

Glastonbury Landowners Association
Board of Directors Meeting Minutes
April 19, 2004
CONFIDENTIAL – DO NOT COPY

1. Call to Order, Prayer

The meeting was called to order by David Tonkin at 7:10 p.m., at Golden Ratio Woodworks.

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

ABSENT: Janet Naclerio (Secretary)

PROXIES:

ALSO ATTENDING: Denise Orr (GLA secretary)

2. General Business

2.1 Old Business

ACTION ITEM - Proposed 2004 Budget. David reviewed the proposed budget for 2004 along with revised paving costs based on membership meetings and new quotes from John Funizzi's paver. David distributed "**Proposed 2004 Budget Revised**", in which shows a balanced budget based on expected income. To balance the budget, he took most of the money out of road paving and snow plowing and put it into professional fees so that there would be enough to cover these services. He also added a column that shows how much money we have spent to date. He then distributed two lists showing the effects of the reduced budget for 2004 and 2005 based on the Board invoking the cost of living increase of assessments paragraph (11.03) of the covenants. The increase could not become effective until 2005 because the assessments have already been assessed. The board discussed the two lists showing the impact of a reduced budget

David then reviewed new costs estimates for paving based on new quotes from the paver. The estimates followed a suggestion in previous meetings with the membership so only those living on the new paved roads or above them would be charged for the paving costs. He suggested the Board may want to send out these new costs to landowners to see if the reduced costs and the revised payment plan would make a difference to the landowners whether to pave their roads or not. The Board discussed the options and an outline of a letter to landowners presenting the plan to them.

MOTION: Philip motioned and Pamela seconded that the GLA Board postpone its decision to send out a ballot regarding an increase in assessments to meet our budget shortfall until May 3, 2004 Board meeting after we learn from the Church if they will agree to our proposal to pay \$15,000 for the Master Plan. Motion carried. (7 in favor; 1 opposed; 1 abstention)

2.2 New Business

Report on Meeting with Judith Filbert. David reported Judith Filbert was unable to give him an answer regarding paying GLA the \$15,000. She offered to pay the Master Plan expenses. She just needed copies of receipts for the work that GLA has done thus far. The Board asked David to inform Judith that William Smith should get the quote on the guardrail costs, as it is the Church's project and responsibility.

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32-D NG/Kathleen Ulrich Clean-up Issue: David reviewed Kathleen Ulrich progress on clean-up and explained that Kathleen must complete the agreed clean up within 30 days of the date on which she signs the final plan or GLA can begin the cleanup ourselves. Board agreed that our attorney should draw up a legally binding document for Kathleen to sign. It should include a clause that states if Kathleen does not complete her clean up within a specified time; she authorizes the GLA to complete her clean up.

3. Next Meeting and Adjournment

The meeting was adjourned at 9:20 p.m. with no further business. The next meeting will be held on May 3, 2004 at Golden Ratio Woodworks Cafeteria, 7 p.m.

New Action Items:

GB041904.0 Philip Hoag to call Jerome Tweedy about moving his bus.

GB041904.1 David to meet Judith Filbert. **Done**