

**Glastonbury Landowners Association
Board of Directors Meeting Minutes**

March 1, 2004

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1. Call to Order, Prayer

The meeting was called to order by David Tonkin at 7:17 p.m., at Golden Ratio Woodworks. Cynthia gave the opening prayer.

PRESENT: David Tonkin (President), Janet Naclerio (Secretary), Cynthia Blocker (Treasurer), Edward Anderson, Philip Hoag, Edwin Johnson, Orlando Johnson, Pamela May, Charlotte Mizzi and James Trisdale (JT)

ABSENT: James Kozlik (Vice-President)

PROXIES: James Kozlik to Janet Naclerio

ALSO ATTENDING: Denise Orr (GLA secretary); Marian Barker (Landowner)

2. Reading and Disposition of the Minutes General Business

February 2, 2004 Meeting Minutes

MOTION: Charlotte motioned and Pamela seconded to approve the February 2, 2004 meeting minutes as amended. Motion carried.

3. General Business

3.1 New Business

David reviewed the agenda and new additions to it.

3.2 2004 Proposed Budget.

The Board reviewed the categories and amounts listed on the proposed budget and agreed to the following: (1) Increase the Web Site budget to \$1,200 to handle Web site maintenance; and (2) Eliminate the Manager category, transfer its budget to the Misc. Professional fees category and add to it to cover fees for managerial type work and other professional services; and (3) Insert an additional column into the budget to cover the amounts required for each budgeted item.

3.2.1 A further discussion on the budget included: (1) The expense of snowplowing & road repair is very high. David will research the difference in fees for Archie Mann and other contractors; (2) Steps should be taken to increase the GLA's income in order to handle its expenses. The Board agreed assessments should be increased in 2005. Philip suggested that fundraising events could be held in order to raise money; (3) The Covenants give the GLA Board the authority to raise assessments based on certain criteria that David will research; and (4) Budget information will be presented to landowners at the March 20th meeting informing them of the current financial status of the GLA.

3.3 Replacement of Director

David reported that Kristen Hardesty submitted her resignation as a Board trustee last month due to conflicts in time with her work and family schedule. The Covenants state that the Board has the option to replace her or not replace her. The Board agreed to give some thought as to what they would like to do and will discuss this issue at the next meeting.

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3.4 New Cleanup Committee Chair. Tabled.

3.5 Rabies shots for dogs.

David reported that rabies shots are regulated by the city, not by the county government. The Board discussed reasons why pets owned by GLA landowners should be required to have current rabies shots.

MOTION: Philip motioned and JT seconded his motion to require all dogs and cats owned by GLA landowners to have up-to-date rabies shots and to renew these shots periodically, as needed.

AMENDMENT: Orlando motioned and Charlotte Mizzi seconded to add to the above motion: If a dog or cat is found without a tag or proof of rabies shot, the owner will be fined \$50.00. Amendment carried with one abstention.

The above Motion with the Amendment carried.

3.6 GLA Sign (SG). David reported that Cynthia Blocker is requesting the GLA to remove the Glastonbury sign posted on her property. The Board discussed potential sites where the sign could be re-posted. David will review further sites and present a list to the Board at the next meeting.

4. Report of Officers and Committees

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

Cynthia distributed "Savings Account Balance History 02/01/04," "February 2004 Bank Transactions," GLA Balance Sheet as of January 31, 2004" and "GLA Income & Expense Budget Overview/January 2004."

4.2 Old Business

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

ACTION ITEM – Send waiver notice to NGTC. **Done.**

4.3 New Business

4.3.1 Review Invoices. Cynthia requested that Board members list specific information on invoices submitted to her.

4.3.2 Lot 84/SG /Marlene LaShomb Assessments: Cynthia distributed and reviewed an informational page concerning the complexities and ambiguities surrounding a lien placed on Marlene LaShomb's property and Cynthia's proposal to waive the interest and penalties owed on the property (see attached).

MOTION: Cynthia motioned and JT seconded to approve waiving interest and penalties in the amount of \$689.00 on Lot 84/SG if Marlene pays the \$720.00 delinquent dwelling assessments. Motion carried.

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4.4 Architecture Subcommittee Report James Kozlik & Pamela May, Co-Chair

4.4.1 Old Business

ACTION ITEM – Status of Gelderloos shop construction. **Tabled.**

ACTION ITEM – Incorporating new time limit policies into project application. **Done - draft given to David.**

ACTION ITEM – Twin Pillars safety hazard. David reported that he would be consulting our attorney to determine the appropriate action to take concerning this issue and will send a letter to Twin Pillars reflecting our attorney's advice.

ACTION ITEM – Send response to sign application from Kathleen Rakela. **Done.**

ACTION ITEM – Send approval notice to Allen. **Done.**

ACTION ITEM – Talk to attorney regarding subdivisions. Tabled.

