



**Glastonbury Landowners Association | Board of Directors  
Road Committee Meeting Minutes**

**Date:** January 6, 2026

**Meeting Agenda**

1. Roads Committee Chair Discussion & Vote
2. Snow removal contracts for NG and SG: Review hourly rates / Determine adequate annual budget / Determine contractor dispatch order
3. Identify and vote on NG snow removal dispatcher
4. Fall Road Maintenance discussion: What happened and what did not
5. Sagittarius Skyway road widening contract and project status report: Decision to be made on how to proceed
6. Revisiting Safety signs from a practical perspective. Possible decision on new signs
7. Redefining Safety
8. Snow fence repair / upgrade

**Meeting called to order:** 6:02 P.M. MST by Zane Curry

**Committee Members in Attendance:** Zane Curry (GLA President), Joe Bezotsky (GLA Director), Scott Stomierowski (GLA Director), Guy Gravert, Walter Wunsch, Jack Sutton (arrived after meeting was called to order)

**Committee Members Absent:** Tyson Wright (notice provided)

**Board Members in Attendance:** Lance Rushmeyer (GLA Vice-President)

**Landowners in Attendance:** Byron Kassing, Jaylyn Jensen, Leslie and James Everett, Kate Thorpe, Ron Wartman, Thomas Spruance, Aija-Mara Accatino

Zane Curry (GLA President) opened meeting outlining guidelines for the meeting and set expectations for BOD meetings.

## **Public Comment on Non-Agenda Items :**

Kate Thorpe: Comments about the culvert map, and notes that the culvert near their property was not identified on the culvert map. Zane Curry asks for a picture to be remitted so that this culvert can be included on a revised map

Jaylyn Jensen: Asks about whether the 2026 GLA Board will review the revised Road Policy. Zane Curry responds stating that the Road Committee will take this up as an agenda item at the February 2026 Road Committee Meeting

1. **Road Committee Chair:** Zane Curry (GLA President) opens the discussion stating committee will vote on Road Committee Chair, with the recommendation to be presented to the GLA Board for approval at the next GLA Board meeting. Guy Gravert asks if Walter Wunsch is someone could be the chair. Zane Curry responds confirming that per the GLA Bylaws do allow Walter Wunsch to be the Road Committee Chair (question and response are in respect to Walter Wunsch matter re: Master Plan violation that was initiated by the 2025 GLA BOD). Zane Curry goes on to explain that this outstanding matter will be taken up by the Compliance Committee, and that it would not be appropriate to address at the Road Committee meeting. Walter Wunsch adds he was the very first GLA Road Committee Chair, when the GLA was first formed, and has served for numerous years on the Road Committee. Walter Wunsch summarizes many of the Road Committee efforts he has led over the years. Zane Curry asks if Walter Wunsch would be willing to serve as the Road Committee Chair. Walter says we would be willing to serve, but will not be able to take minutes for the meetings.

**Motion:** Guy Gravert motions for Walter Wunsch to be recommended to the GLA Board as Road Committee Chair

**Seconded by:** Zane Curry

**Committee Member Comments:** Joe Bezotsky raises the question of whether Walter Wunsch is suitable as Road Committee Chair, based on the 2025 election process and Walter's disqualification. Makes reference to the Legal Opinion obtained by the 2025 GLA Board on Walter's candidacy for a GLA Board seat. Zane Curry responds directing all in attendance to revisit this letter, and in particular the grandfathering statement in Section I. 4. Brief back and forth between Director Joe Bezotsky and Zane Curry ensues and concludes with Zane Curry reiterating that the Walter Wunsch Master Plan related matter from the 2025 election will be taken up by the GLA Board.

**Public Comment on Motion:** None

**Motion Result:** Pass 5-1 (Joe Bezotsky votes no, all other Road Committee members vote yes)

-Walter Wunsch takes the lead on the remaining agenda items

2. **Snow Removal Contracts:** Walter Wunsch presents the rates for snow plowing with High Country Excavation (Randy Traucht) and Mike Dirkers. These rates are \$125/hr and \$175/hr respectively. Jack Sutton asks if there is a contract with both of them for a fixed amount of time with a termination date. Walter notes there is not a formal contract with High Country Excavation, but that there is one with Mike Dirkers. Contract with Mike Dirkers is non-exclusive. Walter recommends that the Road Committee bring to the GLA Board a proposal to have High Country Excavation to plow both NG and SG, based on the disparity in hourly rates. Joe Bezotsky responds questioning whether Mike Dirkers should be given the same opportunity regarding rates, and further questions whether renegotiating in the middle of a season or a contract is fair or ethical. Zane Curry recommends that we go with Randy Traucht in SG, and Mike Dirkers in NG, as the need for snow removal is most often concurrent for both SG and NG, leaving Glastonbury in need of simultaneous plowing. Zane Curry also notes that we also have a contract with Steel Creek Construction (Rob McDonald) to plow with a grader at a rate of \$170/hr, which may be needed if snow depths are significant enough to require the

dispatch of heavier equipment. Further discussion on who should be the dispatcher for snow removal concludes with Walter Wunsch offering to be the dispatcher for both NG and SG. His experience in the community and the fact that he resides in high SG, along with employees from NG arriving early during the week make him well suited to be the dispatcher for both NG and SG. Unanimously approved, along with the expectation that Mike Dirkers being both the preferred snow removal contractor and a resident in NG will be sufficient to cover weekend needs as well

**Motion:** Zane Curry makes a motion to recommend the GLA Board approve the dispatch order of Mike Dirkers in NG and High Country Excavation (Randy Traucht) in SG, and as needed Steel Creek Construction (Rob McDonald) for both NG and SG when snow levels require heavy equipment.

