

THE GLA SEPARATION AGREEMENT: WHY AND WHAT'S NEXT

November 8, 2021

Dear Fellow Glastonbury Landowner:

You may have been contacted by an anonymous group, "Glastonbury Concerned Landowners," and asked to sign a petition to the court to not allow separating the GLA into GLA-North and GLA-South. This was in response to the mediated settlement of our lawsuit asking for dissolution of the GLA or separation into GLA-North and GLA-South.

Incorrect Petition Assumptions

Is a single entity more efficient?

Not here: The last several years of board disputes have shown that NG and SG landowners have very different philosophies of governance, making efficient operation impossible. Separation frees landowners in each geography to determine their own governance.

As the GLA has grown, it has become harder to manage, especially by volunteers. There are approximately 415 GLA Landowners now, which is very large for this kind of association. Two smaller entities can better meet the members' needs.

Will Separation cause assessments to go up?

It depends. Each new entity will be in charge of its own decision-making on assessments, needs, and goals. If separated, each entity will handle its own accounting, legal, administrative, and other costs and determine its own assessments. Much work can be halved and the smaller entities can run more cost-effectively.

Please reach out with any questions and stay tuned for further information.

Thank you,

Dennis Riley, Past Board President, driley406@hotmail.com, 406-223-7641

Wendy Riley, Landowner

Jerry Ladewig, Current Board Member

Jeffrey Ladewig, Landowner

Mark Seaver, Past Board Treasurer

Andrea Sedlak, Current Board Member

Martha McAlister, Landowner

John McAlister, Current Board VP, Treasurer, and Acting President

Why a Lawsuit?

We filed the lawsuit to dissolve or separate the GLA because the board's ongoing deadlock and dysfunction have not served the GLA's key purposes; the board has neglected road maintenance, not followed or fairly enforced Covenants, and not addressed the GLA's unsustainable financial position.

Why not a Vote?

GLA has held no election in two years, a violation of Bylaws, because the dysfunctional, deadlocked board is incapable of running an election. A lawsuit was the only means of breaking the deadlock to move forward. Separation will give landowners considerable input. See 'Next Steps.'

Benefits of Separation

- **End deadlocks** – The split will end the deadlock and prevent future deadlocks, since the separate boards can have odd numbers of board members.
- **Landowner Input** – Each area will begin with the current Governing Documents and tailor them as landowners see fit, including number of board members and any other provisions. Landowners will have a lot of input during and after this process.
- **Tailored Road Maintenance** – Road needs are very different for North and South, such as paved roads in North and higher elevations in South. Each entity will be better able to focus on its unique needs.
- **Overall Effectiveness** – Managing smaller areas, ending the deadlock, and freeing each entity to govern to meet its unique needs will benefit all landowners

Mediation Agreement and Next Steps

The parties involved in the lawsuit reached an agreed settlement during court-ordered mediation to separate the GLA into North-GLA and South-GLA. The GLA board voted to support the mediation agreement in the best interests of the GLA. The next steps are:

- The court will schedule a hearing date to consider the settlement agreement.
- Landowners will receive notice of the hearing.
- If the court does not approve the mediated settlement, the lawsuit for dissolution of the GLA could continue.