

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

January 12, 2004

FINAL

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1. Call to Order, Prayer

The meeting was called to order by David Tonkin at 7:17 p.m, at Golden Ratio Woodworks.

James Kozlik gave the opening prayer.

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

ABSENT: Kristen Hardesty, Philip Hoag, Edwin Johnson

PROXIES: Edwin to Charlotte

ALSO ATTENDING: Denise Orr (GLA secretary), Clare Parker (Bookkeeper), Linda Kremer (Landowner) and Penelope Price (Landowner)

2. Reading and Disposition of the Minutes General Business

December 2, 2003 Meeting Minutes

MOTION: Janet motioned and Charlotte seconded to approve the Dec. 2, 2003 meeting minutes as amended. Motion carried.

3. General Business

3.1 New Business

ACTION ITEM - Write up of committee duties. Tabled

3.2 Old Business. None

4. Report of Officers and Committees

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

Cynthia passed out "December 2003 Checkbook Transactions" and "Balance Sheet As of December 31, 2003" and "Income and Expense Budget Overview January through December 2003." A few corrections will be made to pg.1 of December 2003 Checkbook Transactions and will be sent to David and Denise for files.

4.1.1. Old Business

ACTION ITEM – Mail contractor waiver notices. Pending

4.1.2. New Business

Linda Kremer, on behalf of the SGTC Board (South Glastonbury Teaching Center), presented a request for retroactively waiving the SGTC assessments. She reviewed the history of the TC's request for the waiver.

MOTION: Charlotte motioned and Pamela seconded to approve waiving the SG Teaching Center's past assessment fees of \$240, including penalties and interests. This means that the SGTC has no outstanding assessment fees to the GLA. Motion carried.

Linda requested written verification of the assessment fee waivers.

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4.2 Architecture Subcommittee Report – Jim Kozlik and Pamela May, Co-chairs

4.2.1 Old Business

ACTION ITEM – Research amount Church owes GLA. Pending

ACTION ITEM – Date when Paul Rantallo is to remove his mobile home.
GLA received a letter from Paul in November 2003 saying trailer would be removed by the end of the year. He sent a second letter in December 2003 stating his present construction on his property would delay trailer removal. GLA to write to Paul for clarification.

ACTION ITEM – Follman’s Driveway. Tabled

ACTION ITEM – Send Application approval form to Newhouse. Done

ACTION ITEM – Clean up of Pedro Pinaro’s construction site 32 SG.
David reported that Pedro has cleaned up the site. Denise to write Pedro explaining that sanitation bond will not be refunded until construction has been completed.

STATUS Report - Parcel 97 & 98 Road Construction Application/Kathleen Ramp.
David reported that at the special Board meeting on January 9, the Board agreed to approve Kathleen’s road construction subject to 12 conditions. (See January 9, 2004 Meeting Minutes)
On February 11, David faxed the approval/conditions to Kathleen (see attached). Kathleen called David and stated she accepted the conditions but questioned No. 7 concerning where the road enters Hercules. Kathleen will meet with her surveyor and engineer to discuss this issue.
Board agreed that GLA should write a letter to neighbors concerning blasting and the easements involved with Kathleen’s project.

4.2.2 New Business

Lot 35-A (SG), Kletter/Parker Residence Construction Application.

Board reviewed and discussed the above application and various issues such as who owns the property, traveling to the Twin Pillar’s shelter requires passing through the parcel to the North and safety hazards of the Twin Pillar’s shelter located on the same lot. The board agreed to write two letters.

- The first letter would request more information concerning: (1) who is the applicant for this project; (2) who owns Tract 35-A; (3) clarify the footing for the house, and ; (4) request a plat map for Parcel 35 showing all tracts and existing house locations.
- The second letter would be addressed to Twin Pillars Shelter requesting action to remedy the safety hazards on Lot 35-A, SG.

Lot 2-A (NG) Sudivision Application/Marjorie Lombard.

Board reviewed Tract 2-A subdivision. James Kozlik reported that he spoke with Marjorie

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about the possibility that the State might not allow her to subdivide again since this is her second minor subdivision. He suggested that she might want to contact the state/county about this issue before submitting her application to GLA. James stated that Marjorie told him she preferred to seek GLA approval first before checking about this requirement.

MOTION: James motioned and Charlotte seconded to approve the Lot 2-A subdivision provided Marjorie designates a road easement from the existing private road to the subdivided property and provided that the subdivision meets the county's requirement. If Marjorie wants to change her application, she must submit an amended application. Approval is granted for 18 months and an extension may be granted at the discretion of the Board. Motion carried.

Lot 33 (NG)/Pouwel Gelderloos Construction of Shop w/Apartment

David reported that Powel has started construction of a shop with reportedly an apartment over it. In 2000, the GLA Board Meeting Minutes state that the Board approved the construction of a garage application from Pouwel. However, the GLA has no paperwork except for approval for a shop in 2001 Meeting Minutes. Board agreed to explore situation further.

Note re. Parcel 33/NG. David reported that our records show that Mansaw, Meijer, Gelderloos and Duke are owners of Parcel 33. This parcel was partitioned into five tracts by Court order and was not approved as a subdivision by either GLA or the County.

Lot 30-E NG, Rantello – Removal of trailer. See ACTION ITEM above.

Lot 61-B SG – Preliminary review of house. Tabled.

New Policy: Timeline for Completion of a Subdivision

The Board discussed the need to establish a time limit for the completion of a subdivision once GLA has approved a subdivision.

MOTION: James Kozlik motioned and Charlotte seconded to require that landowners applying for a subdivision must complete the subdivision within one year. If the subdivision isn't completed within the year, the landowner will need to apply to the Board for a time extension to complete the subdivision. AMMENDMENT TO MOTION: Orlando motioned and JT seconded to change the "one year" requirement to "18 months." Amendment and motion carried.

New Policy: Timeline for Completion of a Construction Project

The Board discussed the need to establish a time limit for the completion of construction projects that GLA approves.

MOTION: JT motioned and Charlotte seconded that construction projects must be completed within one year. For building projects, just the exterior (e.g.: the siding, windows, roof including shingling and secured doors, etc.) need to be completed within the one year period from the date of GLA approval. If the project is not completed within one year (12 months), the landowner must apply for a time extension to complete the project. Motion carried.

