Is the GLA Board going to approve this subdivision and building project? Michelle said they trespassed on her property, but claimed it was theirs and said they would be building, anyway. No such application has come into PRC on this construction endeavor. Michelle's lot is NG 11-E and the lot next to her is 12-B. The PRC will investigate.

**7.3** A Director received word that there may be breaches on parcels NG 22-C and NG 22-D, due to road and construction projects. Concerns have come to us about both of those properties. The PRC will investigate these matters.

### **Community Property: Chair John Carp**

**8.1** Before we get any bids on our common lands for potential sale, we should get input from the community to see if landowners are in support of selling that property, specifically Lot 1 in NG that has the Quonset hut. This lot is sellable due to its easy access. Primarily, proceeds would go toward the cost of long-term GLA roadwork and/or unexpected expenditures.

Leslie is in the process of creating a communique to landowners. Leslie stated that this initial communication would identify the properties for potential sale, while gathering important landowner feedback. Discussion ensued about whether the board needs to conduct a subsequent landowner vote. Eventually, legal counsel might become necessary. The initial communication is to give transparency to landowners and receive feedback.

**8.2** In April, the committee will look at the soccer fields and the budget of \$1750, which will mostly go to keeping the fields maintained. They would like to install more amenities on the property but

decided to focus on maintenance this year and postpone discussion on improvement until next year.

**8.3** John spoke to a contractor in Tom Miner about whether we need an engineer's report to further develop the soccer fields in the future.

**8.4** The Board gave the committee three months to evaluate GLA's Common Lands and include them on the balance sheet. The committee agreed it would be easier to initially provide the tax value rather than the market value. The question arose, are we creating another workflow that another Board member must keep up with? Would it be easier to use tax assessed value? If we should need to borrow from a lender, then at that time, we could get market values to show a stronger balance sheet.

**8.5** Discussed Ciara Wallace's interest in joining the Community Property Committee. John had reached out to her.

**9.0 Governing Documents: Chair Leslie Everett**

**9.1** The Gov. Docs. Committee (GDC) met on Feb 19, adopted a charter and goals, and met again on March 11th. During their March meeting committee members worked on the first item on their goals list, which was to resume the work on the Road Policy that the 2023 GDC had nearly completed. The committee reviewed the policy, made modifications, and will continue to work on it at our next meeting. The goal is to finalize the draft policy and first send it to the Road Committee for their review and commentary.

**9.2** Leslie apologized that the committee minutes are a little behind and she is looking forward to getting them updated soon. For the sake of continuity, Claudette requested the posting of remaining 2023 committee-approved minutes to the GLA website. Leslie agreed that the committee could work on pulling available information and update accordingly.

**10.0 Landowner Comments:** None

**11.0 Finished Business – Email Votes 2/21/24 – 3/20/24:**

None

Submitted by,

GLA Directors Alicia Roskind Dearing and Claudette Dirkers

Date of Board Approval: \_\_\_\_\_

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