

Glastonbury Landowners Association
Board of Directors Meeting Minutes

July 12, 2004

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1. Call to Order, Prayer

The meeting was called to order by David Tonkin at 7:23 p.m., at Golden Ratio Woodworks. Edwin gave the opening prayer.

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

ABSENT: Philip Hoag, Orlando Johnson. Charlotte Mizzi

PROXIES: None.

ALSO ATTENDING: Denise Orr (GLA secretary), Ronda Alexander (landowner).

2. Reading and Disposition of the Minutes

June 7, 2004 Meeting Minutes Review. Tabled.

3. General Business

3.1 Old Business

ACTION ITEM – 2004 Budget & Paving – Tabled .

ACTION ITEM – Draft letter re: rabies shots for pets. **Done.**

ACTION ITEM – Status of research on ownership of Sirius Way.

Pamela reported that she spoke to William Smith regarding ownership of Sirius Way. She was told that part of Sirius Way is on the recreation land which GLA owns and the rest of the road up to the top of the hill going down to Story Road is on Church land. GLA owns the land down to Story Road. Barbara Hopkins, from the Church's Business Office, told Pamela that she has notified William Smith to complete the easement paperwork for the portion of Sirius Way crossing the Church's property. The Board agreed to send a letter to Judith Filbert , cc'ing Barbara Hopkins, requesting that the Church complete the paperwork which will give GLA permanent easement for Sirius Way crossing their property.

4. Report of Officers and Committees

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

Cynthia passed out "June 2004 Bank Transactions," "GLA Balance Sheet As of June 30, 2004," "GLA Balance Sheet As of May 30, 2004"; "GLA Income & Expense Budget Overview January through June 2004" and "Liens Filed during the watch of Cynthia Blocker" 7/11/04.

4.1.1 Old Business

ACTION ITEM – Send LaShomb letter to Denise. **Done.**

ACTION ITEM – Send copies of L. Ulrich correspondence to Denise. **Done.**

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4.1.2 New Business

Cynthia reported that she handled a recent situation with a landowner who was paying off a GLA lien because he was refinancing his property. Cynthia included the \$240 in assessment fees still owed for 2004 (due October 31, 2004) to the amount of the lien and GLA received the full payoff amount. The GLA then released the lien. The landowner later complained to Cynthia that he felt it was unfair that the 2004 assessment fees had been added to the lien amount. Cynthia asked the Board if they were in agreement with her having added this year's assessment to the lien and should she continue to do this in this type of circumstance. The Board discussed the case and agreed that her actions were justifiable because the owner had not previously entered into a payment plan with GLA for his outstanding assessments and had a bad track record of paying his assessments.

Janet asked Cynthia if she knew whether realtors have been informing the GLA and new landowners about back due assessment fees, and if the GLA was being paid for the assessment fees due at the time of a sale. Cynthia said that Clare receives the property sales feedback and that she is not kept informed. The Board discussed that it is important for not only realtors, but also title companies, to be aware of liens on the properties they handle. The Board agreed that the GLA should bring this information to the attention of title companies and asked Cynthia, Edwin and Denise to propose how this should be handled.

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

4.2.1 Old Business

ACTION ITEM – Send letter to Gelderloos reminding him he must send a new application if he plans to add to the shop. Denise reviewed that it wasn't necessary for GLA to write the letter since Gelderloos submitted an application for the addition in mid-June. (See new application in "New Business" below).

ACTION ITEM – Send letter to Rakela/56 NG sign application. **Done.**

ACTION ITEM – Send approval notice to Neil Kremer (22-E SG). **Done.** David reviewed that GLA is still waiting to receive parking lot plans from Kremer.

ACTION ITEM – Send final approval notice to Graffland for 26 NG. **Done.**

ACTION ITEM – Write to Kathleen Ramp re: building application on Parcel 97 & 98 (SG) for commercial development of 3 Houses, 8 Cabins and an Event Center. **Done.**

ACTION ITEM – Write to Everett Johnston re: Parcel 83 ((SG) Building Application. **Done.** (See new application submitted by Everett in "New Business" below.)

ACTION ITEM – Draft letter to Everett Johnston regarding gate across Hercules. **Done**

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ACTION ITEM – Draft letter to County re: subdivision approval. **Done.**

ACTION ITEM –Glastonbury Sign on Cynthia. Blocker’s property. David reported that he hasn’t heard back from Judith Filbert concerning proposed sites for the relocation of the Glastonbury sign; he will continue trying to contact Andrew Vann to gain approval and a lease from Church to put it on their property.