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4.3 Road & Weed Committee Report – Philip Hoag and JT Trisdale, Co-Chair

4.3.1 Old Business

ACTION ITEM – Research Matt Scoplite handling our weed spraying. Tabled

4.3.2 New Business

Paving Glastonbury Roads

David reported that John Fanuzzi told him that he may be going into the paving business this summer. He expects costs between \$0.55-0.60 cents per square foot. David reviewed that we have approximately 2 miles of roads in both North and in South Glastonbury that are candidates for paving. This translates into a cost of about \$312,000. We would need to increase assessments to pay for the paving and will need 51% approval of Glastonbury landowners for an assessment increase. David will continue to review the possibilities.

4.4 Complaint Committee Report – Charlotte Mizzi – Chair

4.4.1 Old Business

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

Penelope Price gave an overview on the Tim Dolan Compassionate Communication method and gave testimony that Tim Dolan successfully assisted in mediating a long term issue between her family and another landowner. If Ulrich agrees to participate in a mediation process, the Board agreed to hire Tim to help mediate between GLA and Ulrich regarding the issues which we have been trying to resolve with Ulrich through our attorney.

ACTION ITEM – Status of removing rock pile above culvert. Tabled

ACTION ITEM – Status of Cleanup on Hansard property. Tabled

4.4.2 New Business

Complaint from Vernon and Nye re: Goodson Dog Attacking Their Daughter's Dog.

David reported that he spoke to the Nyes and recommended they report the incident to the police, which they have done. GLA will write a letter to the landowner who is renting to Goodson and copy to Goodson and the Nyes.

4.5 Land Use Master Plan Committee Report – Charlotte Mizzi, Chair

4.5.1 Old Business

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ACTION ITEM – Letter to Landowners postponing Master Plan meeting. **Done.** (See attached.)

4.5.2 New Business

Master Plan, Maps. Landowner comments.

Board agreed that the Master Plan Committee, David and Denise should meet on Thursday, Jan. 15 at 7:30 p.m. at the Golden Ratio cafeteria to discuss the details of the questions and concerns that landowners have about the Master Plan and to plan the February 21st meeting.

4.5 Recreation Committee Report – Janet Naclerio – Chair

4.5.1 Old Business

ACTION ITEM – Legal Formation of PVRC

David reviewed that our attorney told him there was a community, similar to ours, that wanted to beautify their parklands and applied to become a charitable tax exempt organization—it was denied by the IRS because it appeared to be self-serving. Our attorney suggested that we do further research before proceeding with this application based on the fact that the GLA would be taking a risk with the high cost of applying for tax exempt status. The Board discussed in detail many factors regarding the legal formation of PVRC and whether PVRC or the GLA should be responsible for the research and expense involved.

MOTION: Charlotte motioned and Edward seconded for the GLA to take the necessary steps, including paying the legal fees, to make the PVRC a separate tax-exempt organization (not a 501-3 C). Motion carried.

ACTION ITEM - Status of Filing Parcel 16-A to be a part of Glastonbury. Tabled

4.5.2 New Business. None

4.6 Web Site Committee Report - Edward Anderson, Chair

4.6.1 Old Business

ACTION ITEM – List of Realtors. Tabled

ACTION ITEM – Send Edward documents to place on Website. Tabled

4.6.2 New Business

Link extra Glastonbury website name to original. Tabled

4.8 Clean-up Committee Report – Kristen Hardesty, Chair. No report.

4.9 Ombudsman Report – Jeanie Campbell (SG) & Richard Johnson (NG). No report.

5. Other Business

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5.1 Shelter Insurance.

ACTION ITEM – List of points to consider regarding shelter insurance. 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 February 2, 2004 at Golden Ratio Woodworks Cafeteria, 7 p.m.

NEW ACTION ITEMS:

- TR011203.1 Denise to send a letter to SGTC confirming retroactive waiver of their assessment fees.
- TR011204.2 Cynthia to send corrected versions of Dec. 2003 Checkbook Transaction document to David and Denise. **Done.**
- AR011204.1 Denise to send revised waiver form to website and those who have project application forms.
- AR011204.2 Denise to send letter to Paul Rantalalo for clarification re: removal of trailer. **Done**
- AR011204.3 Denise to send letter to Pedro Pinaro re: sanitation bond. **Done**
- AR011204.4 David/Denise to send letter to neighbors concerning blasting and easements. **Done**
- AR011204.5 Denise/David to send application approval to Kathleen Ramp. **Done.**
- AR011204.6 Denise/David to send letter to Kletter/Parker re: Application for Construction of Residence Lot 35-A: **Done.**
- AR011204.7 Denise/David to send letter to Twin Pillars Shelter re: safety hazards. **Done.**
- AR011204.8 Denise to send project approval for Lot 2-A (NG) Lombard Subdivision. **Done**
- AR011204.9 Denise to draft new policies regarding approval time limits for subdivisions and construction projects and incorporates into GLA project application forms and approval forms.
- AR011204.10 David to ask our attorney regarding the status of Parcel 33/NG Subdivision and Pamela to research. **Done**
- CP011204.1 David to contact K. Ulrich re: mediation meeting. **On going**

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- CP011204.2 Denise to draft letter to the owner of Goodson apartment and cc to Goodson and the Nyes. **Done. but letter is on hold.**
- RC011204.1 Orlando to research other organizations (with background similar background to PVRC) that have been tax exempts status. .
- RC011204.2 David to take the necessary steps, including paying the legal fees, to make the PVRC a separate tax-exempt organization (not a 501-3C). GLA to develop rules and bylaws to be developed for the operation of the PVRC.

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1. Call to Order, Opening Prayer

The meeting was called to order by David Tonkin at 7:22 p.m., at Golden Ratio Woodworks. gave the opening prayer.

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

ABSENT: Philip Hoag

PROXIES:

ALSO ATTENDING: Denise Orr (GLA secretary)

2. Reading and Disposition of Minutes

January 12, 2004 Meeting Minutes

MOTION: Edward motioned and JT seconded to approve the January 12, 2004 meeting minutes. Motion carried.

3. General Business

3.1 New Business

ACTION ITEM – Write-up of committee duties

David requested Committee Chairs to write up their duties and offered to assist.

