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Glastonbury Landowners Association  
PO Box 312  
Emigrant, MT 59027-0312

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Glastonbury Landowners,

## KEEP THIS PAGE and ENVELOPE

The bottom of this page serves as the reply addressing for your ballot, which needs to be placed in the same eco-reply envelope you just opened.

Address Service Requested  
1\*\*\*\*\*SNGLP 480

Brockett, Timothy / SG 88-A  
PO Box 1711  
Emigrant, MT 59027-1711



**PANEL A**

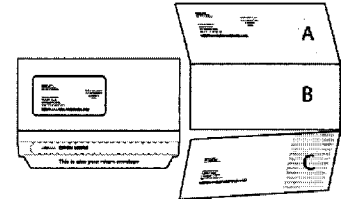
Welcome to the new and eco-friendly way of submitting your ballots! The GLA Board of Directors made this change to save time and money. This new method cuts costs by ~\$1,200 per mailing compared to our previous ballot mailing method.

### HOW THIS ENVELOPE WORKS

1. Your ballot packet is now sent in this reusable eco-envelope.
2. When you received the letter, Panel A, with your address, was visible through the clear window.
3. This same page also includes the return address for your ballot submission on Panel C at the bottom of this page.

### HOW TO MAIL YOUR BALLOT

1. Carefully detach Panel C below
2. Place Panel C into the envelope so that ATS's address is visible through the plastic mail screen.
3. Seal the envelope with your ballot, attach postage, and your ballot is ready to go



**PANEL B**

### DETACH & PLACE PANEL C IN ENVELOPE WINDOW TO MAIL BALLOT

Insert this panel into the clear viewing window when you are ready to submit your ballot. Attach postage, seal, and mail to ATS.

Brockett, Timothy / SG 88-A  
PO Box 1711  
Emigrant, MT 59027-1711

Accounting & Tax Solutions  
303 S B St  
Livingston, MT 59047-3501



**PANEL C**

## **2023 Annual Election of the Glastonbury Landowner's Association**

*Dear Glastonbury Landowner,*

*September 22, 2023*

This packet provides the following materials for voting in the 2023 Annual Election:

- the election ballot for your property (parcel number) identified on the mailing label,
- the biography statements from the candidates who submitted their nominations by the deadline,
- a single reusable envelope for you to submit your ballot to ATS, and
- an address sheet for you to detach and use section "C" to submit your ballot in the reusable envelope

### **Vote by Written Ballot Only, Processed by Neutral Third Party**

As in the 2022 election and the recent 2023 Bylaws amendments vote, the 2023 Annual Election is by written mail ballot only. The 2023 Bylaws amendments (VI.D.3) authorize using this method for the annual election and using a neutral third party to process the ballots. The GLA's accounting firm, Accounting & Tax Solutions (ATS) in Livingston will process the ballots, following standard GLA election procedures.

### **Candidates and Candidate Terms**

This 2023 election cycle, we have 8 open positions on the Board:

North Glastonbury landowners will elect up to 3 Directors, all for 1-year terms.

South Glastonbury landowners will elect up to 5 Directors, two for 2-year terms and three for 1-year terms.

North and South Glastonbury landowners will each elect 1 Ombudsman for a 1-year term.

One candidate is running for North Glastonbury Director positions and 3 candidates are running for South Glastonbury Director positions. One candidate is running for the North Glastonbury Ombudsman opening and no candidate is running for Ombudsman in South Glastonbury. Votes for eligible write-in candidates will be accepted on any ballot.

The Bylaws (VI.D.1.) specify that candidates who receive the most votes are elected. They do not indicate a minimum threshold of votes to elect a Board director. However, the Board has decided to ensure that all elected Directors have reasonable member support and voted on 9/14/23 to require a minimum of 20 votes for election.<sup>1</sup> If, applying these standards does not fill the twelve Board seats, the new Board can choose<sup>2</sup> to add additional Directors to cover necessary functions following the Bylaws procedure for filling Board vacancies.

### **Meet the Candidates Forum on October 1**

Landowners can meet the candidates at Emigrant Hall on Sunday afternoon, October 1, 3:00-5:00 P.M. or by participating via Zoom or phone.<sup>3</sup> The ballots list eligible candidates who submitted their nominations by the September 15 deadline. Candidates who are listed on the ballot should make every effort to attend this forum to speak about their qualifications and goals in serving on the Board and to answer landowners' questions. Additional candidates not listed on the ballot can be nominated or announce their write-in candidacy at this time. They must be members in good standing as defined by Covenant 3.19 and willing to be nominated. Candidates must remain in good standing throughout the election period or forfeit their candidacy. The GLA website will post the bios of all candidates on the ballot and announced in this forum.

### **Who Can Vote**

To vote, you must be in good standing on *every lot you own* in North and South Glastonbury. That means you are not in violation of any GLA Covenant or Master Plan requirement and were entirely up-to-date on all your assessment payments by July 31, 2023.

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<sup>1</sup> The Board's authority for this is given in Bylaws Article VI.D.5. and in Bylaws Article XII.A.

