

Glastonbury Landowners Association
Board of Directors Meeting Minutes
May 3, 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. Philip gave the opening prayer.

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

ABSENT:

PROXIES:

ALSO ATTENDING: Denise Orr (GLA secretary)

2. Reading and Disposition of the Minutes

April 5, 2004 Meeting Minutes

MOTION: JT motioned and Pamela seconded to approve the April 5, 2004 meeting minutes as written. Motion carried.

November 15, 2003 Annual Meeting for Glastonbury Landowners

MOTION: Philip motioned and Charlotte seconded to approve the November 15, 2003 annual meeting minutes for Glastonbury Landowners as written. Motion carried.

3. General Business

3.1 Old Business

ACTION ITEM – 2004 Budget & Paving. Tabled.

ACTION ITEM – Send letter re: rabies shots for pets. Tabled.

4. Report of Officers and Committees

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

Cynthia distributed the "April 2004 Bank Transactions," "Balance Sheet As of April 30, 2004" and "Income and Expense Budget Overview; January through April 2004" to the Board for review.

4.1.1 Old Business. None.

ACTION ITEM – Send LaShomb letter to Denise. Tabled.

ACTION ITEM - Send copies of L. Ullrich correspondence to Denise. Tabled.

4.1.2 New Business. None.

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

4.2.1 Old Business

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

ACTION ITEM – Send approval notice to P. May and refund her \$250 sanitation bond. **Done.**

ACTION ITEM - Send final approval notice to Wallace (36-C/SG) and transfer sanitation bond to his new construction on 36-D/SG. **Done.**

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ACTION ITEM - Send preliminary approval notice of Wallace for 36-D/SG. **Done.**

Parcel 56 (NG), Kathleen Rakela - Sign Application. The Board discussed Kathleen's new letter, dated April 9, 2004 and sign application. The letter states: (1) The information that the GLA received from the sheriff's office concerning the vandalism of her statues as being a misdemeanor, etc., was inaccurate; (2) The crime was actually a felony which carries a 5-year statutes of limitation for the conviction and prosecution of the violator; and (3) A request that the GLA review her sign application again.

MOTION: Philip motioned and Pamela seconded to write to Kathleen Rakela asking her to provide a written statement from the sheriff's department that the vandalism is a felony and carries five-year statutes of limitation before the Board can act on her request. Motion carried.
AMENDMENT TO MOTION: Cynthia motioned and Charlotte seconded that our lawyer review the letter prior to sending it to Kathleen. Motion did not carry. (8-Not in favor; 2- In favor).

Parcel 97 & 98 (SG) Kathleen Ramp - Building Application for Commercial Development of 3 Houses, 8 Cabins and an Event Center. David noted that it appears that Kathleen Ramp's subdivision has not been approved by the county. Pamela will research again to see if the property was divided by family conveyance.

MOTION: Edwin motioned and Philip seconded to send a written response to Kathleen Ramp regarding her building application on Parcels 97 & 98 as follows: The GLA is in the process of reviewing your building application. Before completing our review, we will need documentation that division of property has occurred and has been approved by the County. CC to: Gerald Dubiel. Motion carried.

Parcel 22-E (SG), SG Teaching Center (Neil Kremer) – Meditation Building Application
The Board discussed that Neil needs to provide documentation that the building is approved by state and county for either private or public use.

MOTION: Pamela motioned and James seconded to approve the Parcel 22-E meditation building on the condition that Neil Kremer provides required approval from appropriate local or state agencies for the project, including electrical, water and sewer systems. Neil must also submit a drawing for the parking lot, which the GLA must review before approving. Motion carried

Parcel 26 (NG), Graafland – Subdivision Application for Final Approval

MOTION: Philip motioned and James seconded to grant final approval to P. Graafland's Parcel 26 (NG) Subdivision application. Motion carried.

County Commissioners/Subdivisions

The Board discussed the importance of having the County Commissioners agree that they will not approve a subdivision until the GLA has approved it. Philip volunteered to draft a letter to Ed Schilling and the County Commissioners regarding this procedure and follow up with a

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phone call to Ed. Letter should include a copy of Section IV, 9.01-9.05 of the Glastonbury Covenants.

Parcel 83 (SG) Everett Johnston – Letter of Application for Construction of Cabin

James presented Everett Johnston's letter application for constructing an 840 sf cabin. James indicated that he asked Everett to use GLA's application forms. The Board discussed the letter application and agreed that Everett would be required to: (1) Flag his property line between Parcel 83 and 84 (SG); (2) Submit to the GLA a plat map showing the location of the cabin and the driveway; and (3) Apply for use of the surface water per Section 5.11 of the Covenants. James will inform Everett of the above.

Everett Johnston's Gate on Hercules Road: It was reported that Johnston built a gate on Hercules Road without GLA authorization. The Board agreed that the GLA will write to Johnston stating: (1) The GLA is the only party authorized to put up gates on platted roads in Glastonbury; (2) The GLA would be open to allowing the gate to remain provided Everett submits an application for the gate to the GLA; otherwise it needs to be removed, and (3) The gate needs to remain open except during the normal hunting season, and it may not be locked at any time.

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

4.3.1 Old Business

ACTION ITEM – Caspari Way. Road Repairs: David reported that he spoke with Judith (from the Church) who stated the Church appears to be willing to remove the material sloughing on Caspari Road. David explained that the GLA had originally requested the Church's repairs should include installing a culvert. On further inspection, it was found that John Alexander's driveway was blocking runoff from flowing to an existing culvert. Therefore, it was agreed that Alexander is responsible to re-grade his driveway or install a culvert to solve the ponding issue.