David reported that our database of landowners addresses & information is currently running and should be ready for Board use by March.

4. Report of Officers and Committees

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

4.1.1. Old Business

ACTION ITEM – Add Subdivision waiver to Architectural Application form. **Done.**

ACTION ITEM – Mail contractor waiver notices. **In Process.**

ACTION ITEM – Send waiver approval to the SGlastonbury Teaching Center. **Done.**

4.1.2. New Business

Cynthia reported that the amount of assessment payments received in January was considerably higher than in past years; most likely the new discount offered to landowners when assessments are paid in full by January 31 served as the incentive.

4.2 Architecture Subcommittee Report – Jim Kozlik and Pamela May, Co-chairs

4.2.1. Old Business

ACTION ITEM – **Research amount Church owes GLA.** David reported that we have the letter documenting the Church owes us \$15,000, but we need to determine how much we may have spent out of that \$15,000.

ACTION ITEM – **Follman's Driveway.** Tabled.

ACTION ITEM – **Kletter Construction Applicaton 35-A (SG).** We received follow-

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up information from Kletter with plat map and owner verification from Clare Parker, etc. Board discussed that the plat map doesn't meet lot size requirement and that the construction encroaches upon Parcel 36-NG & SG. There is an easement which Parcel 36NG was grated by Robert Wallace.

MOTION: James K motioned and Charlotte seconded to send Damian Kletter (cc to Clare Parker a follow-up letter stating that GLA discussed his project proposal and that the hazardous conditions with the shelter must be corrected according to standard construction processes before the Board will consider reviewing his application. Motion carried.

ACTION ITEM - Twin Pillars Safety Hazard. GLA sent letter to Kletter and Parker and they verbally agreed that the shelter site was a hazard. As of 2/2/04, the GLA hasn't received a formal response. Pamela reported that no improvements have been made to the site since our letter was sent to Kletter 21 days ago.

ACTION ITEM – Status of Pouwel Gelderloos Parcel 33 (NG) shop construction . David reported that in 2000, GLA gave approval to Pouwel to build a shop next to his home. It is not clear if the shop he is currently building has an apartment over it. It is also not clear who owns the subdivision as it was a court ordered subdivision. The Board agreed to approve Pouwel's application subject to the approval of the Architectural Committee, who will review it in the next few days.

ACTION ITEM – Status of Pouwel Gelderloos Parcel 33 (NG) Subdivision.

ACTION ITEM – Incorporating new time limit policies into project application.
Denise to do.

4.2.2 New Business

Lot 61-B (SG) – Preliminary review of house.

Parcel 56 (NG) Kathleen Rakela Sign Application

MOTION: Edwin motioned and James Kozlik seconded to approve Kathleen's proposed sign to be posted until the perpetrator is found. (Discussion).

AMMENDMENT: Orlando motioned and Charlotte seconded to change the duration allowed for posting the above sign to 90 days. (4 votes in favor; 6 voted opposed) (Discussion)

AMENDMENT: Cynthia motioned and Orlando seconded to require that Kathleen submit a color rendition of the sign that depicts its appearance and to list the materials that will be used before the Board makes a final decision. If approved, there will be no time limit on how long the sign can be posted. (10 in favor; 2 opposed.) (Discussion)

AMENDMENT: Cynthia motioned and James Kozlik seconded to tell Kathleen that we need the above information before the Board does a final review of Kathleen's sign application. We should also mention that the sign cannot be more than 8 feet above the ground. Motion carried. (7 in favor, 1 abstention)

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Parcel 74/SG Richard and Elyssa Allen: House Extension Project Application:

Due to time constraints at the meeting, the Board agreed to approve the Allen's application *subject to the approval* of the Architectural Committee, who will review the application within the next few days and notify the Board of its decision.

Parcel 26-E/SG Jerry and Ruth-Ann Young: Double garage with studio apartment above. (Submitted by Pouwel Gelderloos) Due to time constraints at the meeting, the Board agreed to approve the Young's application *subject to the approval* of the Architectural Committee, who will review the application within the next few days and notify the Board of its decision.

The Board discussed matters relating to the failure of Landowners and the county to communicate with GLA regarding subdivision projects. As a result, the GLA has not been properly involved in subdivisions and our records are incomplete, etc. The Board agreed it would be wise to have our attorney contact local judges to inform them about the legal jurisdiction of the GLA in subdivisions, etc.

4.3 Road & Weed Committee Report – Philip Hoag and JT Trisdale, Co-Chair

4.3.1. Old Business

ACTION ITEM – Research into Matt Scoplite doing our weed spraying [David] Tabled.

ACTION ITEM – Paving roads. David distributed a sheet entitled “Cost of Paving Select Roads” which lists information on various GLA road options and prices that might be considered for paving and the cost of a half time manager. The Board discussed this information and the need to take immediate action by sending a letter to landowners by Friday, Feb. 6, requesting whether they would approve a raise in their assessments for paving and a part-time manager and which of the options they would choose. Janet expressed the concern that the Board was moving prematurely and should gather more hard information, bids, etc., before asking the landowners to pay more assessments. The Board decided that David should draft the letter, send it to other board members to review and mail it on February 6 and to give their input before it was sent out. The Board agreed the letter should include information on the above sheet and: (1) how many people will be affected by paving the roads; (2) the current GLA budget cannot afford the paving or a part time manager; (3) the proposed roads to be paved are those most affected by wash boarding; (4) the savings of paving vs grading the roads; (5) the possibility of landowners choosing to hire the pavers to pave their personal roads; (6) ask landowners to let the GLA know if they were willing to approve an increase in assessments and, if so, which option they would choose; and (7) ask landowners to respond by Feb. 21 or while attending the February 21 Master Plan meeting. .

4.3.2. New Business

4.4 Complaint Committee Report – Charlotte Mizzi – Chair

4.4.1. Old Business

ACTION ITEM – Status of Parcel 32 (NG) Ulrich. David reported that Kathleen cancelled mediation meeting, but stated she wants to do it at another time. David hopes

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to reschedule it in the near future.

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

ACTION ITEM – Status of Cleanup on Hansard property [David] Tabled.

ACTION ITEM – Status of Nye’s dog compliant [David] Tabled.

