

## **Glastonbury Landowners Association | Road Committee**

**Monday – April 6, 2026 – 6:30 PM**

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

### **Call to Order (6:40pm)**

**1. Committee Members Present-** Walter Wunsch, Zane Curry, Scott Stomieroski, Jack Sutton, Guy Gravert  
**Absent without notice:** Tyson Wright, Joe Bezotsky

**2. Landowners Present-** Alicia Roskind Dearing, Byron Kassing

### **3. Landowner Comment on Non-Agenda Items**

**4.** Year-to-date snow removal spend is \$6,455.00 as compared to a budgeted total of \$43,975.00 We need to keep some funds in this budgeted line item to cover late 2026 snow removal, however, there are likely more funds on hand than would be required, and thus we should move some of that excess to the snow removal reserve account from the general operating fund. When looking at recent years there is rarely an instance where Q4 snow removal expenses exceed \$10,000.00

**MOTION: Zane Curry makes the motion to move \$25,000 of the snow removal funds to the snow reserve account. Seconded by Jack Sutton.**

**All in Favor. Motion Carries.**

### **5. Spring Maintenance**

- a.** The GLA has received bids from Twisted Pines and High Country (HC) Excavation. High Country is 40% lower versus Twisted Pines when you look at cost per foot without mag chloride. Mag chloride is a 3rd party regardless of contractor.
- b.** Walter Wunsch is loaning Randy the money to buy the equipment, should he get the contract, at 0% interest. Walter will recuse himself from voting on any motions in regards to Randy's contracts due to the conflict of interest in the situation. He will also refrain from participating in the discussion about the potential contract.

**MOTION: Zane makes the motion to utilize HC Excavation for South maintenance pending the contract approval with HC Excavation. Guy Gravert seconded.**

**In Favor:** Zane Curry, Scott Stomieroski, Jack Sutton, Guy Gravert

**Abstain: Walter Wunsch**

**Motion Carries.**

### **6. Long-term contract with High Country Excavation (Randy Traucht)**

- a.** The contract has a targeted number of 40% of GLA income. Per the GLA Bylaws, the GLA is required to spend the majority of the budget on roads. By establishing a contract minimum that is based on the current allocation towards road maintenance in both NG and SG, as well as SG snow removal we would adequately reflect in the contract a value that is commensurate with the required spend. The latest draft modifies the minimum contract value to a calculation that is 40% of the prior year's actual income, not an estimated budget to prevent a potential inability to service the obligation in the event that collections were materially lower than expected.
- b.** Included vs not-included services pertaining to the contract minimum
- c.** Termination language
- d.** Escalation

- e. Suggested change from “Arterial” definition to “Primary and Secondary” definitions to align with the current GLA road policy

**MOTION: Zane makes the motion to approve for recommendation to the Board a road maintenance contract with HC Excavation with two modifications: 1) any reference to arterial roads to change to primary or secondary roads, per the current GLA Road Policy, 2) with the exclusion of any non-platted roads that are currently defined by the current platted road system. Guy Gravert seconded.**

**In Favor:** Zane Curry, Scott Stomierowski, Jack Sutton, Guy Gravert

**Abstain:** Walter Wunsch

**Motion Carries.**

**7. Mag Chloride and Road Maintenance materials.** Based on feedback from several contractors the recommended minimum application of road mix per mile is 270-280 tons. All Road Committee members were provided a document allowing for calculations of all included expenses to achieve optimal spring maintenance. Zane asks that all committee members utilize that document to arrive at their preferred spring maintenance allocation of GLA funds and report back to the group. To begin spring maintenance in a timely manner we should as a committee have this voted on by the committee ahead of the April GLA BOD meeting. A mag chloride contractor, Lyman Dust, is most likely available through May 15 - June 15. They believe this may be the best time to apply for our neighborhood. They coordinate with maintenance contractor to follow along behind the roller to ensure optimal results. Quote offered by Lyman Dust control comes with a 21 day guarantee. Zane will send out the quote via email to the Road Committee meeting for a vote so that it can be included in the April BOD Meeting for a Board vote. Zane points out in the North that there are not many gravel roads, so we could begin to build up these roads substantially based on allocated budget relative to miles of gravel road.

**8. Individual Landowner Contracted Road Work.** HC Excavation and Twisted Pines have extended the offer to landowners to honor their stated GLA rates for road work for landowners to engage these contractors for their own personal road work, paid by the landowner directly to the contractor. These rates are pending on the signed contract by the GLA, as it pertains to High Country Excavation

**9. Road Policy Discussion:** Committee has received a draft copy of the latest proposed 2026 Road Policy. Scott Stomierowski does not agree with the use of the definitions or “Arterial” or “Collector”, nor the base for a proposed 2026 policy being the 2025 policy. Zane reminds all Committee members that per the March BOD meeting we have been committed to provide a 2026 proposed policy to be submitted for community feedback along with the 2025 and 2008 pending approval at the next GLA BOD meeting. Guy Gravert suggested that Scott take up the responsibility of providing the Committee another option for a proposed 2026 Road Policy to be voted on by the Road Committee via email vote ahead of the April GLA BOD meeting.

**10. Fire Safety Update:** Walter Wunsch recaps discussions/plans developing with the Paradise Valley Fire Department, and discussion concludes with next step being an on-site meeting with the PVFD fire chief to identify locations for potential retention ponds, and an assessment of existing water sources.

**11. The next Road Committee Meeting is on May 5, 2026 at 6 P.M.**