

**Glastonbury Landowners Association**  
**Board of Directors Meeting Minutes**  
October 4, 2004  
*CONFIDENTIAL – DO NOT COPY*

**1. Call to Order, Prayer**

The meeting was called to order by David Tonkin at 7:15 p.m., at Golden Ratio Woodworks. Pamela gave the opening prayer.

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

**ABSENT:** Philip Hoag, Edwin Johnson, Charlotte Mizzi

**PROXIES:** Pamela May to Cynthia after 8:30 p.m.

**ALSO ATTENDING:** Denise Orr (GLA administrative secretary), Dan Blocker, Laura Boise, and Ronda Alexander.

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

September 13, 2004 Minutes

**MOTION:** Cynthia motioned and JT seconded to approve the September 13, 2004 meeting minutes as amended. Motion carried.

**3. General Business. None**

**4. Report of Officers and Committees**

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

Cynthia passed out "September 2004 Bank Transactions-Prepared September 26, 2004," "Balance Sheet As of September 30, 2004" and "Income and Expense Budget Overview January through September 2004."

Reminder from Cynthia to the Board: When submitting petty cash slips, please put the appropriate budget number on the slips.

**4.1.1 Old Business**

ACTION ITEM – Send letter to Title Co. regarding liens. Tabled.

ACTION ITEM – Draft letter re: increase in assessments. Tabled.

ACTION ITEM – Financial effect of 5% discount on assessments. Cynthia reported that she has not yet received all the research information from Clare.

**4. 2 Architecture Subcommittee Report:** James Kozlik & Pamela May, Co-Chair

**4.2.1 Old Business**

ACTION ITEM – Request parking plan from N. Kremer for SG Teaching Center Meditation Building (22-E SG). Done. David reported that Neil's application is now approved based on his submittal of an acceptable parking plan.

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

October 4, 2004

*CONFIDENTIAL – DO NOT COPY*

ACTION ITEM – Review E. Johnston letter re: enforcing mobile homes standards. Tabled because of Wallace’s building application below.

ACTION ITEM – Revisit Johnston’s gate across Hercules Road. The Board discussed the gate issue in detail.

MOTION: JT motioned and Orlando seconded to reject his request for a waiver for the gate and to take down the gate across Hercules Road.

AMENDMENT TO MOTION: JT motioned and James Kozlik seconded to send a letter to E. Johnston stating that since the gate is technically on GLA land, we exercise our easement right to require that Johnston remove the gate within 10 days of the date of our letter or the GLA will remove it for him. Amendment carried: 6 - in favor. 1 – opposed. Amended Motion carried unanimously.

ACTION ITEM – Status of Koltonow’s project application. See “New Business” below.

ACTION ITEM - Status of Neil Kremer’s Arena Application. Pamela reported that Neil responded to the GLA’s request re: the specific purpose of the arena stating that he and Linda have a cottage industry for the purpose of offering riding lessons; there is adequate parking space. The conditions of the GLA’s preliminary approval of Neil’s application have been met.

#### **4.2.1 New Business**

##### **Michael Koltonow, 66 (SG)/Wood Frame Building Construction Application**

The Board discussed that Koltonow noted his request for application approval was “urgent” but there were a number of questions concerning his application that needed to be addressed before approval could be considered.

MOTION: James Kozlik motioned and Cynthia Blocker seconded to have a Board member visit Michael Koltonow and his construction site and report back to the Board the findings. The Board member will (1) Check out the power source; (2) Inquire if the 80’x 25’ building will be inhabited; (3) Suggest that Michael might want to consider a different placement for the water tank; (4) Request verification of an electrical permit; (5) Request verification of a septic permit or that a licensed contractor installed the septic tank; (6) Inform Michael that our accounting department is in the process of researching a record of the \$250 reclamation bond which he claims to have submitted with his original application several years ago. Advise Michael that it would be helpful and speed up the process if he could provide a cancelled check or receipt. Motion carried.

Orlando agreed to visit Michael with the above information.

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

October 4, 2004

*CONFIDENTIAL – DO NOT COPY*

**Robert & Mary Wallace, 84-D SG, Subdivision and Home Construction Application**

**Subdivision Application:** Board discussed this parcel which is owned by tenancy-in-common. Board discussed that it needs plat map and signatures of all of the tenants-in-common before reviewing further.

**Home Construction Application:**

**MOTION:** JT motioned and Orlando seconded that Wallace be informed that the GLA cannot fully evaluate his application until it receives: (1) A plat map showing preliminary lot lines indicating where the house will be situated; (2) The location of the well, septic system and set backs; (3) Specific clarification as to whether the Burns shelter is or is not tied into the septic system Wallace will be sharing, and an explanation as to whether or not the existing septic and well is a community septic and well or if they are for single family residents; and (4) Payment of \$250 for the sanitation bond is required. (The bond from the previous construction application cannot be transferred to this new project as that project has not been completed). Motion carried.

**Jacob Meijer, Parcel 33 NG, Construction of Garage Application.** It was noted that the garage has already been constructed.

**MOTION:** JT motioned and Orlando seconded to approve the garage with the condition that an electrical permit is obtained before electric work is started. Motion carried with one abstention.

**Sabrina Hanan, Parcel 55 (NG), Construction of Home & Garage Application.**

Board discussed.

**MOTION:** James Kozlik motioned and Edward Anderson seconded to approve Sabina Hanan's application for construction of home & garage on Parcel 55 (NG) with the following conditions: (1) the complete information on electrical and septic permits is submitted; (2) the disturbed land is reseeded after construction; and (3) the \$250 sanitation bond is submitted. Motion carried with one abstention.