ACTION ITEM – Review of Kathleen Rakela's updated sign application. The Board reviewed Kathleen's updated application that included a colored rendition of her proposed sign and the materials to be used in its construction. Pamela reported that the Sheriff's Department informed her that the statute of limitation on the arresting and conviction of the vandalism done to Kathleen's statues would be one year from the date Kathleen reported the complaint regarding the vandalism. The Sheriff's office further confirmed that Kathleen reported the vandalism on January 14, 2003 and that the statute of limitation on the arresting and conviction of that crime ran out on January 14, 2004. The Board agreed that the GLA would not approve Kathleen's sign application based on the above information. They also agreed that the GLA should obtain a written statement from the Sheriff's office confirming this information and that it should be included in a letter to Kathleen.

MOTION: Pamela motioned and Cynthia seconded to disapprove Kathleen Rakela's sign based on the Park County Sheriff's statements that the statute of limitation expired on January 14, 2004 for the arresting and prosecution of the vandalism of Kathleen's statues. Motion carried.

4.4.2 New Business

4.4.2.1 Lot 97/98 (SG) Kathleen Ramp/ Subdivision & logging applications.

MOTION: Orlando motioned and Charlotte seconded to approve Kathleen's applications contingent on the following conditions: (1) The road must be resurfaced with gravel and completed according to road standards within (amount of time ?) and; (2) The debris on the creek bottom plus the blasted trees

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and rocks must be cleaned up and the area restored to its original condition.
Motion carried with one abstention.

4.4.2.2 Lot 37-1B (SG) Pamela May/Greenhouse application.

MOTION: Charlotte motioned and Edwin seconded to approve Pamela May's greenhouse application. Motion carried with one abstention from Pamela.

4.4.2.3 Lot 10-D (SG) Dhieux Bray/Greenhouse application.

MOTION: Edwin motioned and Philip seconded to approve the Dhieux Bray greenhouse application. Motion carried.

4.4.2.4 Development of Charges and Fees. David reported that the Architectural Review Committee met and is proposing that a \$25 fee be attached to each project application. David requested that Orlando oversee a committee to propose a schedule of GLA charges and collection fees.

4.5 Road & Weed Committee Report: James Trisdale & Philip Hoag, Co-Chair

4.5.1 Old Business

ACTION ITEM – Paving roads: Raising assessments for paving roads and paying a manager survey. David reported the results of the Landowner's response to the February 6th and 12th mailing surveys. As of 3/1/04, 109 ballots were received representing 133 votes. The percentages on the survey options were as follows: (David: Please fill in the percentages)

Paving Options

Option 1	17% in favor
Option 2	7% in favor
Option 3	3% in favor
Option 4, Sealing Only	17% in favor
No Increase in Assessments	47% in favor

Manager Options

28 % - in favor – 58% not in favor

Interested in Paving Own Driveway

[I don't have #]

4.5.2 New Business

As a follow-up to the paving survey, the Board agreed that research should be conducted in order to formulate a well thought out plan concerning what improvements should be made to Glastonbury roads and prioritize the various options.

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4.6 Complaint Committee Report: Charlotte Mizzi, Chair

4.6.1 Old Business

ACTION ITEM – Status of Parcel 32 (NG)/Kathleen Ulrich. David reported that a mediation meeting conducted by Tim Dolan took place on (date?) with Kathleen, David and Edward. During the meeting, Kathleen agreed to: (1) submit a clean-up plan to the GLA by March 8; (2) complete a clean-up in the next 2-3 months; (3) submit to the GLA for approval construction plans for her first and second story that have been approved and signed by a professional engineer by (date ?); (4) construction of the first and second story of her home must be built according to the plans that the professional engineer and GLA has approved, (5) construction must be completed within 3-6 months; and (6) after construction, the engineer must submit a written statement that construction was completed according to the approved plans. An additional meeting will be scheduled with Tim Dolan.

David reported that 30% of Kathleen's refuse is spilling off her property line onto Edward Anderson's property. The Board agreed that this particular issue is not the GLA's responsibility and suggested that Edward contact Kathleen and request that she remove the refuse within 2 weeks or he will report the violation to the sheriff.

David reported that Daniel Woodriff (Kathleen's ex-husband) has a moving van and other items on Edward's property that he has agreed to move by April 1st. The GLA will send a letter to Woodriff to confirm his agreement.

David suggested actions that might assist with Kathleen's clean-up: (1) bring in a roll off and place on her property; (2) construct an 8-foot high wooden fence around the refuse and plant trees around it so that it is hidden—this would require approval from her neighbors; and/or (3) have a meeting with Kathleen's neighbors and ask for their input.

ACTION ITEM – Status of removing rock pile about culvert. **Tabled.**

ACTION ITEM – Status of cleanup on Hansard property. **Tabled.**

ACTION ITEM – Status of Nye's dog complaint. David reported that we received a response from Ronny Goodson (owner of the dog) to our letter to him and the issue is being handled.