4.4.2. New Business

4.5 Land Use Master Plan Committee Report – Charlotte Mizzi, Chair

4.5.1. Old Business

ACTION ITEM – Status of Master Plan [David]

Orlando presented pictures of slides to be used at February 21, Master Plan meeting. The Board agreed to meet on Friday evening, February 13, to prepare for the same meeting.

4.5.2. New Business

4.6 Recreation Committee Report – Janet Naclerio – Chair

4.6.1. Old Business

ACTION ITEM – Legal Formation of PVRC. David stated he will have a set of Covenants that he will send to the Board and PVRC Committee to review and then send to the attorney to complete.

ACTION ITEM: Filing Parcel 16A is now part of Glastonbury. Tabled.

4.6.2. New Business

ACTION ITEM – Filing Parcel 23A into Glastonbury. Tabled.

4.7 Web Site Committee Report - Edward Anderson, Chair

4.7.1. Old Business

ACTION ITEM – Sending letters to Realtors [Denise] Tabled.

ACTION ITEM: - Sending Edward and Placement of documents on Website.
Tabled. Maps [David]

Standards [David]

ACTION ITEM - Link extra Glastonbury website name to original [Edward].
Tabled.

4.7.2. New Business

4.8 Clean-up Committee Report – Kristen Hardesty, Chair. No report.

4.9 Ombudsman Report – Jeanie Campbell (SG) & Richard Johnson (NG). No report.

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5. Other Business

5.1 Shelter Insurance *[Orlando]*

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

5.2 Glastonbury Standards

David distributed copies of the Standards (with new additions, deletions and portions that needed specific review) and the Board reviewed each change, etc.

MOTION: Charlotte motioned and Edward seconded to approve the changes to the standards as amended. Motion carried.

The mobile home standards required no changes.

6. Next Meeting and Adjournment

The meeting was adjourned at 10:50 p.m. with no further business. The next meeting will be held on February 13 at Golden Ratio Woodworks Cafeteria, 7:30 p.m. The following meeting will be held on March 1, 2004 at Golden Ratio Woodworks Cafeteria, 7 p.m.

NEW ACTION ITEMS:

- GB020204.1 David to send the 2004 Budget via e-mail to the Board for review.
- TR020204.1 Denise to send revised waiver form to website, James K, Cynthia & Pamela for. Project applications.
- TR020204.2 David to determine names of contractors for contractor waiver mailing.
- TR020204.3 Denise to send letter to NG Teaching Center informing them of waiver notice for 501-3C non-profit organizations passed by the GLA Board on 11/6/03.
- AR020204.1 Denise to send Kletter & Parker follow-up letter re: application.
(David & Janet: the next action item was not on the agenda, but it needed to be specifically addressed.)
- AR020204.2 David to ask our attorney if GLA would be protected from lawsuits and liabilities if an accident were to occur on Twin Pillar's property although we have sent our notice.
- AR020204.3 Architectural Committee to review Gelderloos application.
- AR020204.4 Pamela and David to research status of Twin Pillars safety hazard. .

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AR020204.5 Denise to incorporate new time limit policies into project application forms.

AR020204.6 Denise to send letter to Kathleen Rakela regarding sign.

AR020204.7 Architectural Committee to review Allen application.

AR020204.8 Architectural Committee to review Young application.

AR020204.9 Denise to incorporate new time limit policies into project application.
And send to website, Cynthia, Pamela and James K.

AR020204.10 Ask our attorney to send a record of the GLA's jurisdiction to judges.

OB020204 David to edit approved changes to Standards.
Denise to make copies and distribute at February 21 meeting and mail to
landowners not in attendance at meeting.

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Board of Directors Meeting Minutes

March 1, 2004

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1. Call to Order, Prayer

The meeting was called to order by David Tonkin at 7:17 p.m., at Golden Ratio Woodworks. Cynthia gave the opening prayer.

PRESENT: David Tonkin (President), Janet Naclerio (Secretary), Cynthia Blocker (Treasurer), Edward Anderson, Philip Hoag, Edwin Johnson, Orlando Johnson, Pamela May, Charlotte Mizzi and James Trisdale (JT)

ABSENT: James Kozlik (Vice-President)

PROXIES: James Kozlik to Janet Naclerio

ALSO ATTENDING: Denise Orr (GLA secretary); Marian Barker (Landowner)

2. Reading and Disposition of the Minutes General Business

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MOTION: Charlotte motioned and Pamela seconded to approve the February 2, 2004 meeting minutes as amended. Motion carried.

3. General Business

3.1 New Business

David reviewed the agenda and new additions to it.

3.2 2004 Proposed Budget.

The Board reviewed the categories and amounts listed on the proposed budget and agreed to the following: (1) Increase the Web Site budget to \$1,200 to handle Web site maintenance; and (2) Eliminate the Manager category, transfer its budget to the Misc. Professional fees category and add to it to cover fees for managerial type work and other professional services; and (3) Insert an additional column into the budget to cover the amounts required for each budgeted item.

3.2.1 A further discussion on the budget included: (1) The expense of snowplowing & road repair is very high. David will research the difference in fees for Archie Mann and other contractors; (2) Steps should be taken to increase the GLA's income in order to handle its expenses. The Board agreed assessments should be increased in 2005. Philip suggested that fundraising events could be held in order to raise money; (3) The Covenants give the GLA Board the authority to raise assessments based on certain criteria that David will research; and (4) Budget information will be presented to landowners at the March 20th meeting informing them of the current financial status of the GLA.

3.3 Replacement of Director

David reported that Kristen Hardesty submitted her resignation as a Board trustee last month due to conflicts in time with her work and family schedule. The Covenants state that the Board has the option to replace her or not replace her. The Board agreed to give some thought as to what they would like to do and will discuss this issue at the next meeting.

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3.4 New Cleanup Committee Chair. Tabled.

3.5 Rabies shots for dogs.

David reported that rabies shots are regulated by the city, not by the county government. The Board discussed reasons why pets owned by GLA landowners should be required to have current rabies shots.

MOTION: Philip motioned and JT seconded his motion to require all dogs and cats owned by GLA landowners to have up-to-date rabies shots and to renew these shots periodically, as needed.

