

Glastonbury Landowners Association
Board of Directors Meeting Minutes
November 1, 2004
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1. Call to Order, Prayer

The meeting was called to order by David Tonkin at 7:15 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: All present.

PROXIES:

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

2. Reading and Disposition of the Minutes General Business
October 4, 2004 Meeting Minutes

MOTION: James Trisdale motioned and James Kozlik seconded to approve the October 4, 2004 Meeting Minutes. Motion carried with one abstention from Charlotte Mizzi.

3 General Business

3.1 Old Business

ACTION ITEM – [Denise] Status of list of all GLA motions. Tabled

ACTION ITEM – [Charlotte] Status of Robert Rules of Order. Tabled

4. Report of Officers and Committees

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

Cynthia passed out "October 2004 Bank Transactions-Prepared Oct. 30, 2004," "Balance Sheet As of Oct. 31, 2004" and "Income and Expense Budget Overview January through October 2004." Cynthia distributed "Liens Filed During the Watch of Cynthia Blocker, 10/31/04," which listed paid and unpaid liens.

4.1.1 Old Business

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

ACTION ITEM – Financial effect of 5% discount on assessments. Cynthia stated that Clare's research revealed that this discount was advantageous in that it brought in more assessment income earlier in the year than had ever been received in prior years. The Board discussed that the advantage of receiving this income early versus the cost of the discount to GLA was about equal. The Board agreed to again offer the 5% discount on assessments in 2005.

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4.1.2 New Business

Letter to Landowners concerning increase in assessments. David stated that the goal is to mail this letter to landowners by the end of November.

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

4.2.1 Old Business

ACTION ITEM – Status re: Johnston letter - re: enforcing mobile homes stds. Done

ACTION ITEM – Send response re: Johnston’s gate across Hercules Rd. Done

ACTION ITEM – Status of Koltonow’s project application. Done

ACTION ITEM – Send response re: Wallace’s building application (84 SG). Done

ACTION ITEM – Wallace’s subdivision application (84 SG). Done

ACTION ITEM – Send response to Meijer re: garage application. Done

ACTION ITEM – Send response to Hanan re: house application. Done

ACTION ITEM – Send response to K. Ulrich re: shed application. Done

4.2.1 New Business

Review Proposed Fee Schedule for project applications. Cynthia distributed “Proposed Fee Schedule to Be Considered by the GLA Board” that is a compilation of suggestions from the architectural committee. James proposed that the project application fee (#8 on above proposed schedule) be doubled for project applications that are submitted *after* construction has taken place. Board discussed proposed fee schedule briefly and agreed to review it in its entirety at December meeting.

MOTION: Pamela motioned and James Kozlik seconded that a flat \$20 non-refundable fee be submitted with each project application, effective immediately.

Board discussion.

AMENDMENT: Orlando motioned and Philip seconded to amend the above fee of \$20 to \$25 and that there should be an increase in this fee every two years based on the cost of living index (rounded to the nearest dollar). This fee will be posted on our website and added to our project application materials. Amendment carried.

Motion carried.

Peter Duffy, 50-A (NG), Building Application. Application for replacing mobile home with construction of new home. Board reviewed.

MOTION: Pamela motioned and JT seconded to approve the application for replacing a mobile home with construction of a new home from Peter Duffy on Lot 50-A (NG) with the conditions: (1) An electrical permit is obtained; (2) Peter checks with the Sanitarian to confirm that his current septic system is adequate for 4 bedrooms; and (3) The land be reseeded after construction. Motion carried.

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South Glastonbury Teaching Center, 23A (SG), Application for extension of garage.

MOTION: Pamela motioned and Cynthia seconded to approve the SGTC's application for an extension of its garage on the conditions that an electrical permit be obtained and the \$250 sanitation bond be submitted. Motion carried.

Church Universal & Triumphant, 32-A and 33-A (NG), Application to replace water reservoir. Board reviewed.

MOTION: Pamela motioned and Philip seconded to approve the application from the Church Universal and Triumphant to replace their water reservoir supplying water to Golden Age Village with a new steel water tank with the condition that tall shrubs be planted to help conceal the tank. Motion carried with one abstention from Charlotte Mizzi.

Cargo Units on Paul Rantallo's Property, 30-E. Philip reported that Paul Rantallo has moved one or two red cargo units to the area where the just removed mobile home formerly resided.

MOTION: Charlotte motioned and JT seconded that the GLA write a letter to Paul Rantallo stating that he needs to submit a project application to the GLA for the placement of the cargo units on his property. Also, he needs to rectify the culvert situation. Motion carried.

4.3 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

ACTION ITEM – [David] Review Road Maintenance plan. Tabled

4.3.1 New Business. None

4.4 Complaint Committee Report: Charlotte Mizzi, Chair

4.4.1 Old Business

ACTION ITEM – Review Blocker/Trisdale complaint David read the Ad Hoc Committee's report on findings concerning the complaint. The Board and both parties discussed the issue at length. The following actions were proposed as final solutions and accepted by both parties: (1) The trailer and GLA pickup with sander will be moved to the back of the Trisdale home; (2) The present location for storing the equipment is acceptable to both parties and new requests to change the location will not be given; (3) The GLA will provide two extension cords for winter plug-in of equipment and provide a neutral colored tarp to cover the hay; and (4) David will draw up a document, for each party's signature.