<sup>2</sup> Bylaws (VI.A.) allows fewer than twelve Directors, but no fewer than four.

<sup>3</sup> Join via Zoom at <https://rb.gv/97nsl> or by phoning 346-248-7799 (meeting ID 619 079 2223; password 2023)

### How to Vote

Members who own multiple lots should receive a separate ballot packet for each lot. Please vote them and submit them separately. Each packet contains (1) this cover letter, (2) the bios for the listed candidates, (3) the Election Ballot for their area, NG or SG, and (4) an address sheet designed for you to detach section “C” according to the instructions to send your ballot to ATS in the reusable envelope. Follow the directions on that address sheet. Be sure that your envelope window shows it is addressed to ATS with your address and validated lot number in the return address position. Be sure to put a stamp on the envelope before mailing it.

**Mail or Hand-Delivery.** You may mail your ballot or hand-deliver your ballot to the ATS office. You must use **ONLY** the ballot, address sheet, and envelope provided. Your mailed or hand-delivered ballot **WILL ONLY BE ACCEPTED WITH THE ADDRESS SHEET AND IN THE ENVELOPE PROVIDED.** Do not include anything other than the ballot. ATS must **RECEIVE** your physical ballot by **5:00 P.M. on Thursday, October 26, 2023.**

**E-Mail.** You may e-mail your ballot to the ATS office. You must have an e-mail registered with the GLA to receive official e-mailings. That e-mail will be used to validate you as an eligible voter. **IF YOU SEND FROM A DIFFERENT E-MAIL, YOUR BALLOT WILL BE INELIGIBLE.**

- Scan or photograph your completed ballot, attach it to your e-mail addressed to ATS at [atsoffice.ats@gmail.com](mailto:atsoffice.ats@gmail.com), with the subject line saying “e-mail ballot.”
- In the e-mail message body, provide your name and the parcel number for which you are voting (as addressed to you on this packet, e.g., “Jones / SG 264A”). If you own multiple parcels, please submit your ballots in separate e-mails, one for each parcel.
- ATS must **RECEIVE** your e-mailed ballot by **5:00 P.M. on Thursday, October 26, 2023.**

### Completing Your Ballot

The ballot has two main sections: GLA Board Candidates and GLA Ombudsman. These sections list the qualified candidates who submitted their nominations by the deadline.

**GLA Board Candidates.** South Glastonbury landowners may check up to five boxes. North Glastonbury landowners may check up to three boxes. You may choose to check fewer than your allowed number. But do not check more than the allowable number of boxes or your ballot will be rejected as spoiled.

You may write-in one or more candidates. Be sure to check the box next to your write-in candidate(s). Write-in candidates must be landowners in good standing and willing to serve on the board if elected. Their checked boxes count in your allowed total of check marks.

**Ombudsman.** Each area, North Glastonbury and South Glastonbury, will elect one Ombudsman who will serve for a 1-year term. You may write-in an Ombudsman candidate who is in good standing and willing to serve if elected. Check one box in this ballot section.

### Annual Meeting, Election Results, Seating of New Board Directors

The Annual Meeting will be held on November 11, from 10:00 A.M. to 1:00 P.M. at Emigrant Hall. You may also participate via Zoom or phone.<sup>3</sup> As required by Montana law (MCA 35-2-526), the President and Treasurer shall report on the activities and financial condition of the Association. Committee chairs may report on the work their committees accomplished. There will be time for the usual socializing before and after the business session. The Election Committee report will announce the election results. The newly elected Directors and Ombudsmen will be seated at the December 2023 Board meeting and begin their terms.

#### **Dates and Times to Remember**

Oct 1	Meet the Candidates forum Oct 1, 3:00-5:00 P.M. at Emigrant Hall, or by Zoom or phone. <sup>3</sup>
Oct 26, 5 p.m.	Deadline for ATS to receive your ballot.
Nov 11	Annual Meeting Nov 11, 10:00 A.M.-1:00 P.M. at Emigrant Hall, or by Zoom or phone. <sup>3</sup> Announcement of Election results; Officer and Committee Reports.
Dec 14	New Board Directors are seated.

**GLASTONBURY LANDOWNERS ASSOCIATION, INC.**  
**2023 SOUTH GLASTONBURY BALLOT**

Each parcel, lot or tract is allotted **one** ballot. Landowners who own multiple parcels receive one ballot for each lot they own. **Return each ballot separately.**

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**GLA Board Candidates - Vote by checking the boxes for up to FIVE different candidates** –Given that they receive the required minimum number of 20 votes, the two candidates receiving the most votes will serve 2-year terms; the 3 candidates receiving the next highest number of votes will serve 1-year terms. Any write-in candidates must be eligible landowners or legal representatives of record and willing to serve on the Board.

Timothy Brockett

Alicia Roskind Dearing

Leslie Everett

\_\_\_\_\_  
(Write-in Candidate)

\_\_\_\_\_  
(Write-in Candidate)

\_\_\_\_\_  
(Write-in Candidate)

\_\_\_\_\_  
(Write-in Candidate)

\_\_\_\_\_  
(Write-in Candidate)

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**Ombudsman – Vote for ONE Ombudsman by checking the box - (1-year term).** Given that they receive the required minimum number of 20 votes, the person receiving the most votes will serve for 1 year as SG Ombudsman. Any write-in candidates must be eligible landowners or legal representatives of record and willing to serve in that position.