4.2.2 New Business

33-A (NG), Pouwel Gelderloos/Construction of Addition/Apartment to Existing Shop.

The board reviewed that Pouwel Gelderloos’ 6/13/04 application.

MOTION: Edwin Johnson motioned and James Kozlik seconded to give preliminary approval to Pouwel Gelderloos’ application for an addition/apartment on 33-A (NG) with the conditions that (1) The necessary septic permit is obtained prior to septic system construction; and (2) The necessary electrical permit is obtained prior to the start of electric work. Also, the Board approved that the sanitation bond from the shop application be transferred to this application. Motion carried.

Kathleen Rakela, Parcel 56 NG; 6/30/04 Follow-up Letter re: Sign Application.

The Board reviewed Kathleen’s follow-up letter which responded to the GLA’s 5/20/04 request. Her letter includes a statement from the Sheriff’s Office that the vandalism of her statues, which she reported to the Sheriff on January 14, 2003, is a felony and carries a five-year statute of limitations. The Board discussed various concerns relating to the sign.

MOTION: James Trisdale motioned and Edward Anderson seconded to approve Kathleen Rakela’s sign application. Motion carried. (4 in favor/3 opposed/1 abstention)

ADMENDMENT TO ABOVE MOTION: James Kozlik motioned and Edwin Johnson seconded to add to the GLA’s approval letter to Kathleen Rakela (above) that the sign must be removed when an arrest is made for the vandalism or when the five-year statute of limitation period expires. Motion carried.

83 (SG), Everett Johnston/ Building Application.

Board discussed his application for a new location for his house. James Kozlik reported that he checked out the location of Johnston’s proposed building and road and both appear to be fine.

MOTION: James Kozlik motioned and Edwin Johnson seconded to give preliminary approval to Everett Johnston’s building application on Lot 83 (SG) on the conditions that (1) The necessary septic permit is obtained prior to septic system construction, (2) The necessary electrical permit is obtained prior to the electrical work beginning, and; (3) Disturbed land be reseeded after construction. The sanitation bond from the old application is transferred to this application. Motion carried with one abstention.

Gate between Parcels #82 and #83 (SG), Everett Johnston/Gate Variance Application

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The board discussed that Johnston inherited this gate when he bought the land. James Trisdale reported that he found the gate locked about 2 weeks ago.

MOTION: James Trisdale motioned and James Kozlik seconded to respond to Everett Johnston's gate variance application stating that GLA has a permanent easement on the land on which the gate is standing. The GLA approves the gate variance application with the following conditions: (1) The gate must *always* remain *open* and *unlocked* 365 days/year & 24 hours/day; (2) If the GLA is informed that the gate is locked *at any time*, GLA will remove the gate at Johnston's expense and rescind the waiver; (3) The GLA will provide a sign which will be placed on the gate. The sign will state in essence: "You are entering private property. Please stay on the road. This gate is for access by Glastonbury Landowners and their guests only." Motion carried.

Everett Johnston Letter of June 24, 2004 regarding mobile homes in South Glastonbury.
Tabled.

Tract 24-C/SD 309 (NG). Ralph and Jewel Down/Mobile Home Placement Application and Garage Application. Note: Age of Mobile Home is within 10 year limitation.

MOTION: Edwin Johnson motioned and James Kozlik seconded to approve Ralph and Jewel Downs' mobile home application and their request for the bond waiver. Motion carried.

Parcel 53-SG, Craig K. Lannes' Garage Application

Denise reported that in late June the Board voted (via mail and phone) to grant preliminary approval for the garage construction application on the following conditions:

(1) The necessary electrical permit is obtained prior to electrical work starting; (2) Disturbed land must be reseeded after construction; and (3) The \$250 Sanitation/Reclamation Bond is received by the GLA. The approval was left at the Emigrant Store for pick up by Aaron Cameron who stated he would give the approval to the owner. Denise also reported that she did not know if Lannes has submitted the bond to GLA as of this date.

James & Marie Kelly, Parcel 92(SG); 7/7/04 Follow-up Info. re: Building Application

The Kelly's submitted follow-up information on their previous application as requested by the GLA.