AMENDMENT: Orlando motioned and Charlotte Mizzi seconded to add to the above motion: If a dog or cat is found without a tag or proof of rabies shot, the owner will be fined \$50.00. Amendment carried with one abstention.

The above Motion with the Amendment carried.

3.6 GLA Sign (SG). David reported that Cynthia Blocker is requesting the GLA to remove the Glastonbury sign posted on her property. The Board discussed potential sites where the sign could be re-posted. David will review further sites and present a list to the Board at the next meeting.

4. Report of Officers and Committees

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

Cynthia distributed "Savings Account Balance History 02/01/04," "February 2004 Bank Transactions," GLA Balance Sheet as of January 31, 2004" and "GLA Income & Expense Budget Overview/January 2004."

4.2 Old Business

ACTION ITEM – Add Subdivision waiver to Architectural Application form. **Done.**

ACTION ITEM – Send waiver notice to NGTC. **Done.**

4.3 New Business

4.3.1 Review Invoices. Cynthia requested that Board members list specific information on invoices submitted to her.

4.3.2 Lot 84/SG /Marlene LaShomb Assessments: Cynthia distributed and reviewed an informational page concerning the complexities and ambiguities surrounding a lien placed on Marlene LaShomb's property and Cynthia's proposal to waive the interest and penalties owed on the property (see attached).

MOTION: Cynthia motioned and JT seconded to approve waiving interest and penalties in the amount of \$689.00 on Lot 84/SG if Marlene pays the \$720.00 delinquent dwelling assessments. Motion carried.

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

4.4.1 Old Business

ACTION ITEM – Status of Gelderloos shop construction. **Tabled.**

ACTION ITEM – Incorporating new time limit policies into project application. **Done - draft given to David.**

ACTION ITEM – Twin Pillars safety hazard. David reported that he would be consulting our attorney to determine the appropriate action to take concerning this issue and will send a letter to Twin Pillars reflecting our attorney's advice.

ACTION ITEM – Send response to sign application from Kathleen Rakela. **Done.**

ACTION ITEM – Send approval notice to Allen. **Done.**

ACTION ITEM – Talk to attorney regarding subdivisions. Tabled.

ACTION ITEM – Review of Kathleen Rakela's updated sign application. The Board reviewed Kathleen's updated application that included a colored rendition of her proposed sign and the materials to be used in its construction. Pamela reported that the Sheriff's Department informed her that the statute of limitation on the arresting and conviction of the vandalism done to Kathleen's statues would be one year from the date Kathleen reported the complaint regarding the vandalism. The Sheriff's office further confirmed that Kathleen reported the vandalism on January 14, 2003 and that the statute of limitation on the arresting and conviction of that crime ran out on January 14, 2004. The Board agreed that the GLA would not approve Kathleen's sign application based on the above information. They also agreed that the GLA should obtain a written statement from the Sheriff's office confirming this information and that it should be included in a letter to Kathleen.

MOTION: Pamela motioned and Cynthia seconded to disapprove Kathleen Rakela's sign based on the Park County Sheriff's statements that the statute of limitation expired on January 14, 2004 for the arresting and prosecution of the vandalism of Kathleen's statues. Motion carried.

4.4.2 New Business

4.4.2.1 Lot 97/98 (SG) Kathleen Ramp/ Subdivision & logging applications.

MOTION: Orlando motioned and Charlotte seconded to approve Kathleen's applications contingent on the following conditions: (1) The road must be resurfaced with gravel and completed according to road standards within (amount of time ?) and; (2) The debris on the creek bottom plus the blasted trees

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and rocks must be cleaned up and the area restored to its original condition.
Motion carried with one abstention.

4.4.2.2 Lot 37-1B (SG) Pamela May/Greenhouse application.

MOTION: Charlotte motioned and Edwin seconded to approve Pamela May's greenhouse application. Motion carried with one abstention from Pamela.

4.4.2.3 Lot 10-D (SG) Dhieux Bray/Greenhouse application.

MOTION: Edwin motioned and Philip seconded to approve the Dhieux Bray greenhouse application. Motion carried.

4.4.2.4 Development of Charges and Fees. David reported that the Architectural Review Committee met and is proposing that a \$25 fee be attached to each project application. David requested that Orlando oversee a committee to propose a schedule of GLA charges and collection fees.

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

4.5.1 Old Business

ACTION ITEM – Paving roads: Raising assessments for paving roads and paying a manager survey. David reported the results of the Landowner's response to the February 6th and 12th mailing surveys. As of 3/1/04, 109 ballots were received representing 133 votes. The percentages on the survey options were as follows: (David: Please fill in the percentages)

Paving Options

Option 1	17% in favor
Option 2	7% in favor
Option 3	3% in favor
Option 4, Sealing Only	17% in favor
No Increase in Assessments	47% in favor

Manager Options

28 % - in favor – 58% not in favor

Interested in Paving Own Driveway

[I don't have #]

4.5.2 New Business

As a follow-up to the paving survey, the Board agreed that research should be conducted in order to formulate a well thought out plan concerning what improvements should be made to Glastonbury roads and prioritize the various options.

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4.6 Complaint Committee Report: Charlotte Mizzi, Chair

4.6.1 Old Business

ACTION ITEM – Status of Parcel 32 (NG)/Kathleen Ulrich. David reported that a mediation meeting conducted by Tim Dolan took place on (date?) with Kathleen, David and Edward. During the meeting, Kathleen agreed to: (1) submit a clean-up plan to the GLA by March 8; (2) complete a clean-up in the next 2-3 months; (3) submit to the GLA for approval construction plans for her first and second story that have been approved and signed by a professional engineer by (date ?); (4) construction of the first and second story of her home must be built according to the plans that the professional engineer and GLA has approved, (5) construction must be completed within 3-6 months; and (6) after construction, the engineer must submit a written statement that construction was completed according to the approved plans. An additional meeting will be scheduled with Tim Dolan.

David reported that 30% of Kathleen's refuse is spilling off her property line onto Edward Anderson's property. The Board agreed that this particular issue is not the GLA's responsibility and suggested that Edward contact Kathleen and request that she remove the refuse within 2 weeks or he will report the violation to the sheriff.

David reported that Daniel Woodriff (Kathleen's ex-husband) has a moving van and other items on Edward's property that he has agreed to move by April 1st. The GLA will send a letter to Woodriff to confirm his agreement.

