

NEWSLETTER

Annual Meeting & Election

2019 saw a number of shifts in the election process and experience. To address concerns about the 2018 procedures, the GLA held a member meeting in December 2018 and, during the 2019 year considered specific changes, obtained legal advice, conducted a member survey, and developed revised procedures, which were mailed for 30-day review to the membership. To implement the final procedures, the Election Committee reviewed and revised all forms and instructions and held extensive trainings for the six teams of election NG and SG volunteers: verifiers, sign-in staff, and ballot-counters. We are deeply grateful to the board members, committee members, and many volunteers who devoted long hours of hard work in the service of this work.

Thanks to all these efforts, the election itself went smoothly. Just over 50 percent of eligible landowners voted at the Annual Election Meeting on November 11, 2019, whether in person through absentee ballot or a proxy representative. Compared to the 2018 election, landowner engagement was reduced in 2019 (down from 183 ballots to 162), with SG ballots accounting for nearly all of this drop. The only other notable NG/SG difference year-to-year was in the degree of candidate competition - twice as many candidates ran in the SG 2018 election, which could have stimulated more landowner interest in the decision process then.

The initial voting results at the conclusion of the meeting were as follows:

South Glastonbury Candidates:

<i>Director</i>	<u>Votes</u>
Alicia Roskind	43
Ed Dobrowski	35
Clare Parker	33
Tim Brockett (write-in)	33
Leo Keeler (write-in)	26
Kevin Newby (write-in)	26
Sam Hazen (write-in)	2
Mark Seaver (write-in)	2
Andrea Sedlak (write-in)	2
Dan Kehoe (write-in)	1

Ombudsman

	<u>Votes</u>
Miriam Barker (write-in)	14
Tim Brockett (write-in)	1
Jeannie Campbell (write-in)	1
John Clawson (write-in)	1

North Glastonbury Candidates:

<i>Director</i>	<u>Votes</u>
Charlotte Mizzi	62
Aija Mara Accatino	55
Chris Desborough	49
Claudette Dirkers	39
Lisa Bush (write-in)	1
Andrea Peacock (write-in)	1

Ombudsman

	<u>Votes</u>
John Carp (write-in)	29
Dave Hink (write-in)	2
Penelope Price (write-in)	2
Linda Ulrich (write-in)	1
Donna Andersen (write-in)	1
Gerald Dubiel (write-in)	1
Charlene Murphy (write-in)	1

Names in bold indicate the ones elected.

To break the tie between Tim Brockett and Clare Parker, the board

prepared to have a run-off election. Before putting the requisite materials together, however, a couple of accounting software errors were discovered. In correcting those errors, three of Tim's proxies, that had previously been deemed ineligible became eligible. Thus, these three proxies were accepted from Tim and the final totals changed resulting in Tim winning by 3 votes.



Final SG winners' vote totals:

South Glastonbury

Alicia Roskind	43
Tim Brockett	36
Ed Dobrowski	35

In December, two of the new board members, Alicia Roskind and Chris Desborough, resigned due to increased work responsibilities that left little time for GLA service. After announcing the openings to the membership, the board, at their February 10th meeting, appointed John McAlister to fill Ms. Roskind's position and Jean Carp to succeed Mr. Desborough.

Final 2020 board member line-up:

North	South
Aija-Mara Accatino	Tim Brockett
Newman Brozovsky	Ed Dobrowski
Jean Carp	Ken Hurley
Claudette Dirkers	Jerry Ladewig
Gerald Dubiel	John McAlister
Charlotte Mizzi	Andrea Sedlak

The GLA's Official website is: www.glamontana.org

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Executive Officers

PRESIDENT: Newman Brozovsky

VICE PRESIDENT: Ken Hurley

SECRETARY: Charlotte Mizzi

TREASURER: Jean Carp

Committees

COMPLAINT

Jerry Ladewig, Aija-Mara Accatino,
Clare Parker

ELECTION

Claudette Dirkers, Tim Brockett.

FINANCE

Jean Carp, John McAlister, Charlotte Mizzi, Andrea Sedlak.

GOVERNING DOCS

Andrea Sedlak, Ken Hurley, Charlotte Mizzi, Jerry Ladewig, Claudette Dirkers.

LEGAL

Newman Brozovsky, Ken Hurley, Charlotte Mizzi, Claudette Dirkers, Ed Dobrowski, Jerry Ladewig, Andrea Sedlak.

PROJECT REVIEW

Gerald Dubiel, Ed Dobrowski,
Jean Carp, John McAlister, Charlotte Mizzi.

ROAD MANAGEMENT

Gerald Dubiel (N), Ed Dobrowski (S)

ROAD

John Carp (N), Ed Dobrowski (S),
Gerald Dubiel, Richard Johnson.
Snowplow dispatcher: John Carp

WEBMASTER

Tim Brockett

Note: Chairpersons shown in BOLD

Committee meetings are open for landowners to attend. Please visit the website calendar of events for committee meeting dates and times.

President's Letter

This year the board had to make the tough decision to raise assessments. This was not a decision made lightly.

