

Glastonbury Landowners Association | Board of Directors Minutes

Wednesday, January 17th, 2024 – 7:00 PM

[Via Zoom](#) or Dial-In

Call In: +1 720 707 2699 Meeting ID: 879 1933 7183 Password: 2023

Call to Order (7:06 PM)

- 1.1 Board Members Present: Alicia Roskind Dearing (President), Tim Brockett, John Carp, Claudette Dirkers, Leslie Everett, Doug Gill (arrived after 8:30 pm), Jaylyn Jensen (Vice President), Scott Stomierowski, Jack Sutton, Jewel Wieczorek (Treasurer).

Landowners Present Virtually- Linda Ulrich, Walter Wunsch, Joe Bezotsky, David Hink, Miriam Barker, Ron Wartman, Morgan Squires, Seth at Ridley Creek Farms, Cristin Dhieux-Fowle.

Approval of Meeting Minutes

- 2.1 Discussion on December 2023 Minutes - Alicia reported that there were no minutes to vote on as the secretary's position is vacant, and the Board is shorthanded. Alicia asked for volunteers to help with the December meeting minutes (reviewed and typed up). Discussion ensued regarding the missing meeting minutes from Oct and Nov 2023.

Landowner Comment for Items Not on the Agenda

- 3.1 Walter Wunsch notified the Board that he only had 30 minutes to participate, and that he had volunteered to be on the Road C'ee again if anyone had questions. Discussion ensued regarding support for Walter, his history as a Road C'ee member, and how the approval of a committee member is by Board vote per the Bylaws.

Officers, Directors, Ombudsman(s) Reports

4.1 President's Report

President's Resignation – Alicia Roskind Dearing announced her resignation effective Feb 1, citing the need to prioritize her family and professional commitments. Discussion ensued that a management company or management software might be considered to assist with GLA management and Board transitions of data, stated Alicia. Likewise, she made a request for various committee members, secretary, and treasurer.

4.2 Treasurer's Report

- 4.2 a. Treasurer's Resignation - Jewel announced her resignation effective February 1, citing the need to prioritize her professional commitments. Discussion ensued to consider Tim Brockett for the position as he had expressed interest.
- 4.2 b. Review December & End of Year Financials- Jewel notified the board that she was not prepared to present the financials, which had been distributed to the Board before the meeting, and that ATS would be creating an end of year statement with the final figures for 2023-

Motion: *Motion to approve December Financials made by Jewel Wieczorek. Majority favor by roll call vote. Motion Passes.*

Votes In Favor (8): John Carp, Claudette Dirkers, Leslie Everett, Doug Gill, Jaylyn Jensen, Scott Stomierowski, Jack Sutton, Jewel Wieczorek

Votes Opposed (1): Tim Brockett

Votes Abstained (1): Alicia Roskind Dearing

Motion Discussion: *Tim Brockett stated he had not received the bank statements he requested and that he is concerned that the properties that GLA owns are not listed on the balance sheet..*

4.2 c. Review Draft 2024 Budget - Jewel reported on the Draft 2024 GLA Budget. Discussion ensued regarding the proposed 10% assessment increase, which is the maximum increase allowed by the GLA Covenants, the history of past assessment increases, the change to the 2024 budget to include the total Landowner assessments due for the year, the very thin margin of the GLA reserve fund, inflation and cost of living concerns for those on fixed incomes, and that the Road C'ee would be spending time developing a capital budget for anticipated long term expenditures and would be looking closer at selling GLA property.

John Carp noted that he anticipates snow removal costs this year will be less than budgeted. Jewel noted that the GLA accounting firm, ATS, thinks the assessment rate is very low as compared to other HOA's and the GLA should consider doing a benchmark examination of other HOA's in MT. Ron Wartman cautioned about comparisons with other HOA's and the services they get.

