

Glastonbury Landowners Association, Inc.
Board of Directors - Meeting Minutes - Final
January 8, 2018 – 7:00 pm

1. **Call to Order** The meeting was called to order by Dennis at 7: p.m. at Emigrant Hall.

PRESENT: Dennis Riley (President), Dan Kehoe (Vice President), Regina Wunsch (Treasurer), Charlene Murphy (Secretary), Newman Brozovsky, Gerald Dubiel (via phone), Richard Johnson, Leo Keeler, Charlotte Mizzi (via phone), Kevin Newby (via phone), Paul Ranttalo, Mark Seaver (via phone)

ABSENT:

Also attending: Iona Yabut (Administrative Assistant)

Landowners: Aija-Mara Accatino, Svend & Donna Andersen, Charles & Miriam Barker, Debbie Blais, Ross Bunson, Tim Brockett, Claudette Dirkers, Micah Dirkers, Marshall Haley, Dorothy Keeler, Sally Muto, Clare Parker, Rik Pittendorfer, Kathleen Rakela, Eleanor Scheffelin, Bob and Kristi Sones, Brian Trisler, Linda Ulrich, Ia Williams.

Guest: Danilie Howe, Jeff Magone

2. **Set Agenda**

3. **Visiting Landowner Input Period**

Ia Williams thanked Tim Brockett and crew for putting up snow fencing.

4. **Officer and Committee Reports**

4.1 President's Report – Dennis Riley

4.1.1 Welcome, introductions

4.1.2 Petition received November 27, 2017

The petition was affected by the lawsuit that was filed on the 2017 election; the petition could not be addressed until the lawsuit and 2017 election were determined by the court.

4.1.2 January 2, 2018 hearing-postponed

The board had a meeting with attorney Seth Cunningham at Rib Chop House on December 11, 2018 (individuals purchased their own lunches). The people not named in the lawsuit

formed a committee to decide if those named should be indemnified; the committee then met and voted to indemnify those named. All files filed with the court are public record and posted on the GLA website.

Kathleen Rakela was present and offered an opportunity to speak. Ms. Rakela's response, though her husband, was that there were a number of communications with the board prior to her legal move.

4.1.3 Temporary Restraining Order update, O'Connell

The board had until Jan 12 to decide on a management plan so the O'Connells could participate in meetings at a safe distance. To be discussed further in the closed session.

4.1.4 Lawsuit Update – GLA Response, Status update

Val O'Connell filing to be a Joiner in the lawsuit

Mrs. O'Connell took credit for writing a letter to the board, outlining the potential for legal liability. Ms. Rakela, speaking thru her husband, declared that she wrote the lawsuit paperwork herself, not Mrs. O'Connell. Val filed to be a joiner on her own volition, and the judge had yet to decide if she would be allowed to do so.

4.2 Road and Weed / Management Committee Report – Dennis Riley

4.2.1 SG & NG snow fence updates

Dennis asked Tim Brockett to give the update. At the last meeting, the board allocated funds to complete snow fencing. Over 3,000 feet were installed. Tim thanked volunteers Bob Sones, Svend Anderson, Micah Dirkers, Kevin Newby, John Carp, Jeff Riederer, Chad & Finnegan Stone, and Leo Keeler for completing the project on time and under budget. The committee was documenting areas that needed fencing in preparation for another installation next summer or fall.

Eight rolls of old snow fencing were still useable; since they were paid for by landowners, the board wanted to make it available to them.

Motion: Leo motioned and Charlene seconded to make the old snow fence that is stored at the Quonset Hut available to landowners on a first come first serve basis (limit 2 rolls please). **Motion passed unanimously.**

The Road Committee requested the authority to purchase sand as needed.

Motion: Leo motioned and Newman seconded to transfer the funds as necessary to purchase sand as necessary for the rest of the year. **Motion passed unanimously.**

4.2.2 Snow plow coordination

Tabled until after Road & Weed committee meeting.