David suggested actions that might assist with Kathleen's clean-up: (1) bring in a roll off and place on her property; (2) construct an 8-foot high wooden fence around the refuse and plant trees around it so that it is hidden—this would require approval from her neighbors; and/or (3) have a meeting with Kathleen's neighbors and ask for their input.

ACTION ITEM – Status of removing rock pile about culvert. **Tabled.**

ACTION ITEM – Status of cleanup on Hansard property. **Tabled.**

ACTION ITEM – Status of Nye's dog complaint. David reported that we received a response from Ronny Goodson (owner of the dog) to our letter to him and the issue is being handled.

4.6.2 New Business

Dog Complaints

Philip reported that Ian Scott complained about a dog (dog owners live in Rex Pierson's old mobile home). Philip was asked to request that Ian submit a formal complaint form so that the GLA can look into Ian's complaint. Members of the Board discussed various dog problems in Glastonbury and David requested that complaint forms be completed and forwarded to him so

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that further action can be taken.

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

4.7.1 Old Business

ACTION ITEM – Status of Master Plan. The Board agreed to meet on 3/12 at 7:30 p.m. to review the next Master Plan meeting David will talk to John Fanuzzi regarding the cafeteria's rental fees.

ACTION ITEM – Subdivision and Reclamation Standards.

MOTION: JT motioned and Cynthia seconded to talk about the subdivision and reclamation standards at our next meeting as James Kozlik and Pamela May have objections and were not present to voice them. Motion carried.

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

4.8.1 Old Business

ACTION ITEM – Legal Formation of PVRC. David reported that our attorney would send him proposed bylaws next week.

ACTION ITEM – Filing Parcel 16A to be part of Glastonbury. **Tabled.**

4.8.2 New Business

ACTION ITEM – Include Parcels 23-A (SG) and 14-A (NG) under FLA umbrella.

MOTION: Edward motioned and Orlando seconded to approve placing the new parcels given to the Teaching Centers (Parcels 23-A/SG and 14-A/NG) under the umbrella of the GLA. Motion approved with one abstention from Charlotte.

4.9 Web Site Committee: Edward Anderson, Chair

4.9.1 Old Business

ACTION ITEM – Sending letters to Realtors

ACTION ITEM – Sending Edward documents to place on website

Maps. **Done** Standards. **Done.** (David will give to Edward.)

ACTION ITEM – Link extra Glastonbury website name to original name. **Done.**

4.9.2 New Business

Purchase \$230 Comment Program. The Board agreed that the GLA can't afford to purchase this program and landowners can send their comments by e-mail.

4.10 Clean-up Committee- No report.

4.11 Ombudsman Report: Richard Allen(SG) Richard Johnson(NG) No reports.

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5. Other Business

5.1 Shelter Insurance

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

6. Next Meeting and Adjournment:

The meeting was adjourned at 9:55 p.m. with no further business. The next meeting will be held April 5, 2004 at Golden Ratio Woodworks Cafeteria, at 7 p.m.

A special meeting (in preparation for the March 20th Master Plan Meeting with Landowners) for all Board members will be held on Friday evening, March 12, at Golden Ratio Woodworks Cafeteria, at **7:30** p.m.

A special meeting for the GLA Board and Landowners, concerning the proposed Master Plan, will be held on Saturday March 20th at the Emigrant Hall, at 10 a.m.

NEW ACTION ITEMS:

- GB030104.1 David to revise 2004 Proposed Budget
- GB030104.2 David to research difference in fees between Archie Mann and other contractors.
- GB030104.3 Cynthia ? to prepare budget information to be presented to landowners at the March 20th meeting to inform them of the current financial status of GLA.
- GB030104.4 Board members to think about what steps they would like to take for replacement of director position and discuss at meeting.
- GB030104.5 Inform landowners about new rabies shot requirements and penalty fees.
The entire Motion with Amendment carried.
- GB030104.6 David to compile list of sites for SG sign and present a list to the Board at April meeting.
- TR030104.1 Cynthia to write to Marlene LaShomb
- AR030104.1 David to review new time limit policies incorporated into project application.
- AR030104.2 David to send letter to Twin Pillars reflecting advice of our attorney.

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- AR030104.3 Pamela to request written statement from Sheriff's office regarding statute of limitations on Rakela issue and forward to Denise.
- AR030104.4 Denise to send application response to Kathleen Rakela.
- AR030104.5 David to send application approval w/conditions to Kathleen Ramp.
- AR030104.6 Denise to send greenhouse application approval to Pamela May.
- AR030104.6 Denise to send greenhouse application approval to Dieux Bray
- AR030104.8 Orlando to oversee a committee to propose a schedule of charges and collection fees for GLA.
- RD030104.1 David (?) to compile a plan concerning what improvements should be made to Glastonbury roads and prioritize the various options.
- CP030104.1 ? to write to Daniel Woodriff confirming his agreement to move his materials off of Edward's and (?) Kathleen's property.
- CP030104.2 Conduct meeting with Kathleen's neighbors and ask for their input.
- CP030104.3 Philip to contact Ian Scott and request that he submit a formal dog complaint.
- CP030104.4 Board members with information regarding dogs need to send complaints to David.
- MP030104 David to talk to John Fanuzzi regarding cafeteria rental fees.
- OB030104 Place the new parcels given to the Teaching Centers (Parcels 23-A/SG and 14-A/NG) under the umbrella of the GLA.

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1. Call to Order, Prayer

The meeting was called to order by David Tonkin at 7:20 p.m., at Golden Ratio Woodworks. Edward gave the opening prayer.

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

ABSENT: Edwin Johnson, Pamela May

PROXIES: Pamela May to Cynthia Blocker

ALSO ATTENDING: Denise Orr (GLA secretary), Clare Parker (Bookkeeper)

2. Reading and Disposition of the Minutes General Business

March 1, 2004

MOTION: Charlotte motioned and JT seconded to approve the March 1, 2004 meeting minutes as written. Motion carried.

