

Glastonbury Landowners Association, Inc.
Board of Directors Meeting Minutes
February 2, 2004

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1. Call to Order, Opening Prayer

The meeting was called to order by David Tonkin at 7:22 p.m., at Golden Ratio Woodworks. David gave the opening prayer.

PRESENT: David Tonkin (President), James Kozlik (Vice-President), Janet Naclerio (Secretary), Cynthia Blocker (Treasurer), Edward Anderson, Kristen Hardesty, Edwin Johnson, Orlando Johnson, Pamela May, Charlotte Mizzi and James Trisdale (JT)

ABSENT: Philip Hoag

PROXIES:

ALSO ATTENDING: Denise Orr (GLA secretary)

2. Reading and Disposition of Minutes

January 12, 2004 Meeting Minutes

MOTION: Edward motioned and JT seconded to approve the January 12, 2004 meeting minutes. Motion carried.

3. General Business

3.1 New Business

ACTION ITEM – Write-up of committee duties

David requested Committee Chairs to write up their duties and offered to assist.

David reported that our database of landowners addresses & information is currently running and should be ready for Board use by March.

4. Report of Officers and Committees

4.1 Treasurer's Report – Cynthia Dodge-Blocker, Treasurer

4.1.1. Old Business

ACTION ITEM – Add Subdivision waiver to Architectural Application form. **Done.**

ACTION ITEM – Mail contractor waiver notices. **In Process.**

ACTION ITEM – Send waiver approval to the SGlastonbury Teaching Center. **Done.**

4.1.2. New Business

Cynthia reported that the amount of assessment payments received in January was considerably higher than in past years; most likely the new discount offered to landowners when assessments are paid in full by January 31 served as the incentive.

4.2 Architecture Subcommittee Report – Jim Kozlik and Pamela May, Co-chairs

4.2.1. Old Business

ACTION ITEM – **Research amount Church owes GLA.** David reported that we have the letter documenting the Church owes us \$15,000, but we need to determine how much we may have spent out of that \$15,000.

ACTION ITEM – **Follman's Driveway.** Tabled.

ACTION ITEM – **Kletter Construction Applicaton 35-A (SG).** We received follow-

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up information from Kletter with plat map and owner verification from Clare Parker, etc. Board discussed that the plat map doesn't meet lot size requirement and that the construction encroaches upon Parcel 36-NG & SG. There is an easement which Parcel 36NG was grated by Robert Wallace.

MOTION: James K motioned and Charlotte seconded to send Damian Kletter (cc to Clare Parker a follow-up letter stating that GLA discussed his project proposal and that the hazardous conditions with the shelter must be corrected according to standard construction processes before the Board will consider reviewing his application. Motion carried.

ACTION ITEM - Twin Pillars Safety Hazard. GLA sent letter to Kletter and Parker and they verbally agreed that the shelter site was a hazard. As of 2/2/04, the GLA hasn't received a formal response. Pamela reported that no improvements have been made to the site since our letter was sent to Kletter 21 days ago.

ACTION ITEM – Status of Pouwel Gelderloos Parcel 33 (NG) shop construction . David reported that in 2000, GLA gave approval to Pouwel to build a shop next to his home. It is not clear if the shop he is currently building has an apartment over it. It is also not clear who owns the subdivision as it was a court ordered subdivision. The Board agreed to approve Pouwel's application subject to the approval of the Architectural Committee, who will review it in the next few days.

ACTION ITEM – Status of Pouwel Gelderloos Parcel 33 (NG) Subdivision.

ACTION ITEM – Incorporating new time limit policies into project application.
Denise to do.

4.2.2 New Business

Lot 61-B (SG) – Preliminary review of house.

Parcel 56 (NG) Kathleen Rakela Sign Application

MOTION: Edwin motioned and James Kozlik seconded to approve Kathleen's proposed sign to be posted until the perpetrator is found. (Discussion).

AMMENDMENT: Orlando motioned and Charlotte seconded to change the duration allowed for posting the above sign to 90 days. (4 votes in favor; 6 voted opposed) (Discussion)

AMENDMENT: Cynthia motioned and Orlando seconded to require that Kathleen submit a color rendition of the sign that depicts its appearance and to list the materials that will be used before the Board makes a final decision. If approved, there will be no time limit on how long the sign can be posted. (10 in favor; 2 opposed.) (Discussion)

AMENDMENT: Cynthia motioned and James Kozlik seconded to tell Kathleen that we need the above information before the Board does a final review of Kathleen's sign application. We should also mention that the sign cannot be more than 8 feet above the ground. Motion carried. (7 in favor, 1 abstention)

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Parcel 74/SG Richard and Elyssa Allen: House Extension Project Application:

Due to time constraints at the meeting, the Board agreed to approve the Allen's application *subject to the approval* of the Architectural Committee, who will review the application within the next few days and notify the Board of its decision.

Parcel 26-E/SG Jerry and Ruth-Ann Young: Double garage with studio apartment above. (Submitted by Pouwel Gelderloos) Due to time constraints at the meeting, the Board agreed to approve the Young's application *subject to the approval* of the Architectural Committee, who will review the application within the next few days and notify the Board of its decision.

The Board discussed matters relating to the failure of Landowners and the county to communicate with GLA regarding subdivision projects. As a result, the GLA has not been properly involved in subdivisions and our records are incomplete, etc. The Board agreed it would be wise to have our attorney contact local judges to inform them about the legal jurisdiction of the GLA in subdivisions, etc.