4.3 Treasurer's Reports – Regina Wunsch

4.3.1 P&L, Balance Sheet, Deposit/Check Details, Customer Bal Summary Dec. 2017

Motion: Dan motioned and Leo seconded to accept the treasurer's report as presented.

Motion passed unanimously.

4.3.2 Unused road budget to NG & SG Road Funds

4.3.3 Petty Cash Procedure

4.4 Finance Committee Report – Regina Wunsch

4.4.1 NG 39 under Western Shamballa ownership

Church Universal bought back the land lease and now owned the full title. They were paying the back-dues and should be paid off in full in January.

4.5 Secretary's Report – Charlene Murphy

4.5.1 January newsletter / next mailing

The next mailing would combine the January newsletter with the end of year financial reports. Typically the January newsletter recapped the election results. In its place would be an article about the postponed election with the suggestion for landowners to go to the website for updates. Other topics were generated, such as snow plowing, snow fencing, thanking gravel donors, and emergency readiness.

Action Item: *Mark to draft an article about PayPal/electronic payments and Kevin to draft a speed limit article. Dennis to draft an article about the postponed election.*

4.5.2 Feb. 15 Financial mailing

Regina reported the financials were done, and a budget meeting was needed to finalize the 2018 budget.

4.5.3 Doc Request M. Laverty

Mr. Laverty did not feel the documents he was sent made sense, nor were they accurate.

Action Item: *To clarify the information for Mr. Laverty, Leo will personally visit and explain.*

4.6 Project Review Committee Report – Kevin Newby / Gerald Dubiel

Nothing to report; no new applications.

4.7 Communications & Technology Committee Report – Newman Brozovsky

4.7.1 Draft Formal Complaint form

Motion: Newman motioned and Paul seconded to approve the new official complaint form as presented.

The board discussed adding a space documenting that the complaint was resolved: a “case closed” section.

Amended Motion: Newman motioned and Paul seconded to approve the new form with the addition of the line: “Date complaint closed and response sent” at the bottom of the form. **Motion passed unanimously.**

Action item: *Mark will post the new revised complaint form on website.*

4.7.2 Clawson commercial wood cutting, Lannes noise complaint-draft letter

The letter was not sent because only three directors offered comments over email and disagreement continued among the board. As a final point, Mr. Clawson had not previously been made aware that since his woodcutting was a commercial activity, he was obligated under covenant 5.08 to not make noise.

Motion: Charlene motioned and Regina seconded to accept and send the letter with a new date, cc to Mr. Lannes, give him 30 days to resolve the sound issue, and respond to the board.

In discussion, Dan suggested to add that if Mr. Clawson didn’t cease & desist in 30 days, he would be found a member not in good standing.

Amended Motion- Charlene motioned and Regina seconded to send the letter to Mr. Clawson with a cc to Mr. Lannes as written with a final paragraph that he must cease and desist the noise and if he does not, he would become a member not in good standing in violation of covenant 5.08. **Motion passed** (9 in favor; 2 opposed- Newman and Paul; 1 abstention- Charlotte).

4.7.3 Complaint Brian Trisler, 11-29-2017

Mr. Trisler's complaint and discussions centered on violations on the setbacks. Setbacks were measured, and violations were found. Discussions centered on Paul’s assertion variances were given to both he and Mr. Wallace on NG 30-D and recorded, but no recorded variances were found for any construction on NG 30-D or NG 30-E. Discussions questioned accepting verbal statements on variances, past Boards requests for corrective actions, the 2013 Board approval of an addition based on the building meeting setbacks, the 2013 approval wiping out all past violations and potential political intent in addressing a complaint about a current candidate for the Board. After an hour of input a motion was made:

Motion: Leo motioned and Kevin seconded that Paul be notified that the carport addition is in violation of the setbacks, the long 4 stall garage exceeds what was authorized in 2013 in size also violates setbacks, and the garage/workshop/ apartment is also in violation of setbacks and he has 30 days to correct those situations or come back to the Board with justifiable reasons why he is not in violation of the Covenants. **Motion Carried** (7 in favor – Dennis, Dan, Charlene, Regina, Leo, Mark, Kevin; 3 opposed – Charlotte, Newman, Gerald; 1 abstention – Richard; Paul recused.) Gerald felt 90 days more reasonable than 30 days for changes.