ACTION ITEM – [Denise] Send response to K. Ulrich re: clean-up plan. Done

ACTION ITEM – [David] Status of Parcel 32 (NG) Ulrich. David reported clean up has started.

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

ACTION ITEM – Status of Hansard clean up. David reported a final letter was recently sent to Hansard, 81 SG, requesting submittal of a clean-up plan or face legal action.

4.4.2 New Business

Revisit Dog Issue from March Mtg. Tabled

Everett Johnson complaint letter. Tabled

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

4.5.1 Old Business. None.

4.5.2 New Business.

Review changes to proposed Master Plan. David and Charlotte reported that the Committee has tallied the recommendations that were submitted by the neighborhood meeting and these recommendations will be presented at the Annual Meeting.

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

4.6.1 Old Business

ACTION ITEM – *[David]* Filing Parcel 16A as part of Glastonbury. Received papers to file on Parcel 16A.

4.6.2 New Business

Status report on PVRC activities.

Formation of PVRC Articles without Authorization by PVRC or GLA Board and Election of new PVRC Board without due notification.

The Board's discussion on the above issues included the following: (1) The GLA leases the recreation land to the PVRC and the GLA needs to draw up a formal lease; (2) A review of Robert Wallace's e-mail letter of Oct. 31, 2004 concerning the same above issues and additional concerns. GLA will respond to Robert Wallace's letter stating that the Board is in the process of reviewing the issues he has raised in his letter; (3) Janet will acquire a copy of the Articles of Incorporation that Pouwel filed and give to the GLA Board to review; and (4) Orlando, James Kozlik, Janet and David will form a committee that will meet to compile the facts surrounding this issue; a couple of members of this committee will meet informally with the PVRC Committee on Wednesday evening to discuss the issues amicably and convey the information listed in the Motion (see below). Board stressed that discussion should include extending the GLA's gratitude to Pouwel for his service to the PVRC. (5) David will consult with our attorney regarding the quorum issue in the recent PVRC election.

MOTION: Orlando motioned and Cynthia seconded that the PVRC Committee should be told at their Wednesday, November 3rd meeting, to abate further action in the application of

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incorporation until after the GLA reviews the incorporation papers and agrees on the action to be taken regarding this document. Motion carried.

MOTION: Edwin motioned and Philip seconded to table further discussion concerning the above issue until the fact-finding committee reports back to the GLA Board. Motion carried.

Request from Pouwel Gelderloos for PVRC financial statements. Board to review this request after meeting with PVRC takes place.

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]

ACTION ITEM – Status report; Review Annual Meeting Agenda & Assignments

David reviewed the annual meeting agenda and the report he will give at that meeting. He requested the Board members, who will give reports at the meeting, to give Denise outlines or transcripts of their reports.

6. Next Meeting and Adjournment

The meeting was adjourned at 10:25 p.m. with no further business. The next meeting will be held on November 13, 2004 following the Annual Election Meeting at the Emigrant Hall. The following regularly scheduled meeting will be held on December 6, 2004 at Golden Ratio Woodworks Cafeteria, 7 p.m.

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NEW ACTION ITEMS:

- TR110104 Cynthia: Notify landowners about 5% discount in assessments.
- TR110104 David to send letter in November to Landowners concerning increase in assessments.
- AR110104 Board to review proposed fee schedule for discussion at December meeting.
- AR110104 Denise to revise project applications to reflect new application fee and forward the information to Rudy for the website. Notify Pamela of new applications. **Done.**
- AR110104 Denise to send project approval to P. Duffy. **Done.**
- AR110104 Denise to send project approval to SGTC. **Done.**
- AR110104 Denise to send project approval to Church re: water reservoir. **Done.**
- AR110104 Denise to draft letter to Paul Rantallo. **Done.**
- CP110104 David to draft resolution agreement for Blocker and Trisdale. Provide materials to Trisdale. **Done**
- RC110104 Janet to acquire articles filed by Pouwel. for GLA Board review.
- RC110104 GLA Board to develop lease agreement with PVRC.
- RC110104 Fact-finding Committee, Orlando, James K., Janet and David, to meet to compile the facts surrounding PVRC issue and report to Board.
- RC110104 Members of Fact-finding Committee meet with the Recreation Committee. **Done**
- RC110104 David to consult with our attorney re: the quorum issue in the recent PVRC election
- RC110104 Denise draft response to Robert Wallace's letter re: PVRC. **Done.**
- EL110104 Board members who will speak at annual meeting to give Denise transcripts or outlines of their reports
- EL110104 Denise to send history of 2004 complaints to Charlotte. **Done.**