

Glastonbury Landowners Association, Inc.
Board of Directors – Meeting Minutes - *final*
March 12, 2018 – 7:00 pm

1. **Call to Order** The meeting was called to order by Dennis at 7:00 p.m. at Emigrant Hall.

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

ABSENT: Iona Yabut (Administrative Assistant)

Also attending:

Landowners: Aija-Mara Accatino, Donna Andersen, Charles & Miriam Barker, Debbie Blais, Claudette Dirkers, Dorothy Keeler, Michele McCowan, Sally Muto, Jeff Reiderer, Leticia Sandoval, Linda Ulrich, Ed Dobrowski, Clare & Rudy Parker, Marshall Haley, Sally Muto, Richard Mead, Michael Laverty, Eleanor Schieffelin, Frances Reagan, Rebecca Thompson, Pedro Pinardo, Bob and Kristi Sones, Norman Kweicien, Jerry Ladewig.

Guest: Sharon Braley

2. **Set Agenda**

Gerald added **5.2.0** Disclaimer Document before Project Review Committee report

3. **Visiting Landowner Input Period**

Rudy Parker questioned why Lannes, who is not in good standing, was allowed to file a complaint (Dennis explained that our covenants don't state we can ignore a formal complaint due to a landowner's standing); questioned board's actions regarding Trisler complaint making Paul Ranttalo not eligible to run for the board, statement that Kevin had a list of CUT members and they were scrutinized for covenant infractions. Kevin stated his list was of delinquent landowners and not discriminatory.

Aija Mara Accatino read a statement that the board action against Paul was politically motivated and stemmed from prejudged malicious attitudes. Illegal votes by incumbents to remove Rakela and Haley from the ballot.

Michael Laverty stated he knows of two motor homes in Glastonbury with people living them and they are not being told to leave.

Sally Muto: Asked if it would help the board in court to get a list of landowners who supported the board. The election committee didn't act without following the covenants.

Claudette Dirkers thanked the board and committees, come together to solve issues.

Ed Dobrowski: Board didn't require surveyors, so it was left up to property owners to mark the boundaries. He knows of others in Glastonbury who are violating setbacks, why isn't the board going after these landowners? Answer, the board can only respond to a formal complaint.

Marshall Haley asked for mercy and community good will on Paul's 11 inches over the setback limit.

4. **UNFINISHED BUSINESS – Tabled from January 8, 2018 meeting**

4.1 Settlement Agreement of 1998 on GAV, Helios and Vesta Roads.

Need to resolve the easement issue. Board needs to agree on what our attorney should say in response to Sironi letter.

Action Item: *Legal committee to meet and formulate a recommendation on several courses of action regarding Sirius Road and all easements to get things correct legally, to present to board at April Board meeting.*

4.2. Arcturus Extension

Postpone discussion until the material can be copied for the board.

Action Item: *Legal committee to draft an issues document about Arcturus Extension for the board to act on in April. Draft a letter for the landowners who live on the Arcturus extension*

and invite them to come to the May meeting.

5. Officer and Committee Reports

5.1 President's Report – Dennis Riley

5.1.1 Welcome, introductions

5.1.2 Temporary Restraining Order update, O'Connell

The TRO went to the State Supreme Court; waiting for it to be signed by the district judge.

5.2 Project Review Committee Report – Kevin Newby / Gerald Dubiel

5.2.0 Gerald Dubiel read a Disclaimer draft that LO's should employ a professional to assure that building footprints have been staked out correctly. The professional has insurance. A landowner is allowed to stake the building footprint and boundary lines, but the landowner is responsible if a setback is not correct and found in violation of the covenants, from this point forward.

Motion: Gerald motioned, and Charlotte seconded that his disclaimer doc be added to the Project Review instructions and posted on the website to alert landowners AND that all projects approved prior to March 12, 2018 by the majority of the board be recognized as in compliance with the covenants without further review.

Motion failed (4 in favor – Gerald, Charlotte, Richard, Paul; 7 opposed –Kevin, Mark, Leo, Dan, Dennis, Charlene, Regina; 1 abstention–Newman).

Action Item: *Refer the Disclaimer document to the Project Review Committee for review.*

5.2.1 SG 60, Anderson, Dwelling, garage, septic, driveway

Had a shelter and 4 mobile homes with 3 drain fields; won't use any of the septic systems. New septic system, long driveway. Well already on the property. The landowner agreed to send his DEQ report.

Motion: Kevin motioned Gerald seconded to accept the project with the requirement that they obtain all necessary permits, reseed any disturbed land and the landowner has agreed to send the GLA a copy of his DEQ septic permit for the record. **Motion carried unanimously.**

5.2.2 Setbacks for outbuildings and accessory buildings

Jerry Ladewig SG33-C expressed concern about a neighbor's greenhouse that was found to be over the property line. Kevin explained the setbacks for Accessory buildings over 500 sq. ft. require a 50 feet setback. An outbuilding is less than 500 sq. ft. and has a 25 ft setback. Before the Master Plan was adopted in 2007, the setbacks for all buildings was 25 feet.

5.2.3 Discuss additional dwelling assessments for Gelderloos, Goulart, and Sharpless

At a Project Review committee meeting it was reported that these three landowners have additional dwelling units that are not being assessed.

Action Item: *The treasurer will send the standard second dwelling letters to Gelderloos, Goulart and Sharpless as per GLA procedure.*

5.3 Treasurer's Reports – Regina Wunsch

5.3.1 P&L, Balance Sheet, Deposit/Check Details, Customer Bal Summary Feb. 2018

Motion: Leo motioned and Charlene seconded to approve the Feb. 2018 Treasurers reports. **Motion carried unanimously.** Michael Laverty said he didn't receive a statement.