**Fire Hydrant at Capricorn and Venus:** The rural Fire Dept. strongly urged Glastonbury to help install this hydrant to improve fire-fighting capabilities for homes in NG. The total cost for GLA, including installation, would be approximately \$2,500. The Fire Dept. is willing to pay for the hydrant and elbow at the bottom of the hydrant and has proposed that the GLA pays \$1,000-\$1,500 for installment plus \$1,000 for the "T" and shut off valve. The contractor who would do this job is Mike Graham. The hydrant installation was important even though it was not in our 2004 budget.

**MOTION:** Orlando motioned and Janet seconded to approve \$2,500 for the cost of installation Motion carried.

**Kathleen Ramp Application to Relocate Parcels 97/98 (SG) Road.** David reported that Kathleen contacted him by phone prior to the meeting requesting approval to relocate her road to a location closer to the driveway on Parcel 95 where it ties into Hercules. Her current road

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

October 4, 2004

*CONFIDENTIAL – DO NOT COPY*

moved Golmeyer Cr., which was not approved by the Department of Natural Resources and Conservation, and she needs to move it back. The Board agreed that David could meet with Kathleen on their behalf and workout the final details of the conditions for approval for the relocation of her road. The Board also agreed that our conditions of approval for the road (including that her road must meet all state requirements) should be documented in writing for Kathleen and our files.

**Kathleen Ulrich, 32-D (NG)/ Application for Shed Construction and Setback Variance.**

MOTION: Orlando motioned and JT seconded to approve Ulrich's shed construction and variance. Motion carried.

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

**4.3.1 Old Business**

ACTION ITEM – *[Denise]* Draft letter to landowners re: weed control. Done.

**4.3.1 New Business**

**Guard posts for High South Glastonbury Fire Fighting Water Tank.** David reported that we need to put up guard posts around the buried tank because people are parking over it and there is some cave-in occurring.

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

**4.4.1 Old Business**

ACTION ITEM – Status of Parcel 32 (NG) Ulrich. David presented the 3-page clean-up plan that Ulrich signed on 10/4/04. The clean-up plan gives GLA the right to clean up if Ulrich fails to do so by the dates stated in the clean-up plan and charge her GLA's cost. David hopes to have community clean-up party on 10/16/04 at Ulrich's home.

MOTION: Orlando motioned and JT seconded to approve Ulrich's clean-up plan. Motion carried.

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

ACTION ITEM – Status of Hansard clean up. New phone number sent to P. Hoag to follow up with Hansard.

**4.4.2 New Business**

Cynthia/Daniel Blocker Complaint re: Barking Dogs & Eyesore on J. Trisdale Property. Board reviewed and discussed a written complaint submitted by Cynthia Blocker with both parties. It proposed forming a committee comprised of Orlando Johnson, James Kozlik and David to visit the property in question and to meet separately with each party – for the purpose of gathering facts. The Committee will then report its findings to the rest of the Board for final review. Both parties approved the committee members and their role in fact finding. The

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

**October 4, 2004**

***CONFIDENTIAL – DO NOT COPY***

Board also requested that JT submit a written response to the Blockers' complaint to James Kozlik or David Tonkin within one week.

Revisit Dog Issue from March Meeting: Tabled.

Eleanor Schieffelin Letter Re: Complaint about Cars & Trailers on Parcel 38 NG. Tabled.

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

**4.5.1 Old Business**

ACTION ITEM – Status of Neighborhood Meetings minutes. Denise confirmed that the minutes will be transcribed and sent to attendees of meetings for approval.

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

**4.6.1 Old Business**

ACTION ITEM – *[David]* Filing Parcel 16A as part of Glastonbury.

**4.6.2 New Business**

Status report on PVRC activities. Tabled.

**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 points to consider regarding shelter insurance *[Orlando & Philip]*. Tabled.

**5.2 Including Parcels in GLA**

ACTION ITEM – *[David]* Filing Resolution to include parcels 23-A SG & 14-A NG in Glastonbury. Tabled.

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

ACTION ITEM – Status report. No report.

**6. Next Meeting and Adjournment**

**Glastonbury Landowners Association**  
**Board of Directors Meeting Minutes**  
**October 4, 2004**  
**CONFIDENTIAL – DO NOT COPY**

The meeting was officially adjourned at 10:06 p.m. (when quorum was not met) but continued on until 10:20 p.m. The next meeting will be held November 1, 2004 at Golden Ratio Woodworks Cafeteria, 7 p.m.

**NEW ACTION ITEMS:**

- AR100404.1 Send E. Johnston letter re: gate. **Done.**
- AR100404.2 Orlando to contact Koltonow re: new application. **Done**
- AR100404.3 Denise to write to Koltonow when Board grants final decision on his application.
- AR100404.4 Denise to write R. Wallace re: subdivision and home construction applications when Board comes to final decision re: his applications.
- AR100404.5 Denise to send Jacob Meijer garage approval.
- AR100404.6 Denise to send Sabrina Hanan approval for home & garage application.
- AR100404.7 David to contact Kathleen Ramp re: relocation of road and document approval agreement. **Done**
- AR100404.8 Denise to send approval to K. Ulrich for shed construction and variance.
- CP100404.1 Denise to send approval to K. Ulrich for her clean-up plan.
- CP100404.2 Orlando, James K. and David to gather facts on Blocker complaint, meet with 2 parties and report to Board. **Done**
- MP100404 Denise to send neighborhood meeting minutes to attendees for approval. **Done.**