Doug recommended an allocation of funds in this budget to prepare for Road C'ee long-term planning and to begin creating a large reserve dedicated to that purpose. Claudette asked about the status of collections and the \$84,000.00 that is currently past due. Jewel stated that GLA collections have had little activity in over a year.

Motion: *Motion to not increase assessments for 2024 made by Tim Brockett. Majority favor by roll call vote. Motion Passes.*

Votes In Favor: (7), Tim Brockett, John Carp, Claudette Dirkers, Leslie Everett, Jaylyn Jensen, Scott Stomierowski, Jack Sutton

Votes Opposed (2): Doug Gill, Alicia Roskind Dearing

Votes Abstained (1): Jewel Wieczorek

Motion Discussion: *Claudette commented on Doug's idea about sending out a notification to Landowners regarding future special assessments that may be needed to cover future road costs.*

4.2 c 2024 Assessments Discussion – Jewel explained that the assessment statements expect to be mailed by ATS before the end of the month.

4.2 d. ATS Full Charge Proposal Discussion – Jewel reported that ATS has provided a quote for handling GLA accounting tasks that are currently managed by the Treasurer, as well as the counting of ballots during elections for an estimated cost of \$17,650/year (\$50/hour). Alicia noted that this would lead to less risk by using a company to manage the tasks and would take a big workload off Board members' shoulders. Jewel confirmed that ATS is an enrolled agent, not a CPA, but Elena, who is responsible for GLA's accounting, expects to earn her CPA in the next few months, and that ATS has been doing GLA accounting work for some time, they have a good reputation, and

understand how the GLA works. Walter Wunsch said Julie at ATS is very competent and would be a good asset.

Motion: *Motion to hire ATS to manage accounting duties made by Alicia Roskind Dearing. Motion carries. Unanimous In Favor by voice vote.*

Motion Discussion – *Claudette questioned who would oversee the GLA Landowner Database. Jewel reported that ATS will keep the Landowner Database updated, as they already do in QuickBooks. Claudette commented on her concern that ATS fees would exceed the budgeted amount since a tremendous effort goes into validating and tracking changes and should not be in the hands of only one person. Jewel suggested a volunteer also keep the Landowner Database up to date.*

4.3 **Secretary’s Report** – None (Seat vacant)

4.4 **Ombudsman’s Report**– Miriam Barker, no comments; Sabrina Hanan absent.

Officer and Committee Reports

5.1 Road Committee

5.1 a. Upper South Guardrail and Snow Fence Repair Project Update – John Carp reported that subcontractor Randy Traucht has completed work on getting SG guardrails repaired and bumpers installed. John reported that work on the SG snow fences has been completed. The grand total was \$4800.00 and had been pre-approved by the Board.

5.1 b. Approve new committee members - John reported that the new Road C’ee members are Jack Sutton and Doug Gill, and that two committee members, Pouwel Gelderloos and Jaylyn Jensen, resigned. John reported that two members from the 2023 Road C’ee want to rejoin, Neil and Linda Kremer, and Walter Wunsch, also volunteered.

Motion: *Motion to approve Walter Wunsch as a member of the Road C’ee made by John Carp. Majority in favor by roll call vote. Motion Passes.*

Votes In Favor, (6): John Carp, Leslie Everett, Jaylyn Jensen, Alicia Roskind Dearing, Jack Sutton, Jewel Wieczorek

Votes Opposed (2): Tim Brockett, Claudette Dirkers

Votes Abstained (1): Scott Stomierowski

Absent (1): Doug Gill

Motion: *Motion to approve Neil and Linda Kremer as members of the Road C’ee made by John Carp. Majority in favor by roll call vote. Motion Passes.*

Votes In Favor, (6): John Carp, Leslie Everett, Jaylyn Jensen, Alicia Roskind Dearing, Jack Sutton, Jewel Wieczorek