4.6.2 New Business

Dog Complaints

Philip reported that Ian Scott complained about a dog (dog owners live in Rex Pierson's old mobile home). Philip was asked to request that Ian submit a formal complaint form so that the GLA can look into Ian's complaint. Members of the Board discussed various dog problems in Glastonbury and David requested that complaint forms be completed and forwarded to him so

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that further action can be taken.

4.7 Land Use Master Plan Committee: Charlotte Mizzi, Chair and Orlando Johnson.

4.7.1 Old Business

ACTION ITEM – Status of Master Plan. The Board agreed to meet on 3/12 at 7:30 p.m. to review the next Master Plan meeting David will talk to John Fanuzzi regarding the cafeteria's rental fees.

ACTION ITEM – Subdivision and Reclamation Standards.

MOTION: JT motioned and Cynthia seconded to talk about the subdivision and reclamation standards at our next meeting as James Kozlik and Pamela May have objections and were not present to voice them. Motion carried.

4.8 Recreation Committee: Janet Naclerio, Chair; Edward Anderson, Kristen Hardesty

4.8.1 Old Business

ACTION ITEM – Legal Formation of PVRC. David reported that our attorney would send him proposed bylaws next week.

ACTION ITEM – Filing Parcel 16A to be part of Glastonbury. **Tabled.**

4.8.2 New Business

ACTION ITEM – Include Parcels 23-A (SG) and 14-A (NG) under FLA umbrella.

MOTION: Edward motioned and Orlando seconded to approve placing the new parcels given to the Teaching Centers (Parcels 23-A/SG and 14-A/NG) under the umbrella of the GLA. Motion approved with one abstention from Charlotte.

4.9 Web Site Committee: Edward Anderson, Chair

4.9.1 Old Business

ACTION ITEM – Sending letters to Realtors

ACTION ITEM – Sending Edward documents to place on website

Maps. **Done** Standards. **Done.** (David will give to Edward.)

ACTION ITEM – Link extra Glastonbury website name to original name. **Done.**

4.9.2 New Business

Purchase \$230 Comment Program. The Board agreed that the GLA can't afford to purchase this program and landowners can send their comments by e-mail.

4.10 Clean-up Committee- No report.

4.11 Ombudsman Report: Richard Allen(SG) Richard Johnson(NG) No reports.

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5. Other Business

5.1 Shelter Insurance

ACTION ITEM – List of points to consider regarding shelter insurance. **Tabled.**

6. Next Meeting and Adjournment:

The meeting was adjourned at 9:55 p.m. with no further business. The next meeting will be held April 5, 2004 at Golden Ratio Woodworks Cafeteria, at 7 p.m.

A special meeting (in preparation for the March 20th Master Plan Meeting with Landowners) for all Board members will be held on Friday evening, March 12, at Golden Ratio Woodworks Cafeteria, at **7:30** p.m.

A special meeting for the GLA Board and Landowners, concerning the proposed Master Plan, will be held on Saturday March 20th at the Emigrant Hall, at 10 a.m.

NEW ACTION ITEMS:

GB030104.1 David to revise 2004 Proposed Budget

GB030104.2 David to research difference in fees between Archie Mann and other contractors.

GB030104.3 Cynthia ? to prepare budget information to be presented to landowners at the March 20th meeting to inform them of the current financial status of GLA.

GB030104.4 Board members to think about what steps they would like to take for replacement of director position and discuss at meeting.

GB030104.5 Inform landowners about new rabies shot requirements and penalty fees.
The entire Motion with Amendment carried.

GB030104.6 David to compile list of sites for SG sign and present a list to the Board at April meeting.

TR030104.1 Cynthia to write to Marlene LaShomb

AR030104.1 David to review new time limit policies incorporated into project application.

AR030104.2 David to send letter to Twin Pillars reflecting advice of our attorney.

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- AR030104.3 Pamela to request written statement from Sheriff's office regarding statute of limitations on Rakela issue and forward to Denise.
- AR030104.4 Denise to send application response to Kathleen Rakela.
- AR030104.5 David to send application approval w/conditions to Kathleen Ramp.
- AR030104.6 Denise to send greenhouse application approval to Pamela May.
- AR030104.6 Denise to send greenhouse application approval to Dieux Bray
- AR030104.8 Orlando to oversee a committee to propose a schedule of charges and collection fees for GLA.
- RD030104.1 David (?) to compile a plan concerning what improvements should be made to Glastonbury roads and prioritize the various options.
- CP030104.1 ? to write to Daniel Woodriff confirming his agreement to move his materials off of Edward's and (?) Kathleen's property.
- CP030104.2 Conduct meeting with Kathleen's neighbors and ask for their input.
- CP030104.3 Philip to contact Ian Scott and request that he submit a formal dog complaint.
- CP030104.4 Board members with information regarding dogs need to send complaints to David.
- MP030104 David to talk to John Fanuzzi regarding cafeteria rental fees.
- OB030104 Place the new parcels given to the Teaching Centers (Parcels 23-A/SG and 14-A/NG) under the umbrella of the GLA.