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# CANDIDATE BIOS

## SOUTH GLASTONBURY BOARD CANDIDATES

### **TIMOTHY BROCKETT, SG 88A**

Tim Brockett's Vision for South Glastonbury:

- South Glastonbury should be separated from North and have it's own Board of Directors.
- All Board members should be registered to vote in Montana which requires full time state residency.
- A long term plan should be developed for valuing and the possible sale of the 200+ acres of land the GLA owns. The estimated value is currently between 10 and 20 million dollars.
- Develop a long term road plan to bring every South Glastonbury road up to County standards and have it financed by yearly land sales. Sales of just 10 acres per year would net between ½ and one million dollars per year for 20 years.
- Require that all Board meetings be in person and open to all current and potential landowners.
- Require 100% transparency for all GLA financial transactions. The money belongs to the landowners and they should be able to see all the details.

If you agree with any of the above points please vote for me. I will work tirelessly to achieve them.

### **ALICIA ROSKIND DEARING, SG 047**

In my successful career as a business owner, I owned two businesses in Charlotte, North Carolina, Okra Charlotte and Gumbo Goods. I moved to South Glastonbury in early 2019. I currently am a business consultant, freelance business designer and interior designer. I served on the Plaza Midwood Neighborhood Association in Charlotte, NC for a three-year term, 2012-2015.

If elected, this will be my second year on the GLA Board. It has been interesting to dive deeper into the inner workings of the GLA Board, and I believe I have offered valuable ideas over the past year. I also think it's important that we have some continuity in Board members in this coming year so that we may continue to chip away at making lasting improvements to our neighborhood.

### **LESLIE EVERETT, SG 33-E**

Fellow GLA Landowners,

My Name is Leslie Everett, I am currently a member of the GLA board and with your support I would like to continue my board service. I was elected to the board in February to fill a board seat vacancy for South Glastonbury. I currently also serve on the Governing Documents Committee. During my short tenure on the board, I have had the pleasure of working with my fellow board members and members of the community who so generously give of their time in service to the landowners. They inspire me to want to continue to serve.

I believe that the board should operate in service to the landowners. To better serve the landowners, I believe that the board has some internal work to do to create efficiencies in administrative processes, continue to hold open lines of communication with landowners, and hold itself accountable to high ethical and professional standards.

My professional background is in administration. I worked over 20 years as an administrator for a large bank in retail, commercial and private wealth banking. My husband and I moved to Montana in 2015 and were fortunate to purchase our home in South Glastonbury in January 2018.

## **CANDIDATE BIOS**

### **NORTH GLASTONBURY BOARD CANDIDATE**

#### **JAYLYN JENSEN, NG 46**

I am finishing my first term as a GLA Board Member, having learned a great deal about the complexities behind running a homeowner's association. Being a member is about serving our community, which takes time and effort. Staying on for one more term will allow me to continue to use the knowledge gained, and the relationships built, to provide the best service I can for our community.

**Goals:** Strengthen communications with Landowners, simplify GLA processes, hold down costs and increase transparency.

**Background:** Worked in public policy for 15 years in Washington DC, before becoming project manager, supporting communications projects (current). Currently serve on the GLA Board, where I sit on the Legal, Road, and Project Review Committees, and support the GLA website.

Born and raised in DC and a resident of Bozeman, MT. My father, Ronald Jensen and my uncle Robert Jensen, moved to the Glastonbury Community in the early 90's where my family and I have visited ever since.

**Strengths:**

- Being solution driven and working with others to find common ground
- Problem solving—focusing on identifying the best course of action quickly
- Empathy and compassion
- Being fair and honest, and respectful of others choices and lifestyles
- Editing and writing

### **NORTH GLASTONBURY OMBUDSMAN CANDIDATE**

#### **SABRINA HANAN, NG 55-C**

I moved into my stick built home in North Glastonbury in 2004. Many people have seen me walking my dogs and or riding my horses with my dogs in North Glastonbury. I have attended Board Meetings periodically since moving into my home and frequently am contacted by people in GLA to ask for input on how to navigate the political and socio-religious complications in our community.

**My background includes:**

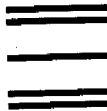
- 27 years as a contractor to law enforcement as a Behavioral Analyst;
- 6 years as an educator from grade school through university;
- 21 years as a licensed mediator;
- 17 years as an organizational development consultant;
- 5 years as a National Board Certified Health and Wellness Coach;
- 18 years as a licensed mental health therapist in CA and am completing my licensure here in Montana.



THIS IS ALSO YOUR RETURN ENVELOPE



RECEIVE mail. **RESEND** envelope. **RESPECT** nature.  
Sustainably manufactured with certified paper from managed forests.  
Loop/Safe™ US Pat. 7,775,420 lic. from MailAgnit® ecoEnvelopes US Patents  
7,726,548 and 8,191,763, other US and International Patents Pending.  
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