Votes Opposed (2): Tim Brockett, Claudette Dirkers

Votes Abstained (1): Scott Stomierowski

Absent (1): Doug Gill

Motion Discussion: *Tim questioned whether Walter Wunsch is currently In Good Standing. Tim noted that he had serious issues with appointing Walter, based on past issues with the Army Corps of Engineers and wetlands, handled by Walter and Dennis Riley, when Walter*

was previously on the Road C'ee. Tim also noted that he had issues with Walter's ownership of a business that may be in violation of the master plan. John and Scott questioned the validity of the claim and Tim offered to share documentation he has to back up his claims. Jack Sutton suggested, and the Board agreed, to reach out to Walter Wunsch to ask him to formally come in for a review of his company; In addition, Tim questioned adding Neil and Linda Kremer to the C'ee. Tim noted that they have done some "remarkable twisting around of their parcel" – they have three buildings on their land. They redistributed the boundaries of their land. Saves them \$400/year; They twist the law".

5.1 c. 2024 Road Budget – Postponed to Wednesday, January 24th.

5.1 d. Future Road Items to Review: John reported that the Road C'ee has received a bid for roadside mowing that matches last year's amount. John also reported that the C'ee will be looking at private road service later this spring. There are eighteen miles of platted roads and almost four miles of private subdivision roads; he has received several inquiries from Landowners who live on them and who want to know why they get no service.

5.2 **Project Review Committee**

5.2 a. John reported that the C'ee does not have any new board members and that the current C'ee members are Jack, Scott, Doug and John.

5.2 b. NG 47-Wheeler Cargo Containers Review- John reported on Wheeler's construction Exemption for three cargo containers on his Gemini Rd property. The C'ee had originally approved keeping one container for one year and the rest of the containers were to be relocated within 30 days (Feb 1st). However, Wheeler requested more time, which the C'ee approved. Wheeler has agreed to have the two containers moved by March 1st and to move the remaining one further from the road and to be less visible. Claudette asked about whether a sign had been posted stating the containers have received a variance and are not usually allowed and John explained that it is too late to do it now.

5.2 c. NG 30-A Villeneuve Variance Request – John reported that Villeneuve requested that the violation attached to his property be removed. The Project Review C'ee (PRC) requested Villeneuve provide proof that the violation is not valid, before the C'ee will forward his request to the GLA Board for consideration. Discussion transitioned into the project documents provided by Leo.

5.2 d. Project Review - John reported that he had reviewed documentation provided by former PRC Chair Leo Keeler and former committee member Claudette Dirkers identifying twenty-two projects that needed some follow up. John reported that he had worked on (6) six projects in various stages of development and will work on the rest in the coming weeks; he has inspected five (5) active projects in NG that are all in the framing stage and three (3) projects in SG that are completed and that will be getting a bond refund. John reported that the Rendleman Guest house – is not yet dried in and the Wright project is completed. Discussion transitioned into the assessment and construction bond discussion.

5.2 e. Assessment and Construction Bond Discussion – Claudette explained the construction project protocol: the PRC does the final approval on a project, there is a Board Action Form that must be completed and compared with the original application, after which the Board approves, and the construction bond is duly returned.

5.3 Community Property Committee

5.3 a. Approve new members – John requested to James Kozlik, Pouwel Gelderloos, Hendrik Gelderloos and Charlotte Mizzi, continue to serve on the Community Property C’ee. He noted that they had all done much work for the C’ee in the past and are in good standing.

***Motion:** Motion to approve James Kozlik, Pouwel Gelderloos, Hendrik Gelderloos and Charlotte Mizzi continue to serve on the community property C’ee made by John Carp. Majority favor by roll call vote. Motion Passes.*

Votes In Favor (7): Alicia, Jewel, John Carp, Leslie, John, Jaylyn, Scott Stomierowski

Votes Opposed (0):

Votes Abstained (2): Claudette Dirkers, Tim Brockett

Absent: Doug Gill

5.3 b Community Property Sale Update – John reported that there wasn’t a quorum at the last C’ee meeting and that the C’ee would be seeking an engineer to assist with removing the water use restriction on the Quonset Hut property. John noted that he is confident the restriction can be lifted, pending identification of the building and well sites. Claudette requested John provide information to meeting attendees both the value of the land and plans for fund allocation. John reported it has an estimated value of \$300,000-\$500,000 and the funding from the sale could potentially be used for long term maintenance of roads, safety, etc. Jewel questioned whether the engineer cost needed to be added to the 2024 GLA Annual Budget.