3. General Business

3.1 Old Business

ACTION ITEM – 2004 Budget. The Board discussed in detail each item of the “Proposed 2004 Budget Revised” and made a number of revisions and deletions to the budget items and expenses. Discussions concerning how the GLA would acquire the additional funds need to balance the budget included writing to the landowners about the issue and asking for an increase in assessments and/or informing them that a 10% increase in assessments would be automatically imposed each year, as allowed by the Covenants.

MOTION: James Kozlik motioned and JT seconded to send our revised budget and a letter to landowners stating: (1) In order to meet the GLA 2004 Budget of \$31,000, a \$90 per year increase in assessments on property only will be required, and; (2) Information explaining what items/services would have to be removed from the GLA budget if the GLA were to only imposed an automatic 10% yearly increase in assessments.

MOTION: Orlando motioned and Charlotte seconded to table the above motion. Motion carried.

The Board agreed to discuss what action to take concerning the budget after the GLA receives from the Church approximately \$15,000 owed to the GLA for the Master Plan. It also agreed to have a special meeting on Monday, April 19th, to further discuss and decide what action(s) should be taken concerning the budget issue.

ACTION ITEM – Replacement Director. Tabled.

ACTION ITEM – Send letter re: rabies shots for pets. Information concerning this new requirement will be included with the next mailing concerning paving/and or the Master Plan.

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ACTION ITEM – GLA Sign (SG). David passed out a map showing potential locations for the sign. (See attached) The Board agreed to move the GLA sign to “Area B” on the map.

3.2 New Business. None.

4. Report of Officers and Committees

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

4.1.1 Old Business

ACTION ITEM – Write to Marlene LaShomb. **Done.**

4.1.2 New Business

Cynthia passed out (1) “March 2004 Bank Transactions”; (2) “GLA Balance Sheet As of March 31, 2004,”and; (3) “GLA Income & Expenses, March 2004.” Cynthia will request that Clare add the “Year to Date” column and total on the latter document (#3) and will send copies to David and Denise.

Linda Ulrich’s Waiver Request Concerning Past Due Penalties and Interest on Assessments for Lot 33-F (NG). Cynthia reported: (1) GLA recently received Linda’s mailing address (it has not had it for several years) and Cynthia sent an invoice to Linda listing back due assessments and fees, etc; (2) Linda informed her that her land had been subdivided in 2002. (3) GLA was not aware of this subdivision until Linda’s report, and; (4) Linda was requesting that the Board waive the penalties and interests of approximately \$91.90 from her back due assessments. The Board discussed the complexities of Linda’s situation regarding this issue.

MOTION: Charlotte motioned and Cynthia seconded to waive approx. \$91.90 in penalties and interests on assessments owed by Linda Ulrich from 6/02 through 2004. Motion carried.

Cynthia to send Denise a copy of Linda Ulrich’s waiver request and Cynthia’s response to Linda on behalf of the Board.

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

4.2.1 Old Business

ACTION ITEM – Status of Gelderloos shop construction. Tabled.

ACTION ITEM – Send sign notice to Rakela. **Done.**

ACTION ITEM – Send approval notice to May. **Done.**

ACTION ITEM – Send approval notice to Dieux-Bray. **Done.**

ACTION ITEM – Talk to attorney regarding subdivisions. **Done.** David reported that our attorney advised us to stay aware of subdivisions in Glastonbury.

ACTION ITEM – Status of Kletter Application to Move Home to Twin Pillars. David reported that Kletter withdrew his application.

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4.2.2 New Business

Construction and Subdivision Time Limits.

On January 12, 2004, the GLA Board established that the timeline for the completion of a construction project that GLA approves was one year (12 months). The Board discussed that the timeline established for the completion of subdivisions was 18 months and that it would be also be more practical to extend the timeline for construction projects to 18 months as well.

MOTION: Cynthia motioned and Edward seconded to change the twelve month timeline for the completion of construction projects (after GLA approval of a project) to eighteen months. Motion carried.

Lot 37-1B (SG)/ Pamela May's Application for Final Approval of Greenhouse Construction.

MOTION: Cynthia motioned and Charlotte seconded to grant final approval to Pamela May's greenhouse and to refund her \$250 bond. Motion carried.

Lot 36-C (SG)/ Robert Wallace's Application for Final Approval of Home Construction:

MOTION: James Kozlik motioned and Edward Anderson seconded to give final approval to Robert Wallace's application for home construction on Lot 36-C (SG) and to transfer his \$250 bond to his Lot 36-D (SG) application. Motion carried.

Lot 36-D (SG), Robert Wallace's Application for Preliminary Approval of Home Construction:

MOTION: JT motioned and James Kozlik seconded to approve Robert Wallace's home construction on Lot 36-D (SG). Motion carried.

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

4.3.1 Old Business.

4.3.2 New Business. David discussed the following issues with the Board:

(1) At the March 21, 2004 Special Meeting for Landowners, GLA agreed to chip seal the North Glastonbury roads, including a 2-foot gravel layer.

(2) Since the above meeting, John Fanuzzi's contractor told David he would charge 35 cents per square foot for paving as opposed to 65 cents per square foot as originally quoted to David by John.

(3) David distributed a "Cost of Paving Select Roads" information sheet based on the 35 cents per square foot charge, discussed it with the Board and reminded them that during the February 21, 2004 Special Meeting for Landowners, the GLA committed that it would research and put together a long-range total plan for paving all of GLA and submit it to the landowners for their approval. He plans to work on that plan, including clay cost estimations, toward the end of summer 2004.

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(4) David asked the Board to consider whether the GLA should inform landowners of the new paving options and prices at this time or wait and submit this information when a total plan is formed. The Board agreed to discuss this again at the April 19th meeting.

Weed Spraying: David and JT will oversee spraying for Spring 2004. Last year's bill needs to be submitted to the county for our refund.

4.4 Complaint Committee Report: Charlotte Mizzi, Chair

4.4.1 Old Business

ACTION ITEM – Status of Parcel 32 (NG) Kathleen Ulrich. David reported that Kathleen submitted half of a clean up application and he will follow up with Kathleen.

ACTION ITEM – Status of removing rock pile above culvert. Tabled.

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

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

ACTION ITEM – Send dog letter to landowners. **Done. (More needed)**

ACTION ITEM – Letter to D. Woodruff re: removal of his items from 32-A (NG). **Done.**

ACTION ITEM – Status of Twin Pillars Safety Hazard. David reported that our attorney advised us to not pursue this issue.