4.3 Road & Weed Committee Report – Philip Hoag and JT Trisdale, Co-Chair

4.3.1. Old Business

ACTION ITEM – Research into Matt Scoplite doing our weed spraying [David] Tabled.

ACTION ITEM – Paving roads. David distributed a sheet entitled “Cost of Paving Select Roads” which lists information on various GLA road options and prices that might be considered for paving and the cost of a half time manager. The Board discussed this information and the need to take immediate action by sending a letter to landowners by Friday, Feb. 6, requesting whether they would approve a raise in their assessments for paving and a part-time manager and which of the options they would choose. Janet expressed the concern that the Board was moving prematurely and should gather more hard information, bids, etc., before asking the landowners to pay more assessments. The Board decided that David should draft the letter, send it to other board members to review and mail it on February 6 and to give their input before it was sent out. The Board agreed the letter should include information on the above sheet and: (1) how many people will be affected by paving the roads; (2) the current GLA budget cannot afford the paving or a part time manager; (3) the proposed roads to be paved are those most affected by wash boarding; (4) the savings of paving vs grading the roads; (5) the possibility of landowners choosing to hire the pavers to pave their personal roads; (6) ask landowners to let the GLA know if they were willing to approve an increase in assessments and, if so, which option they would choose; and (7) ask landowners to respond by Feb. 21 or while attending the February 21 Master Plan meeting. .

4.3.2. New Business

4.4 Complaint Committee Report – Charlotte Mizzi – Chair

4.4.1. Old Business

ACTION ITEM – Status of Parcel 32 (NG) Ulrich. David reported that Kathleen cancelled mediation meeting, but stated she wants to do it at another time. David hopes

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to reschedule it in the near future.

ACTION ITEM – Status of removing rock pile above culvert [David] Tabled.

ACTION ITEM – Status of Cleanup on Hansard property [David] Tabled.

ACTION ITEM – Status of Nye’s dog compliant [David] Tabled.

4.4.2. New Business

4.5 Land Use Master Plan Committee Report – Charlotte Mizzi, Chair

4.5.1. Old Business

ACTION ITEM – Status of Master Plan [David]

Orlando presented pictures of slides to be used at February 21, Master Plan meeting. The Board agreed to meet on Friday evening, February 13, to prepare for the same meeting.

4.5.2. New Business

4.6 Recreation Committee Report – Janet Naclerio – Chair

4.6.1. Old Business

ACTION ITEM – Legal Formation of PVRC. David stated he will have a set of Covenants that he will send to the Board and PVRC Committee to review and then send to the attorney to complete.

ACTION ITEM: Filing Parcel 16A is now part of Glastonbury. Tabled.

4.6.2. New Business

ACTION ITEM – Filing Parcel 23A into Glastonbury. Tabled.

4.7 Web Site Committee Report - Edward Anderson, Chair

4.7.1. Old Business

ACTION ITEM – Sending letters to Realtors [Denise] Tabled.

ACTION ITEM: - Sending Edward and Placement of documents on Website.
Tabled. Maps [David]
Standards [David]

ACTION ITEM - Link extra Glastonbury website name to original [Edward].
Tabled.

4.7.2. New Business

4.8 Clean-up Committee Report – Kristen Hardesty, Chair. No report.

4.9 Ombudsman Report – Jeanie Campbell (SG) & Richard Johnson (NG). No report.

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5. Other Business

5.1 Shelter Insurance *[Orlando]*

ACTION ITEM – List of points to consider regarding shelter insurance *[Orlando & Philip]*
Tabled.

5.2 Glastonbury Standards

David distributed copies of the Standards (with new additions, deletions and portions that needed specific review) and the Board reviewed each change, etc.

MOTION: Charlotte motioned and Edward seconded to approve the changes to the standards as amended. Motion carried.

The mobile home standards required no changes.

6. Next Meeting and Adjournment

The meeting was adjourned at 10:50 p.m. with no further business. The next meeting will be held on February 13 at Golden Ratio Woodworks Cafeteria, 7:30 p.m. The following meeting will be held on March 1, 2004 at Golden Ratio Woodworks Cafeteria, 7 p.m.

NEW ACTION ITEMS:

- GB020204.1 David to send the 2004 Budget via e-mail to the Board for review.
- TR020204.1 Denise to send revised waiver form to website, James K, Cynthia & Pamela for. Project applications.
- TR020204.2 David to determine names of contractors for contractor waiver mailing.
- TR020204.3 Denise to send letter to NG Teaching Center informing them of waiver notice for 501-3C non-profit organizations passed by the GLA Board on 11/6/03.
- AR020204.1 Denise to send Kletter & Parker follow-up letter re: application.
(David & Janet: the next action item was not on the agenda, but it needed to be specifically addressed.)
- AR020204.2 David to ask our attorney if GLA would be protected from lawsuits and liabilities if an accident were to occur on Twin Pillar's property although we have sent our notice.
- AR020204.3 Architectural Committee to review Gelderloos application.
- AR020204.4 Pamela and David to research status of Twin Pillars safety hazard. .

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AR020204.5 Denise to incorporate new time limit policies into project application forms.

AR020204.6 Denise to send letter to Kathleen Rakela regarding sign.

AR020204.7 Architectural Committee to review Allen application.

AR020204.8 Architectural Committee to review Young application.

AR020204.9 Denise to incorporate new time limit policies into project application.
And send to website, Cynthia, Pamela and James K.

AR020204.10 Ask our attorney to send a record of the GLA's jurisdiction to judges.

OB020204 David to edit approved changes to Standards.
Denise to make copies and distribute at February 21 meeting and mail to
landowners not in attendance at meeting. .