5.3 c. 2024 budget – John reported that this year’s budget is the same as last year, \$1740.00, and that he would like to increase the budget to allow for additional mowing, and for the building.

5.4 Governing Documents Committee

5.4 a. Governing Documents Handover - Leslie Everett reported that she had reached out to the former Chair Andrea Sedlak, to see if there was interest in continuing to serve on the C’ee and asked if she could provide documents from last year. Leslie reported that she has completed a full download of all the working files from the 2023 Gov Doc C’ee, noted that the governing documents files are in good condition, and she is hoping to continue that work with files provided by both Claudette and Andrea..

5.4 b. New Committee Members Discussion: Leslie reported that she has spoken with Jaylyn and was hoping she will join the C’ee, as well as other Landowners.

***Motion:** Motion to approve Jaylyn Jensen to be appointed to the Gov Docs C’ee. Unanimous favor by Voice Vote, Motion carries.*

6.0 Unfinished Business

6.1 a. Vote on Officer Positions – Alicia reported that three (3) officer positions need to be filled and inquired if anyone was interested in being president. Alicia nominated Doug Gill for GLA President; Scott nominated Claudette Dirkers, but she declined.

Motion: Motion to approve Doug Gill as president. Unanimous favor by Voice Vote, Motion carries.

- 6.1 b. Asst. Treasurer & Compliance Chairman Position Discussion – It was discussed that the President, cannot hold more than one officer position and will have to relinquish his job as GLA Assistant Treasurer.

Motion: Motion to make Tim Brockett Treasurer, made by Tim Brocket. No second. Motion fails.

Motion: Motion to make Tim Treasurer and Claudette Assistant Treasurer, made by Tim Brockett. Majority favor by roll call vote. Motion fails.

Votes In Favor (3): Doug Gill, Tim Brockett, Claudette Dirkers

Votes Opposed (7): Alicia Roskind Dearing, Jewel Wieczorek, John Carp, Leslie Everett, Jaylyn Jensen, Jack Sutton, Scott Stomierowski

Motion Discussion: Jaylyn made a statement (see attached) regarding Tim Brockett's harassment and cyberbullying of Board members since the Board was seated on December 14. Discussion ensued with Tim stating that the 'facts' listed in the statement were falsehoods and lies, that he believes he would be a good treasurer based on his ability to do the job, that the discussion had turned into an attack patterned after a "Soviet Show Trial", and the Board was haranguing him, and slandering his character. Jack noted that some of Jaylyn's statement was backed up in writing in emails Tim had sent to the board. Scott noted that in his opinion it was a factual rendition of Tim's actions over the past month and his behavior had been childish and mean. Scott noted that if the GLA Board were a company Tim would have been fired. Jewel noted that his behavior has been completely unacceptable and that we want to be a functioning and harmonious board.

- 6.1 c. Open Secretary Position Discussion

Motion: Motion to approve Tim Brockett as secretary made by Tim Brockett. No second. Motion fails.

- 6.1 d. BOD Task Assignment Discussion – In order to get the December 2023 Board meeting minutes completed, John Carp offered to work on the minutes for his C'ees for December and Alicia agreed to work on the remainder of the content. Jewel noted that the Bank signatories needed official GLA meeting minutes to take to the bank, and that we can assign someone to be an agent. Newly elected GLA President Doug Gill will be in town soon and would like to have the minutes to take to the bank. Discussion transitioned into sending out assessments. Jewel suggested that Claudette could also be a signatory agent.