Action Items: *Leo will write the letter; Iona to send Leo the motion and vote count; Dennis will sign.*

4.7.4 Complaint Ia Williams of 9-27-2017 2:44:04

The crux of Mrs. Williams' complaint was concern that Charlotte Mizzi had a conflict of interest as chairperson of the community property committee, due to her affiliation with Church Universal & Triumphant, and that Ms. Mizzi sought to develop the parklands for the benefit of CUT at the expense of Glastonbury association members. To that end, Mrs. Williams believed lack of professionalism, unilateral decision-making, and changing committee minutes was just cause for disciplinary action and asked the board to ask Ms. Mizzi to step down.

Charlotte felt everything she was accused of was a lie; that her vision to make the parkland beautiful was just a vision; that only the board can make decisions and she had never violated any covenants or bylaws.

Motion: Leo motioned to get attorney advice in writing speaking directly to the potential conflict of interest between members of Church Universal & Triumphant and board decisions impacting lands they own.

In discussion, Mark felt attorney advice was of no real legal value and a waste of GLA funds. Regina asked to see the motion changed to include board members on the NG Teaching Center board because the teaching center is an arm of CUT.

Amended Motion: Leo added board members that are tithing members of CUT.

The motion did not get a second. **Motioned failed.**

In conclusion, Mrs. Williams declared, "It's dead in the water; let's let it go."

4.7.5 Complaint Bob Sones 12-28-2017

Charlene read aloud her letter of apology to Bob & Kristi Sones. Bob Sones accepted the apology and read a brief statement, affirming he does use an ATV, it is licensed for highway use and is insured, but he has never trespassed.

4.8 Legal Committee Report – Dennis Riley

4.8.1 Late Assessment Demand Letter Update

The letters are scheduled to go out this week.

5. Approve Minutes: 12 04 2017

Motion: Charlene motioned and Dan seconded to approve the Dec 4, 2017 meeting minutes.

Motion passed unanimously.

5.1 Email Vote to approve November 2017 Financial Reports

10 Yes Votes. Motion Carried.

6. UNFINISHED BUSINESS

6.1 Settlement Agreement of 1998 on GAV, Helios and Vesta Roads - Violation of Bylaw VI(B)(2)(a), obligations exceeding 5 years

No updates- Tabled- move to beginning of February board meeting.

6.2. Arcturus Extension

No updates- Tabled- move to beginning of February board meeting.

7. Visiting Landowner Input Period – (15 minutes, up to 3 minutes per speaker)

Donna Anderson asked for the motions made at Rib-Chop House and how people voted. Leo recounted three motions: 1) To establish a committee of those not named in the lawsuit to determine if those named should be indemnified; 2) That committee voted to indemnify those named in the lawsuit; and 3) To have Seth open the door for negotiations. All motions passed unanimously.

Claudette Dirkers requested the project review committee to discuss the maximum number of buildings that are allowed per lot at the next committee meeting.

8. NEW BUSINESS

Kevin left the meeting at 9:15 p.m. and rejoined the meeting at 10:45 p.m.

9. Adjournment (10:54 p.m.)

10. Closed Session (Begin Time 11:00 p.m.)

10.1 Discuss Rakela Lawsuit Negotiations

Motion: Dan motioned and Mark seconded to notify Seth that the board's settlement offer is based on the 4 points established earlier with the additions below.

Motion carried (11 in favor and 1 opposed - Leo; Leo won't approve it until he sees the final offer Seth presents.

10.2 Discuss the TRO of the O'Connell's

Action Item: *Dennis will call Alanah Tuesday and clarify the Restraining Order.*

Closed session ended 11:30 p.m.

11. Next Board Meeting: February 12, 2018