**Seconded By:** Guy Gravert

**Committee Member Comments:** Walter Wunsch mentions the Road Committee will need to keep a close account of hours worked if Steel Creek Construction is dispatched based on recent invoices. Scott Stomierowski brings a question to the committee about whether using a grader is more effective as it both removes snow and grades the road at the same time.

**Public Comment on Motion:** Kate Thorpe notes that a couple of the recent snow removal efforts in NG occurred when snow levels were insufficient to require plowing in her opinion, also adding that she has a concern about the hourly rates, and how that can be verified. Committee members thank her for the feedback and commit to speaking with the snow removal contractor for NG. Jaylyn Jensen, and Director Lance Rushmeyer, second the comments made by Kate Thorpe.

**Motion Result:** Pass 6-0

3. NG Snow Removal Dispatcher: Previously covered during discussion of snow removal contracts

**Motion Result:** Pass 6-0

4. **Fall Road Maintenance Discussion:** Timeline of events presented by Zane Curry, with key points being 9/10/2025 initial approval by Road Committee to approve contract for maintenance in both SG and NG to be completed by Steel Creek Construction, and floating timeline with the work in SG having been completed but no work having commenced in NG. New board was seated on 12/22/2025, and on 12/23/2025 Steel Creek was contacted about the yet to begin NG Fall maintenance. Rob McDonald explained he was not given clear instructions on what specifically should be done in NG. Rob McDonald was contacted again on 1/6/2026 and stated he could begin moving equipment on site as early as 1/8/2026 with work to commence thereafter. A recap of the work done by Steel Creek Construction for Fall maintenance in SG was also covered, and in particular the quality relative to the invoiced amount. In addition, it was noted that Steel Creek Construction was told in the Fall of 2025 not to use a roller or to put down mag chloride. Joe Bezotsky comment that the contract was explicit on what was to be done for the Fall SG maintenance. Exchange between Committee members Guy Gravert, Walter Wunsch, and Joe Bezotsky ranges from who should have been responsible for verifying if SG work was done in accordance with the contract, to what was done relative to the contract, and how a landowner would be capable of participating in the process of communicating what work was being done relative to the contract which is non-public. Exchange concluded with Joe Bezotsky stating that someone not doing what they agreed to do should not get paid for it.

No motions made, but consensus agreement was arrived at to have Steel Construction begin the delayed Fall maintenance in NG as soon as possible with heightened oversight on work product and hours billed. This work had already been approved by the 2025 GLA BOD so no action was required.

5. **Sagittarius Skyway Road Widening Status Report and Plan:** Committee discussion covers contract value discrepancy, current state of the project (incomplete), the need to at a minimum resurface the roadway

that has been disturbed, how the work order of the contract was not followed, and how if the project had included conversations with landowner Guy Gravert (property is adjacent to the work) in the planning stages there would likely have been a different outcome. Committee concluded this project should be revisited in the Spring of 2026 when any necessary work could be contemplated due to winter weather, and the uncertainty if whether or not this project was beyond the threshold of allowed capital expenditures by the Board without a community wide vote.

**6. Revisiting Safety Signs:** Committee discussion focuses on the cost, placement, and utility of the signs which were installed in the Fall of 2025. Also pointed out was the fact that GLA liability and safety were the primary drivers of why the signs were voted on, approved, and installed. Road committee members discussed whether it would be more effective to notify all drivers entering arterial roadways of the inherent danger ahead of uneven, steep, and narrow driving surfaces as a more effective means of mitigating the risk of liability and to enhance safety. It was suggested that this could have been achieved with four large signs at the beginning of arterial roadways defining risks that lie ahead. Walter Wunsch offered to donate a sign for placement at the bottom of Hercules in SG along these lines. Jack Sutton questions whether the signs actually reduce GLA liability. More discussion on specific signs and their utility focuses on stop signs on the downhill traffic side of steep roadways: Hercules and Sirius. Committee decided to bring this issue back to the table at the February Road Committee meeting with all members to bring back ideas of which signs were safety reductive, and if some should be considered for removal. Stop sign at the bottom of Sirius was already identified as one which had been knocked down by a driver.

**Public Comment:** Jaylyn Jensen thanks the committee for considering the utility of road safety related signs as they are currently installed, and supports the concept Committee Member Scott Stomierowski suggested regarding narrow roadway ahead sign. Kate Thorpe notes in her professional life she works with public based signage, and concurs with the concept of warning/disclaimer signs at the arterial road entry points. Kate also makes the point that speed of drivers is the primary issue in her opinion, and uses the example of short-term renters. Leslie Everett makes the point that it is not only short-term renters, but all manner of non-resident drivers and cautions against making any statements narrowly basing the speed issue on those drivers.

**7. Redefining Safety:** Tabled for the next Road Committee Meeting in February.

**8. Snow Fence Repair / Upgrade:** Walter Wunsch notes that the \$2,200 NTE contract has only had \$300 billed towards it since being issued in the Fall, and over the next 2-3 weeks more repair/upgrade work will be completed. Jack Sutton and Walter Wunsch exchange ideas on priority areas for repair and/or new fence are best suited.

**Public Comment:** Jaylyn Jensen asked that the old snow fence that was replaced near her property in NG on Aquarius was left behind. Jaylyn asks that this old fence material be picked up and removed, as it had been left behind.

Meeting adjourned at 8:12 PM MST

Next meeting tentatively proposed for Feb 3, 2026 at 6:00 PM MST.