Action Item: *The treasurer will follow up.*

Discussed letter from an attorney regarding Fienhage NG 57- and collection of past dues of previous owner: Kovacs.

Motion: Leo motioned and Dan seconded to send this letter to our collection attorney and ask for him to respond and give us advice. **Motion carried unanimously.**

5.3.2 New liens

Ten properties received the 30-day lien warning letter. On March 16, a 10-day warning letter will be sent. On March 26 liens will be filed.

5.3.3 Rakela payments from 2011, oral fees waiver and payment schedule

Ms. Rakela could not remember which board member gave her an oral agreement in 2011 to pay her properties throughout the year without incurring penalties and finance charges. It was probably former treasurer, Sheridan Stenberg. This payment arrangement was never recorded in QuickBooks notes or in the meeting minutes. Ms. Rakela requested that her 2016 payments be credited as she directed in 2016. In the process of reapplying her payments a finance charge of \$2.15 was assessed on one of her accounts in 2016 for late payment, because no one knew of her oral agreement and the agreement was also not recorded in the board minutes. That agreement is in no longer in place.

Motion: Regina motioned and Charlene seconded to adjust the balance on one of Ms. Rakela's accounts and waive a \$2.15 late fee from April 2016. **Motion carried unanimously.**

5.4 Finance Committee Report – Regina Wunsch

It was reported that David Thorpe's property, NG6-A, would be sold at auction on Friday, March 16.

5.5 Secretary's Report – Charlene Murphy

5.5.1 Approval of Email Votes

Vote not needed.

Action Item: *Charlene will send out email votes.*

5.5.2 Correspondence follow up

All correspondence needs a timeline stated in the letter. A correspondence spreadsheet has been developed to track follow-up letters.

5.5.3 Committee minutes

The website calendar records that all board and committee meetings can attended by phone conference.

5.5.4 Admin Scanner is not working. Connectivity problem.

A scan doctor program, compatible with a MAC computer, will be tried first.

Motion: Charlotte motioned and Charlene seconded to buy equipment not to exceed \$450. **Motion carried unanimously.**

5.6 Road and Weed / Management Committee Report – Dennis Riley

5.6.1 Review draft Sirois letter #2

Motion: Kevin motioned and Dan seconded to send the letter. **Motion carried unanimously.**

5.6.2 Draft Road Policy, update on process

Claudette Dirkeers reported that after the second 30- day review, the Road Policy Advisory Group will create a spreadsheet of all comments and rework the Q & A. A meeting will be scheduled soon.

5.6.3 Selling old plow truck

Need a replacement title.

Action Item: *Walter Wunsch will get the VIN number to Dan who will follow up to get replacement title.*

5.6.4 Roadside mowing contract

Dennis reported Joanna Dawson asked that we give her a 2-year contract so she can buy a piece of equipment that can mow 48 inches wide. Tim will write the work order that will become a contract. The road committee will solicit other bids.

5.6.5 Trench and Repair of Capricorn Road

Important to have only one board member deal with a contractor so there is no confusion.

Dennis will be the contact person to coordinate with Standish Excavation. A load of gravel was put on the trench as a temporary fix. Heavy spring runoff has created a complex drainage problem, ditches clogged with plowed snow, etc.

Motion: Leo motioned and Charlene seconded to proceed with the bid from Standish, sole source, to fix the immediate problem; to spend no more than \$5000 to raise the road on Capricorn, 8-12-inches. Standish will use '3inch minus pit run' to build the base and a regular road mix on top. Standish will feather the edge of the road into the driveways of NG11-A and NG28-A on both sides of the road. **Motion carried unanimously.**

5.6.6 Contacting landowners re: a culvert under their driveway

Tabled due to time constraint.

5.7 Communications & Technology Committee Report – Newman Brozovsky

5.7.1 Paul Rantalo response to Board letter

Paul requested a legal opinion and to ask how to proceed with the alleged violation of the setback of his buildings. Dan suggested moving the carport attached to the shop and a boundary adjustment with his neighbor to give adequate setbacks for his storage shed.

5.7.2 Discussion on Legal advice re: Trisler complaint – tabled due to time constraint

5.7.3 Update on Lannes complaint – tabled due to time constraint

5.7.4 Draft Charter for the C & T Committee – tabled due to time constraint

5.7.5 Recommendation, Conflict of Interest review be done by Gov Doc Committee – tabled due to time constraint

5.7.6 Complaint Ia Williams of 9-27-2017 & 2-16-2018 – tabled by Mrs. Williams until April board meeting

5.7.7 Complaint Donna Andersen 2-15-2018 – tabled due to time constraint

5.8 Legal Committee Report – Dennis Riley

5.8.1 Update on collections

Action Item: Leo will research other collection attorneys and include Regina for questions.

5.8.2 Update on Rakela Lawsuit

Hearing scheduled on March 23, 2018, MT sixth District Court.

5.8.3 Rule 60 Motion by Chrystal O'Connell – tabled due to time constraint

6. Approve Minutes: Closed Session 01 08 2018 & 02 16 2018 – tabled due to time constraint

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

8. NEW BUSINESS

9. Adjournment (11: 16 p.m.)

10. Closed Session

10.1 Discuss Rakela Lawsuit – tabled due to time constraint

11. Next Board Meeting: April 9, 2018