

**Glastonbury Landowners Association**  
**Board of Directors Meeting Minutes**  
**September 13, 2004**  
**CONFIDENTIAL – DO NOT COPY**

**1. Call to Order, Prayer**

The meeting was called to order by David Tonkin at 7:25 p.m., at Golden Ratio Woodworks. Charlotte gave the opening prayer.

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

**ABSENT:** Janet Naclerio (Secretary), Philip Hoag, Orlando Johnson and Pamela May

**PROXIES:** Janet Naclerio to James Kozlik

**ALSO ATTENDING:** Denise Orr (GLA secretary)

**2. Reading and Disposition of the Minutes General Business**

June 7, 2004 Minutes

**MOTION:** Charlotte Mizzi motioned and Edward Anderson seconded to approve the June 7, 2004 meeting minutes as amended. Motion carried.

**AMMENDMENT:** James Kozlik motioned and James Trisdale seconded to amend the above motion by including the deleted contractor waiver and family conveyance paragraph on pg. 1, with corrections. Motion carried.

August 2, 2004 Minutes

The Board agreed that if, during the process of drafting the minutes, it appears there is a significant question in a motion's wording, the revised wording will be highlighted for board members to review.

**MOTION:** Charlotte Mizzi motioned and Edwin Johnson seconded to approve the August 2, 2004 meeting minutes as amended. Motion carried.

**3. General Business**

**3.1 Old Business**

**ACTION ITEM - 2004 Budget:** David presented the revised 2004 Budget. The Board discussed having a budget deficit of \$7,000 and how it might handle the expenses of road grading and weed spraying.

**MOTION:** Cynthia Blocker motioned and Charlotte Mizzi seconded to approve the new 2004 Budget as amended. Motion carried.

**4. Report of Officers and Committees**

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

Cynthia passed out "August 2004 Bank Transactions-Prepared September 13, 2004," "Balance Sheet As of August 31, 2004" and Income and Expense Budget Overview, January through August 2004."

**Glastonbury Landowners Association**  
**Board of Directors Meeting Minutes**  
**September 13, 2004**  
**CONFIDENTIAL – DO NOT COPY**

**4.1.1 Old Business**

ACTION ITEM – Communicate with Title Co. regarding liens. Draft of letter done.

**4.1.2 New Business**

MOTION: Cynthia Blocker motioned and Charlotte Mizzi seconded to increase the 2005 assessments by 10% as allowed in the bylaws on land and dwelling assessments. Motion carried. (5 for, 1 against, 1 abstention.)

Board discussed that a letter announcing the assessment increase in 2005 should be sent out landowners.

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

**4.2.1 Old Business**

ACTION ITEM – Request parking plan from Neil Kremer (22-E SG). David to call Neil.

ACTION ITEM – Review Everett Johnston 6/24/04 letter Re. Enforcing Mobile Home Standards. Sent to Master Plan Committee for review.

ACTION ITEM – Review Johnston Letter of 7/28/04 Re. Gate across Hercules.

David reported that our attorney advised the GLA that under no circumstance should the gate across Hercules be locked, but it would not be a problem if the gate remained closed.

MOTION: Edwin Johnston motioned and Cynthia Blocker seconded to grant Everett Johnston permission to keep the gate across Hercules closed, but under no circumstance may it be locked. The GLA will provide a sign and attach it to the gate. Motion carried.

**4.2.1 New Business**

**66 (SG)/Michael Koltonow: Application for residence and other structure.**

Board discussed application.

MOTION: Edwin Johnson motioned and Edward Anderson seconded to approve Michael Koltonow's application for a residence and an extension to the structure on 66 (SG) *on the condition* that the Architectural committee confirms or obtains: (1) electrical permit has been or will be obtained; (2) setback and distances for the location of the well and septic system meet our standards; (3) evidence of a septic system permit; (4) drawings or pictures of the proposed structure to confirm it meets the covenants; (4) if cordwood construction building is proposed, confirm it meets GLA understanding of its method of construction, and; (5) the disturbed land be reseeded. Transferring the \$250 bond from your application in 2000 will be approved when our Treasurer is able to determine that our records show this was submitted and not refunded. Motion carried.

**Glastonbury Landowners Association**  
**Board of Directors Meeting Minutes**  
**September 13, 2004**  
**CONFIDENTIAL – DO NOT COPY**

**18-1A (SG), Neil Kremer: Application for construction of riding arena.**

MOTION: Edwin Johnson motioned and James Kozlik seconded to approve Neil Kremer's riding arena on Lot 18-1A (SG) upon clarification the arena is being used for commercial or private purposes and there is adequate parking.

Board discussed.