- 6.1 e. Discussion about sending out assessments – Alicia agreed to help temporarily with secretarial duties and eblasts, etc.; but noted that she has other commitments.

Adjournment

Motion – Motion to adjourn at 11:54 PM and reconvene the Board meeting on Wednesday, January 24th made by Jewel. Unanimous favor by Voice Vote, Motion carries.

Board Meeting Items Postponed to Wednesday, January 24th.

- Road Budget 2024
- Discuss Open Committee Positions
- Elect Committee Chairs
- New Business
- Postcards & Communications
- Review Privacy Policy

Minutes Taken by: Jaylyn Jensen
Editors: Claudette Dirkers, Leslie Everett
Minutes Approved Date:

Attachments: Statement read by Jaylyn Jensen

Finished Business:

Date	Motion	Made By	Pass/Fail	Votes	Vote Count
12/15/2023	Motion to appoint Morgan Squires Webmaster and add Alicia Roskind Dearing to the GLA email account access list.	Alicia Roskind Dearing	Passed	Y: Doug Gill, Jaylyn Jensen, Claudette Dirkers, Leslie Everett, Scott Stomierowski, Jewel Wieczorek, Jack Sutton;	7-0
12/18/2023	Motion to approve postcard notifying Landowners of two open GLA Board positions, committee openings and the office of secretary be mailed as expeditiously as possible.	Claudette Dirkers	Failed	Y: Claudette Dirkers, Doug Gill, John Carp, Tim Brockett, Jack Sutton; N: Leslie Everett, Jaylyn Jensen, Alicia Roskind Dearing, Scott Stomierowski, Jewel Wieczorek.	5-5
12/21/2023	Motion to approve snow fencing repair and replacement on Sag and Hercules for \$2622 by High Country Excavation.	John Carp	Passed	Y: John Carp, Scott Stomierowski, Leslie Everett, Doug Gill, Jaylyn Jensen, Jewel Wieczorek, Claudette Dirkers, Jack Sutton, Alicia Roskind Dearing, Tim Brockett.	10-0
12/21/2023	Motion to approve guardrail post and block repair on Hercules as specified for \$3140 by High Country Excavation.	John Carp	Passed	Y: John Carp, Scott Stomierowski, Leslie Everett, Doug Gill, Jaylyn Jensen, Jewel Wieczorek, Claudette Dirkers, Jack Sutton, Alicia Roskind	10-0
12/21/2023	Motion to approve Pothole repair on Dry Creek Rd for \$600 by High Country Excavation.	John Carp	Failed	Y: John Carp, Jaylyn Jensen; N: Alicia Roskind Dearing, Scott Stomierowski, Leslie Everett, Doug Gill, Claudette Dirkers, Tim Brockett; Abstain: Jewel Wieczorek.	2-6

12/29/2023	I motion for approval of a postcard inviting landowner participation in board committees and seeking interested volunteers to assist the board with secretary duties.	Leslie Everett	Failed	Y: Leslie Everett, Jaylyn Jensen, Jewel Wieczorek, Alicia Roskind Dearing, Jack Sutton; N: Tim Brockett, Claudette Dirkers	5-2
1/4/2024	Motion to approve \$800 additional funds for new bumper installation on two sections of Hercules guardrail as part of the guardrail repair project.	John Carp	Passed	Y: John Carp, Scott Stomierowski, Jaylyn Jensen, Claudette Dirkers, Jack Sutton, Leslie Everett, Alicia Roskind Dearing, Jewel Wieczorek, Tim Brockett.	9-0
1/6/2024	I motion for approval of the attached postcard inviting landowner participation in committees.	Leslie Everett	Passed	Y: Leslie Everett, John Carp, Alicia Roskind Dearing, Jewel Wieczorek, Jaylyn Jensen, Scott Stomierowski, Jack Sutton; N: Tim Brockett, Claudette Dirkers	7-2