Guardrails: David reported that Judith (from the Church) suggested that the landowners who use Caspari Road to get to their property should handle the guardrail expense. These landowners include the Church (2 parcels), Henry Lee and John Alexander. John Alexander will need to be approached concerning this matter.

ACTION ITEM – Send last year's weed spraying bill to county for refund. Tabled.

4.4 Complaint Committee Report: Charlotte Mizzi, Chair

4.4.1 Old Business.

ACTION ITEM – Status of Parcel 32 (NG) Ullrich. Tabled.

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

ACTION ITEM – Status of Cleanup on Hansard property. Tabled.

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ACTION ITEM – Status of Nye’s dog complaint. Tabled.

ACTION ITEM – Find names and address of others needing dog letter. Tabled.

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

4.5.1 Old Business

ACTION ITEM – Determine the GLA board members who will attend each neighborhood meeting. (For detailed information regarding neighborhood meetings, see the April 26, 2004 Master Plan Neighborhood Meeting Announcement sent to all landowners attached.) The Board agreed that the following board members will attend the meetings.

Hosts for South Glastonbury

Area 1 – David
Area 2A – JT
Area 2B – Pamela & Orlando

Hosts for North Glastonbury

Area 1 – Charlotte, Edwin & Philip
Area 2 – James & Janet
Area 3 – Philip & Edward

Materials to Be Provided to Neighborhood Meeting Hosts

- (1) An agenda
- (2) Sign-in sheet
- (3) Poster board for notes
- (4) Maps of the neighborhood areas
- (5) List of subdivisions
- (6) List of parcels/names of owners for the host’s specific neighborhood
- (7) Current Master Plan (Rev. 3)

Neighborhood Meeting Agenda

- (1) Opening prayer
- (2) Hosts announces meeting will last 2 hours. (Host may decide, based on his/her and attendees’ timelines, if meeting will last longer.)
- (3) Personal introductions
- (4) Discuss desired modifications to density tables and record voting results
- (5) Discuss allowing triplexes & quadplexes on parcels contiguous to the village center land and record voting results.
- (6) Discuss additional issues that attendees decide upon as time allows. If additional issues come up that cannot be discussed, a list of these issues can be submitted to the GLA board.

ACTION ITEM - Subdivision and Reclamation Standards. Tabled.

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4.5.2 New Business.

David reported that Judith (from the Church) stated that the Church is not willing to pay the GLA the \$15,000 matching funds for the Master Plan. The agreement originally involved paying the GLA in matching funds. The Church *will* pay for Master Plan expenses when the GLA submits the appropriate receipts and documents.

David reported that Judith is willing to meet on May 17, 2004 with a couple of Board members to discuss what might be the Church's plan for the village centers. The Board suggested the GLA send a letter to Judith listing the issues to be discussed at the meeting and copying the Church's presidents. If it becomes apparent that there is no resolution on the more important items (E.g. mineral and water rights) the GLA Board may decide to address the Church Board directly concerning these issues. The agenda items to be discussed at the meeting would be:

- 1) The North Glastonbury and South Glastonbury Village Center Areas
- 2) Water Rights
- 3) Mineral Rights
- 4) Summit University College
- 5) Discuss and resolve past problems/misperceptions between the GLA and the Church

The GLA board also discussed researching whether GLA currently has title to all of Sirius Road. If GLA does not have title, this issue should be added to the agenda list for the above meeting.

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

4.6.1 Old Business

ACTION ITEM - Status Report on legal formation of PVRC. Tabled.

ACTION ITEM – Filing Parcel 16-A as part of Glastonbury. Tabled.

4.7 Web Site Committee: Edward Anderson, Chair . No report

4.8 Clean-up Committee – No current Chair. No report

4.9 Ombudsman Report: Jeanne Campbell (SG) Richard Johnson(NG). No report

5. Other Business

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

ACTION ITEM – Filing Resolution to include Parcels 23-A (SG) & 14-A (NG) in Glastonbury. Tabled

6. Next Meeting and Adjournment

The meeting was adjourned at 10 p.m. with no further business. The next meeting will be held on June 7, 2004 at Golden Ratio Woodworks Cafeteria, 7 p.m.

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NEW ACTION ITEMS:

- AR050504.1 Denise to send letter to Kathleen Rakela re: sign application. **Done.**
- AR050504.2 Pamela to research Ramp division of property to determine if it's a family conveyance. **Done.**
- AR050504.3 Denise to send letter to K. Ramp re: building application for 97 & 98 (SG). **Done.**
- AR050504.5 Pamela to speak to N. Kremer re: Parcel 22-E (SG) Meditation Building application. **Done.**
- AR050504.6 Denise to send letter to N. Kremer re: Parcel 22-E (SG) Meditation Building application. **Done.**
- AR050504.7 Denise to send final approval to Graafland re: Parcel 26 (NG) subdivision application. **Done.**
- AR050504.8 Philip to draft letter to Ed Schilling and the County Commissioners re: GLA subdivision approval policy and send to David and Denise.
- AR050504.9 Philip to call Ed Schilling after letter to County Commissioners re: GLA subdivision approval policy has been sent.
- AR050504.10 James to contact E. Johnston re: building application on Parcel 83 (SG). **Done.**
- AR050504.11 Denise to send letter to E. Johnston re: building application on Parcel 83 (SG).
- AR050504.12 Denise to draft letter to E. Johnston re: gate on Hercules Road. **Done.**
- MP050504.1 David/Denise: Draft, xerox and deliver meeting materials to neighborhood hosts. **Done.**
- MP050405.2 David to send letter to Judith re: agenda for meeting with her on May 17.
- MP050405.3 Pamela to research if the GLA has the title to or an easement on Sirius Way