We have been collecting back assessments and doing well in getting people who owe large amounts to pay. However, much of the money we've



received from past due accounts was spent on emergency road repairs. The letter we sent out on

January 6th showed our road expenses for the last couple of years being almost \$100,000 over budget – much of it due to very expensive emergency roadwork from unplanned weather, mostly flooding. We had hoped that collecting back assessments would forestall the need to raise assessments to meet the rising cost of road maintenance, but as the last couple of years have shown, things don't always go as planned. So with serious thought and consideration we determined we needed to raise assessments to meet our basic road maintenance increases.

We are planning to continue to pursue collections of the remaining delinquent accounts, beginning with the oldest ones first. There are, however, a number that are only a couple of years or so behind. We are looking for a landowner who would be willing to contact these folks. Debra DeGraaf graciously did this a few years back and we greatly appreciated her help. Would someone like to step up to contact the newest group of folks who are a little behind and gently remind them of the need to pay their assessments?

We are looking forward to the new year. There is much that needs to be done and many challenges before us. I believe that if we all remember to treat each other the way we would want to be treated, even though we will not always agree on things, we will find the

best solutions to the challenges before us.

Newman Brozovsky

Fireworks

This is a friendly reminder concerning the use of fireworks in our community.

To clarify, fireworks are allowed on private land only and are not permitted on GLA common-use land.

When releasing fireworks, please always use appropriate safety measures, such as having garden hoses nearby so potential fires and/or accidents can be avoided.

Fireworks are an American tradition that many enjoy, especially around certain holidays such as the 4th of July and New Year's. Yet we would also let you know that the board has received complaints regarding the noise that can traumatize pets and people, especially the elderly, in Glastonbury.

Some pet owners have notified the



Board that they would plan to be away from Glastonbury if they knew when fireworks would be used.

As a courtesy, we would ask that if you are planning to release fireworks, you notify your neighbors of the day and time you will be doing this, especially if it isn't on the actual day of the holiday.

The board would prefer not to have to regulate this issue but will do so if unannounced, sporadic bursts of fireworks persist.

Status of the Roads as of February, 2020

Much progress has been made over the past couple years to improve our roads. Routine maintenance, emergency repairs, and upgrades have all been addressed. Better management and improved contractor performance are key factors in this.

Mag Chloride application and more drainage ditching, recommended by previous road committees, particularly by Timothy Brockett, Claudette Dirkers and Richard Johnson, have made big improvements. Severe wash boarding on the three hills in North (Gemini, Venus and Taurus) that was a scourge for decades has been eliminated. Neglected roads such as Mercury and Aquarius have been improved. In South, Arcturus and Hercules have had significant Mag Chloride applications.

The storm of February 2019 was costly, both in terms of snow removal and emergency repairs due to flooding and erosion. The breakdown of snow plowing costs from the 2019 February storm are as follows:

Sanding: \$3064.00
 North: \$5465.00
 Lower South: \$3210.00
 Upper South \$16,565.00 (From beginning of Hercules Rd.)
 \$28,304.50 Total

Routine maintenance for the spring and fall of 2019 was also affected by the storm, resulting in more expense. Erosion due to the rapid snow melt resulted in repair work for Pisces, Capricorn in North, and Hercules and Sagittarius Place, in South. Reserve funds had to be tapped to meet all storm-related expenses.

There are still two Feb. 2019 storm remediation projects in North that were not completed last year. One is further drainage modification on Pisces, and an asphalt repair on Capricorn, where asphalt was eroded by storm runoff. We have bids for these two



projects, totaling around \$12,000. These will have to be addressed in the spring road budget.

The good news is that our roads are in generally good shape, and, barring any major storm erosion issues, the routine maintenance costs for 2020 will be minimal – just some mag chloride application, and basic maintenance.

NG Paved Roads Chip Sealing

The North Glastonbury asphalt roads Capricorn and Aries were crack-sealed this summer. A high-quality job was performed by Wharton asphalt of Billings for \$18,000. This work needs to be preserved, as well as the entirety of the existing asphalt roads. Chip sealing can do this.

Wharton has given GLA a bid of around \$115,000 to chip seal the three asphalt roads in North, including the two entrance hills. There would also have to be some remedial asphalt work done before the chip sealing, perhaps another \$10,000.

Further development of transverse cracks or potholes in the North asphalt roads has been almost nil. This is due to better drainage ditching, and the fact that in areas where the pit-run gravel base has sunk will not sink anymore, presuming traffic loads do not increase significantly.

Differing opinions on how to address the asphalt roads have been proffered, including put asphalt over the current, remove the current asphalt and install new, or remove the current asphalt and go back to all gravel. Or, just continue band-aid patchwork repairs. Installing new asphalt would be very costly approaching \$300,000. And no one wants to revert to all gravel. Chip-sealing is the best way to preserve the current asphalt for many years to come. Again, the current asphalt is in relatively good shape, and engineers have said as much.