MOTION: Edwin Johnson motioned and James Kozlik seconded to approve James and Marie Kelly's building application on Parcel 92 (SG) with the condition that they confirm the alternate drain field is at least 15 feet or more from the road easement. Motion carried.

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

4.3.1 Old Business.

ACTION ITEM – Send last years weed spraying bill to county for refund. **Done.** JT reported

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we would be receiving a county refund for last year's spraying.

4.3.2 New Business.

Cynthia reported that Raya Johansson, Jupiter Way (NG), has hand pulled the noxious weeds on their property and requested that their property not be sprayed. JT will investigate her request.

Glastonbury Properties with Significant Noxious Weeds

JT reported that he has made up a list of properties in both North and South Glastonbury that have a significant amount of noxious weeds. The Board discussed this situation.

MOTION: Cynthia motioned and Edwin seconded to send a letter to the County Weed Control Board with the list of names with parcel numbers of Glastonbury landowners who appear to have a significant amount of noxious weeds on their properties. Copy of the letter will be sent to the landowners involved. Motion carried

4.4 Complaint Committee Report: Charlotte Mizzi, Chair

4.4.1 Old Business

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

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

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

ACTION ITEM – Determine names and addresses of others needing dog letter. Tabled.

ACTION ITEM – Status of Removal of Rantallos Trailer. It was reported that the Rantallos trailer had been moved to the gravel pit on Capricorn Drive in NG, which is owned by the NG Teaching Center. The Board agreed that a letter should be sent to the NGTC or a call made to them inquiring if an application for the relocation of Rantallos's trailer has been submitted.

4.4.2 New Business

Revisit Dog issue from March Board meeting. Tabled.

4.5 Land Use Master Plan Committee: Charlotte Mizzi, Chair and Orlando Johnson. No report.

4.6 Recreation Committee: Janet Naclerio, Chair; Edward Anderson.

4.6.1 Old Business

ACTION ITEM – Status Report on ability to become a charitable organization. Tabled.

ACTION ITEM – Status of legal formation of PVRC. Tabled.

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

4.6.2 New Business. None.

4.7 Web Site Committee: Edward Anderson, Chair

4.7.1 Old Business

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ACTION ITEM – Sending letters to Realtors. **Done.**

4.7.2 New Business. None.

4.8 Clean-up Committee. No report.

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

5. Other Business

5.1 Shelter Insurance

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

ACTION ITEM – Filing resolution to include parcels 32-A (SG) & 14-A (NG) in Glastonbury Covenants. Tabled.

6. Next Meeting and Adjournment

The meeting was adjourned at 9:30 p.m. with no further business. The next meeting will be held on August 2, 2004 at Golden Ratio Woodworks Cafeteria, 7 p.m.

NEW ACTION ITEMS

- | | |
|------------|---|
| GB071204.1 | Denise to draft letter to Judith Filbert. cc'd to B. Hopkins, re: Sirius Dr. for David's signature. Done. |
| TR071204 | Cynthia, Edwin and Denise to present proposal re: how best to communicate with the Title Companies regarding delinquent assessment fees/liens on properties for sale. |
| AR071204.1 | David to call Andrew Vann to follow up on Blocker sign relocation to Church property. Done |
| AR071204.2 | Pamela to follow-up with Neil Kremer regarding parking lot plans not yet submitted to GLA. |
| AR071204.3 | Denise to send project approval to Gelderloos. Done. |
| AR071204.4 | Denise to send sign approval to Kathleen Rakela. Done. |
| AR071204.5 | Denise to send project approval to Everett Johnston Done. |
| AR071204.6 | Denise to send letter to Everett Johnston re: gate application. Done. |
| AR071204.7 | ? to order sign for E. Johnston gate. |

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- AR071204.8 Denise to send application approval to the Downs. **Done.**
- AR071204.9 Denise to send application approval to the Jim & Marie Kelly. **Done.**
- RDWD071204.1 James Trisdale to send the names and parcel numbers of landowners with a significant amount of noxious weeds on their properties to Denise.
- RDWD071204.2 Denise to draft letter to County Weed Control Board and cc to landowners based on list submitted by James Trisdale.
- RDWD071204.3 James Trisdale to determine cost of weed spraying for fall.
- CP071204 Denise to contact NG Teaching Center re: application for Rantallo trailer placement.