

Glastonbury Landowners Association
Board of Directors Meeting Minutes
December 6, 2004
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1. Call to Order, Prayer

The meeting was called to order by David Tonkin at 7:00 p.m., at Golden Ratio Woodworks. James gave the opening prayer.

PRESENT: David Tonkin (President), James Kozlik (Vice-President), Janet Naclerio (Secretary), Cynthia Blocker (Treasurer), Edward Anderson, Edwin Johnson, Allysa Angelis Allen, Ronda Alexander, Laura Boise, Joanna Snyder

ABSENT: Orlando Johnson, Charlotte Mizzi

PROXIES: Orlando to David; Charlotte to David

ALSO ATTENDING: Denise Orr (GLA administrative secretary), George Makris (Landowner), Kathleen Rakela (Landowner)

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

November 1, 2004.

3 General Business

3.1 New Business

A work sheet listing the officers and committee chairs to be elected was distributed to the Board and various Board members described the basic duties/responsibilities of each office or chair. Each Board member briefly described his/her skills/background and interest.

Elect New Officers –Board members nominated the following individuals to fill officer positions on the Board:

President: James Kozlik

Vice-President: Ronda Alexander

Treasurer: Cynthia Blocker

Secretary: Janet Naclerio

Elect Committee Chairs - Board members volunteered to fill the following positions:

Architectural: (NG) Ronda Alexander (Chair), Laura Boise

(SG) Alyssa Allen (Chair), Laura Boise

Road and Weed: Tabled.

Note: David reported that James Trisdale has agreed to be available as a consultant for this committee.

Recreation: Laura Boise, Edwin Johnson, Janet Naclerio & Edward Anderson (alternate); chair to be elected in January.

Complaint: Ronda Alexander (Chair), Joanna Snyder.

Master Plan: Laura Boise, Orlando Johnson, Charlotte Mizzi, David Tonkin; chair to be elected in January.

Website: Edward Anderson (Chair).

Clean-Up: Tabled

Database: Tabled

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Lessons learned regarding November 13, 2004 Annual Meeting:

Suggestions/Comments from the Board included:

- (1) Research should be done to determine if meeting could start before quorum is met.
- (2) To streamline the time it takes to count the votes, the following was suggested: absentee ballots received prior to the meeting should be registered/tallied before the meeting or the ballot table should count them and add them to the tally during the very beginning of the meeting *prior* to the time when attendees vote.
- (3) Board members regarding issues brought before the Board should always maintain confidentiality.
- (4) Committee Sign-up Sheets should be posted at the meeting for landowners who desire to volunteer to serve on GLA committees.

Things to consider as a Board Director: David distributed a list of 12 items. (Attached).

3.2 Old Business

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

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

4. Report of Officers and Committees

4.1.1 Treasurer’s Report: Cynthia Blocker, Treasurer. Cynthia distributed “Balance Sheet as of December 5, 2004” and “Income and Expense Budget Overview; Jan. 1 through Dec. 5, 2004.

4.1.1 Old Business

ACTION ITEM – [Cynthia] Send letter notifying landowners of Jan. assessment discount. **Tabled.**

ACTION ITEM – [David] Send letter notifying landowners of assessment increase. **Tabled.**

4.1.2 New Business. No report.

4.2 Architecture Subcommittee Report:

4.2.1 Old Business

ACTION ITEM – [Board] Review Architectural fee schedule. **Tabled.**

4.2.2 New Business

Lot 20-A/ SG George Makris: Home Construction Application

MOTION: James Kozlik motioned and Edwin Johnson seconded to approve George Makris’ home construction for Lot 20-A, South Glastonbury. Motion carried.

34-A/SG Roger Holmstrom: Request to Begin Process of Moving Earth Prior to Home Construction.

The Board discussed the application.

MOTION: James motioned and Edward seconded to give Roger Holmstrom permission to start moving earth. The Board recommends the fill doesn’t exceed 2:1 slope to prevent it from causing run off problems. **Motion carried. (Cont. next pg)**

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Roger Holmstrom, cont.

MOTION: Cynthia motioned and Joanna seconded to waive the \$25 application fee for Roger Holmstrom's home construction application (above) based on the fact that it was not necessary for him to submit an application for his request. **Motion carried.**

Parcel 54 (SG)/ Edwin Johnson Subdivision Application

Edwin reported that three years ago he submitted a family conveyance application to the County for Parcel 54 (SG) and it was approved. The Board reviewed the application and discussed with Edwin the concerns of a neighbor regarding a new driveway and the existing easement. Edwin stated that he has vacated the easement. He reviewed a detailed history of the issue regarding his neighbor and stated it is in the process of being resolved.

[Important Note: As of 1/10/05, the following motion was put on hold and therefore is not valid until the Board is ready to review and amend it. The Board has not given it's approval or disapproval; their decision is pending.]

