

Glastonbury Landowners Association

Finance Committee

Monday – June 8, 2026 – 6 PM

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

Call to Order (6:10 pm)

1. Committee Members Present- Debbie Newby, Currey Hall, Jewel Wieczorek, Regina Wunsch, Chris Farrar, James Timmer

Absent with Notice: Alicia Roskind Dearing

2. Landowners Present- Leslie & James Everett, Jack Sutton, Miriam Barker

3. Landowner Comment on Non-Agenda Items

4. May Financial Reports review

Income Year to Date (YTD) is \$101,544 with expenses of \$24,438. Net Income (including interest earned of \$2,803) is \$78,237. Assessment fees collected to date is \$87,924, 91% of the budgeted amount. There was a \$10,000 transfer from the Sunwest Checking account to Bank of the Rockies Savings account (paying 2.65%). PayPal account 005 has been closed and those funds transferred out. The sum of Bank of the Rockies Checking account + Savings Gen Op account is \$138,808. The Reserves Report shows an increase of ~\$8,000 in Construction Bond Reserves as a result of project applications approved.

MOTION: Debbie makes the motion to approve the May 2026 Financial Reports for recommendation to the Board. Currey seconded.

All in Favor: James Timmer, Currey Hall, Chris Farrar, Jewel Wieczorek, Debbie Newby. Regina Wunsch abstained not having reviewed them. Motion Carries.

5. Updating Liens

- a. The GLA attorney of Cotner, Ryan and Blackford (CRB) recommends to update an existing lien, when necessary, vice filing a new lien with a new amount. Multiple liens against the same landowner may make things more difficult in collecting and in court. They further recommend an attorney do this vice the GLA Treasurer – more involved than filing a lien in the first place.
- b. CRB is in process of updating a lien against one of our Landowners and the cost of this was approximately \$4-500. The GLA Collection Procedure last updated 10/23/2024 paragraph 3.f.2 indicates the landowner will be assessed a Lien Fee of \$100 – this needs revision.
- c. It was discussed that in the case of accounts over 2 years delinquent (paragraph 3.f), if the landowner responds by executing a payment plan, then the GLA Attorney update of their lien may be delayed while they are cooperating and making payments, thereby avoiding an additional large charge to their account for attorney fees.

6. Update of the GLA Collections Procedure

- a. Debbie put forth revisions to the GLA Collection Procedure in paragraphs 3.f.2 and 3.f.3 to revise the Lien update fee and when the lien is updated.
- b. Debbie also put forth a revision to the GLA Collection Procedure paragraph 4 to allow a two or three year payment plan, as the Board approved in the May 2026 Board Meeting.
- c. The Committee discussed these revisions and suggested changes, updated in the attached document.

7. Quarter 3 GLA Assessments Billing

Accounting & Tax Solutions (ATS) is planning to generate Q3 Assessment Statements on July 3 and email those out. Board Financial reports for June will be generated the following week. Regina has offered to print the statements going out USPS mail and Debbie will assist her stuffing them in the envelopes. Plan is to mail them on Monday, July 6th.

8. The next Finance Committee meeting is tentatively scheduled for Monday, July 13, 6 pm.

Meeting adjourned at 6:45 pm