This was generally agreed to by the previous road committee. The big challenge is how to fund chip-sealing. The roads were last chip sealed about 10 years ago. This was financed with a combination of commercial financing, private financing, special assessments, and private donations.

A one-time special assessment for chip-sealing would cost around \$575-\$625 per North Glastonbury landowner. Of course, this would have to be approved by a North Glastonbury vote and would require a special committee for this project.

Sirius road was not crack-sealed along with the others due to the ongoing issue of who will maintain it, Church Universal or GLA. Hopefully this will get resolved soon.

Overall, the roads are in good shape. The biggest challenge now is to preserve the asphalt roads for the future.

2020 Board Meeting Schedule

Monthly meetings are held at Emigrant Hall in Emigrant and by phone for those out of town. Start time is 7:00 p.m..

January 13
 February 17
 March 9
 April 6
 May 4
 June 8
 July 13
 August 10
 September 14
 October 12
 November 9
 December 7

November 14 – Annual Meeting / Elections

Please note that meeting times may be subject to change. Please check the GLA website or sign up for email notifications to confirm meeting dates.

Pets in the Neighborhood

Pets are wonderful additions to families. They bring comfort and joy, companionship and unconditional



love. Studies have even shown a number of health benefits, such as reduced stress and lower blood pressure, derived from interactions with animals.

Glastonbury is a pet friendly community. To insure the safety of pets and people, GLA Covenant 4.02 requires that all animals be restrained on their owner's property by well-maintained fences and gates. They may not run unattended on neighboring parcels or roads. Further, landowners are solely responsible to insure that their animals do not harass or threaten other animals or people or cause a nuisance of any kind.

It is recommended that when walking, your pet is under your control, either by being on a leash or by voice command.

Behind on Assessments?

If you are arrears in your assessments, we recommend paying them as soon as possible.

The board has been vigilant in pursuing payments from those who have not paid and has been very successful.

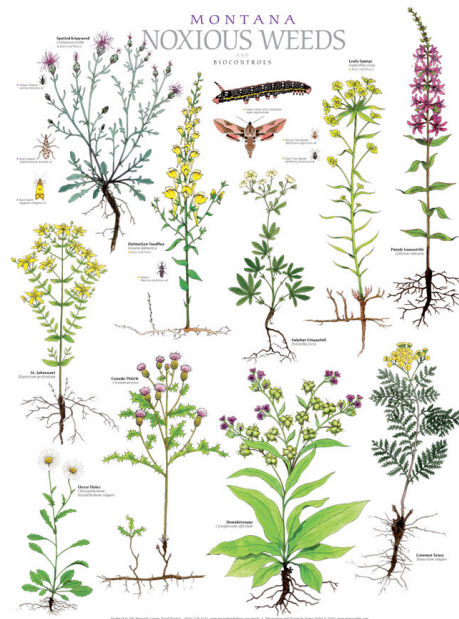
Payment Plans Available!



Nonetheless, involving lawyers can be very costly for you as a landowner. Legal fees, which can be sizable, are added to what you owe as back dues, penalties and interest. We would prefer not to put that extra financial burden upon you. So if you are behind in your assessments please contact us to work out a payment plan or just pay it off before we turn your case over to our attorney.

We began our collection process with those that owed the most but are approaching the point of turning over those only a few years behind. Please contact us so we can work out a plan with you.

Weeds



Last December, the GLA received a letter from Park County regarding weeds running rampant in the community. It is each landowner's responsibility to remove weeds and many filed weed control plans with the county when they purchased their property. However, efforts to curb weeds, if undertaken, don't seem to have been very successful.

The problem with noxious plants is that they spread and multiply by both wind and contact dispersal. Paradise Valley is one of the windiest areas in the state and seeds in your yard can easily travel to your neighbors'. Also, various delivery

trucks and other vehicles driving over and against your weeds pick up the seeds and deposit them on the land of their next stop. Add birds and other animals to the mix, and this has made it nearly impossible for diligent landowners to keep their property free and clear of unwanted, aggressive plants.

For many years, the GLA engaged in weed abatement efforts in the platted road easements and on common land by spraying chemicals. Some landowners objected to that method but their natural alternatives, such as using vinegar or soap solutions, weren't very effective. In the past few years, the board has hired people to mow the easements but it takes years to reap the benefits of mowing, which can be a costly proposition. This is especially the case when landowner's don't eliminate weeds on the rest of their property.

To that end, the board has decided that because the easements belong to the landowners, the organization will no longer be responsible for weeding easements. Monies spent in that area in the past have been reallocated to road maintenance.

Yet the problem with weeds is one that needs to be addressed. The board is recommending a series of educational meetings with Park County for landowners to learn about the most effective methods of clearing invasive species from their property. We are interested in hearing from you about this idea and will let you know in the coming months what topics might be covered and the dates.

thank you

Thank You, Former Board Members

We wish to extend a heartfelt formal thank-you to our former board members Dennis Riley, Richard Johnson, Kevin Newby, and Mark Seaver for their dedication and service to the community. Their expertise was invaluable and they will be missed.