MOTION: Cynthia motioned and Laura seconded to approve Edwin Johnson's application for subdivision of Parcel 54 on the condition that the existing easement is shown in writing on the subdivision, the easement is vacated and a permit is obtained from the county for the new driveway on 54-C. **Motion carried with three abstentions from Ronda, Joanna and Edwin.**

MOTION: Ronda motioned and Alyssa seconded to waive past assessments that would have been due to Edwin Johnson for his Parcel 54(SG) subdivision application. Assessments will be due from this date on. **Motion carried with abstention from Edwin.**

4.3 Road & Weed Committee Report

4.3.1 Old Business

ACTION ITEM – [David] Review letter to landowners re: weed control. **Tabled.**

ACTION ITEM – [David] Install guard posts around High South fire fighting water tank. **Tabled.**

4.3.1 New Business. None.

4.4 Complaint Committee Report:

4.4.1 Old Business

ACTION ITEM – [David] Status of Parcel 32 (NG) Ulrich. **Tabled.**

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

ACTION ITEM – [David] Status of Hansard clean up. David reported that Charlotte Mizzi (GLA Complaint Committee) sent a letter to Hansard (cc'd to our attorney), dated October 20, 2004, requesting a clean-up plan by November 20, 2004. The letter stated that the matter will be handed over to our attorney if we do not hear back from Hansard. As of this date, the GLA has not received a response from Hansard.

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ACTION ITEM – *[David]* Purchase extension cords and tarp for Trisdale. **Done.**

ACTION ITEM – *[David]* Response to Johnston complaint letter. **Done. Note: Additional issues in complaint letter will need to researched. .**

4.4.2 New Business

Revisit Dog Issue from March 2004 GLA Board Meeting. Tabled.

Eleanor Schieffelin: Complaint Re: Excessive Vehicles on 38-A NG. Tabled.

Kathleen Rakela's Request for List of Petition Signers Re: Her Statues. (This petition was circulated prior to statues being vandalized). Kathleen attended the meeting to request the petition that was circulated about her statues and attached to the William and Cheryl Smith complaint about the statues in 2003. Kathleen stated that she was ready to file a suit against the GLA if the Board would not release the petition to her. The Board and Kathleen discussed her various concerns and asked her if she would be satisfied with receiving the petition with the names of the petition signers deleted. Kathleen stated that would be a good first step. Kathleen was told that the GLA would need to consult our attorney regarding the release of the petition without names and that we would get back to her with our response.

Ev. Johnston Complaint Letters of Nov. 11, 2004 Re: Gate. Tabled.

Ev. Johnston's Complaint Letter of November 10, 2004 re: his October 1, 2004 letter concerning mobile homes on Parcel 84. Tabled.

4.3 Land Use Master Plan Committee

4.5.1 Old Business

ACTION ITEM – *[Charlotte]* Status report. **No report.**

4.5.2 New Business. None

4.5.2 New Business

4.5 Recreation Committee: Janet Naclerio, Chair; Edward Anderson.
Status report on PVRC activities. **Tabled.**

4.6.1 Old Business

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

ACTION ITEM – *[Janet]* Obtain articles of incorporation. David reported that the GLA has not received the full document of the Articles of Incorporation that was filed by Pouwell Gelderloos. The document was not accepted by the State.

ACTION ITEM – *[David]* Status report of fact finding committee. **Tabled.**

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ACTION ITEM – *[Janet]* Status of Powell's request for bank statements. **Tabled.**

4.6.2 New Business. No report.

4.6 Web Site Committee: Edward Anderson (Chair) **No report.**

4.6.1 Old Business.

4.6.2 New Business

New layout of Web page

4.8 Clean-up Committee: No report.

4.9 Ombudsman Report: Jeanne Campbell (SG) Penelope Price (NG) **No reports.**

5. Other Business

5.1 Shelter Insurance *[Orlando]*

ACTION ITEM – List of points to consider regarding shelter insurance *[Orlando]* **Tabled.**

5.2 Including Parcels in GLA

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

6. Next Meeting and Adjournment

The meeting was adjourned at 10:45 p.m. with no further business. The next meeting will be held January 10, 2005 at Golden Ratio Woodworks Cafeteria, 7:00 p.m.

NEW ACTION ITEMS:

- GB120604.1 Board to decide upon committee members for Road and Weeds, Clean Up and Database at January 10, 2005 Board Meeting. Recreation Committee and Master Plan Committees to elect chairs within their committee
- GB120604.2 Denise to research and incorporate as appropriate lessons learned regarding November 13, 2004 Annual Meeting into GLA Election Procedures.
- AR120604.1 Denise draft/send project approval form to Lot 20-A/ SG George Makris. **Done.**
- AR120604 .2 Denise draft/send project approval form and waiver of fee to 34-A/SG Roger Holmstrom. **Done.**
- AR120604.3 Denise draft/send project approval to Parcel 54 (SG)/ Edwin Johnson Subdivision application. (**Not completed** based on directive from Board members reviewing Lannes complaint).
- AR120604.4 Cynthia to inform Rudy regarding assessment fees information for Edwin Johnson.
- CP120604 David to consult our attorney regarding Kathleen Rakela's request for petition.