AMMENDMENT: Edwin Johnson motioned and James Kozlik seconded that the above condition of approval be modified to read "upon the condition that Neil's application be modified to clarify (1) whether the Kremer's riding lesson business is for commercial (i.e. for the purpose of making money) or private purposes, and (2) the location of the parking space, and the number of spaces. The \$250 sanitation bond from Neil's previous application will be transferred to this new application. Amendment carried. Motion carried. (5 in favor and 2 opposed).

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

**4.3.1 Old Business**

ACTION ITEM – Send list of owners needing weed control to Denise. Done 9/13/04.

ACTION ITEM – *[Denise]* Draft letter to landowners re. weed control. In process.

**4.3.2 New Business**

**Spraying Weeds** JT reported that last month the weed sprayers advised him that spraying at this time would be less effective than spraying in the spring.

MOTION: Cynthia Blocker motioned and Edwin Johnson seconded that the GLA will spray the roads for which it is responsible in the spring of 2005. Motion carried.

**4.4 Complaint Committee Report: Charlotte Mizzi, Chair**

**4.4.1 Old Business**

ACTION ITEM – Status of Parcel 32 (NG) Ulrich. David reported that he and Penelope Price (hired to serve as a witness and mediation assistant) will meet with Ulrich to discuss a written clean-up plan (approved by our attorney) for Kathleen to sign. The plan will include the agreement that if the clean up is not completed within the stated time frame specified in the clean-up plan, the GLA will have the authority to complete the clean up and charge the expense to Ulrich. The Board agreed that the signed agreement should be picked up from Ulrich the day following the above meeting.

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

**4.4.2 New Business**

Revisit Dog Issue from March 2004 Meeting. Tabled.

Cristin Dhieux-Bray email Complaint of 8/29/04 Re: Problem with NG Dogs Off Leashes. David reported that Philip Hoag suggested response was forwarded to Christin. (See attached)

**Glastonbury Landowners Association**  
**Board of Directors Meeting Minutes**  
**September 13, 2004**  
**CONFIDENTIAL – DO NOT COPY**

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

**4.5.1 Old Business**

ACTION ITEM – *Denise*] Status of Neighborhood Meetings minutes. In process.

**4.5.2 New Business**

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

**4.6.1 Old Business**

ACTION ITEM – **Status of legal formation of PVRC.** No report.

ACTION ITEM – **Filing Parcel 16A as part of Glastonbury.** David reported that our attorney is working on filing.

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

**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** [*Orlando*]

ACTION ITEM – List of point to consider regarding shelter insurance. No Report

**5.2 Including Parcels in GLA**

ACTION ITEM – Filing Resolution to include parcels 23-A SG & 14-A NG in Glastonbury. No Report

**5.3 Election Committee-** Pamela May, Chair.

The Board agreed to contact landowners who may want to run for the Board in November. Denise will ask Pamela to e-mail the Board the names of landowners whom she has already contacted.

**6. Next Meeting and Adjournment**

The meeting was adjourned at 10:15 p.m. with no further business. The next meeting will be held October 4, 2004 at Golden Ratio Woodworks Cafeteria, 7 p.m.

**Glastonbury Landowners Association**  
**Board of Directors Meeting Minutes**  
**September 13, 2004**  
**CONFIDENTIAL – DO NOT COPY**

**NEW ACTION ITEMS:**

- TR091304 David and Cynthia to review draft of letter to title company. **Done**
- TR091304 Cynthia to draft a letter announcing assessment fees.
- TR091304 Cynthia to research how the 5% discount in 2004 impacted the GLA financially and present findings to the Board at the October 4 meeting.
- AR091304 David to contact Neil Kremer to request parking plan for meditation center. **Done**
- AR091304 The Master Plan Committee will review enforcement of mobile home standards and propose a plan to the Board.
- AR091304 Denise to send Everett Johnston project approval re: gate across Hercules Road.
- AR091304 James Kozlik to contact Michael Koltonow concerning conditions of project approval.
- AR091304 Denise to send project application approval with conditions to Michael Koltonow, 66 (SG), after hearing back from James Kozlik regarding his contact with Michael.
- AR091304 David to contact Neil Kremer concerning modifications for his applications for: a meditation center and a riding arena. **Done**
- AR091304 Denise to send Neil Kremer project application approval for riding arena after David has confirmed modifications. **Done**
- MP091304 Denise to complete approved of neighborhood meeting minutes and sending to David.
- MP091304 Master Plan Committee to meet on October 15 to review neighborhood meeting proposals.
- EL091304 Denise to ask Pamela to (1) send to the Board the names of those she has contacted about potentially running for the Board in November, and (2) ask the Board to contact additional qualified landowners regarding running for the Board.