4.4.2 New Business. None.

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

4.5.1 Old Business

ACTION ITEM – Status of Neighborhood Meetings. Hosts are still needed for some of the neighborhood meetings to be held for landowners who wish to further discuss the Master Plan and propose revisions for density tables, etc. The Board agreed that (1) The meetings will take place between May 7-15; (2) The hosts will determine with their neighbors the exact meeting date(s), (3) When all of the hosts are determined, the GLA will send a letter to the them with ballots that they can distribute to landowners who attend their meetings. (Letters and ballots will also need to be sent to all landowners who could not attend the neighborhood meetings.) The ballots will give landowners the opportunity to approve assessment increases should they choose to pave roads affecting their parcels and neighborhoods. David passed out drafts of the ballots and the letter for the Board to review. (David, I didn't get the draft of the letter and I also need a list of the neighborhoods and hosts)

David suggested that the status of our budget be brought up at the above meetings so that landowners will become aware of the GLA's serious financial challenges.

ACTION ITEM – Subdivision and Reclamation Standards. Tabled.

4.5.2 New Business. None.

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4.6 Recreation Committee: Janet Naclerio, Chair; Edward Anderson

4.6.1 Old Business

ACTION ITEM – Status of Report on legal formation of PVRC. Janet reported that the PVRC Committee recently met to discuss the proposed Bylaws drawn up by our lawyer and will present their report at the May Board Meeting.

ACTION ITEM – Filing Parcel 16-A to be a part of Glastonbury. Tabled.

4.6.2 New Business. None.

4.7 Web Site Committee: Edward Anderson, Chair

4.7.1 Old Business

ACTION ITEM – Sending letters to Realtors. (David, Denise finally tracked down the revised form and will complete the mailing on Tuesday, April 20)

4.7.2 New Business. None.

4.8 Clean-up Committee. No report .

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

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 23-A SG & 14-A NG in Glastonbury Tabled.

6. Next Meeting and Adjournment

The meeting was adjourned at 10:15 p.m. with no further business. The next meeting will be held May 3, 2004 at Golden Ratio Woodworks Cafeteria, 7 p.m.

**A Special Meeting to discuss the budget and other matters will be held on April 19, 2004 at Golden Ratio Woodworks Cafeteria, 7 p.m.

NEW ACTION ITEMS:

GB040504.1 David to revise proposed 2004 budget sheet.

GB040504.2 Denise to discuss with Pamela possibility of investigating purchase of Xerox machine

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- GB040505.3 Send letter re: rabies shots for pets with next mailing concerning paving/and or the Master Plan.
- GB040504.4 Post GLA Sign (SG) in “Area B.”
- TR040504.1 Cynthia to send Denise copy of LaShomb letter.
- TR040504.2 Cynthia to request that Clare add the “Year to Date” column and total on the “GLA Income & Expenses, March 2004” and send copies to David and Denise.
- TR040504.3 Cynthia to send Linda Ulrich letter responding to her waiver request. Also, send a copy to Denise with a copy of Linda’s request.
- AR040504.1 Change project application forms to reflect new 18 month timeline for construction projects.
- AR040504.2 Denise to send final approval to Pamela May for greenhouse application.
- AR040504.3 Cynthia refund Pamela May for greenhouse application bond.
- AR040504.4 Denise to send final approval to Robert Wallace for Lot 36-C (SG) home construction.
- AR040504.5 Cynthia transfer Robert Wallace’s bond for Lot 36-C (SG) to Lot 36-D (SG) preliminary home construction application.
- AR040504.6 Denise to send preliminary approval to Robert Wallace for Lot 36-D (SG) home construction.
- WDRD040504.1 David and JT to oversee spraying for Spring 2004.
- WDRD040504.2 Cynthia to submit last year’s bill to the county for our refund.
- CP040504 David to follow-up on K. Ulrich issue
- MP040504.1 Determine hosts for neighborhood meetings
- MP040504.2 Finalize and approve letter & ballot (regarding potential paving and assessments) and budget information and send to neighborhood hosts and landowners.
- RC040504 Janet to present at May Board Meeting a report from PVRC Committee regarding Bylaws.

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1. Call to Order, Prayer

The meeting was called to order by David Tonkin at 7:10 p.m., at Golden Ratio Woodworks.

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

ABSENT: Janet Naclerio (Secretary)

PROXIES:

ALSO ATTENDING: Denise Orr (GLA secretary)

2. General Business

2.1 Old Business

ACTION ITEM - Proposed 2004 Budget. David reviewed the proposed budget for 2004 along with revised paving costs based on membership meetings and new quotes from John Funizzi's paver. David distributed "**Proposed 2004 Budget Revised**", in which shows a balanced budget based on expected income. To balance the budget, he took most of the money out of road paving and snow plowing and put it into professional fees so that there would be enough to cover these services. He also added a column that shows how much money we have spent to date. He then distributed two lists showing the effects of the reduced budget for 2004 and 2005 based on the Board invoking the cost of living increase of assessments paragraph (11.03) of the covenants. The increase could not become effective until 2005 because the assessments have already been assessed. The board discussed the two lists showing the impact of a reduced budget

David then reviewed new costs estimates for paving based on new quotes from the paver. The estimates followed a suggestion in previous meetings with the membership so only those living on the new paved roads or above them would be charged for the paving costs. He suggested the Board may want to send out these new costs to landowners to see if the reduced costs and the revised payment plan would make a difference to the landowners whether to pave their roads or not. The Board discussed the options and an outline of a letter to landowners presenting the plan to them.

MOTION: Philip motioned and Pamela seconded that the GLA Board postpone its decision to send out a ballot regarding an increase in assessments to meet our budget shortfall until May 3, 2004 Board meeting after we learn from the Church if they will agree to our proposal to pay \$15,000 for the Master Plan. Motion carried. (7 in favor; 1 opposed; 1 abstention)

2.2 New Business

Report on Meeting with Judith Filbert. David reported Judith Filbert was unable to give him an answer regarding paying GLA the \$15,000. She offered to pay the Master Plan expenses. She just needed copies of receipts for the work that GLA has done thus far. The Board asked David to inform Judith that William Smith should get the quote on the guardrail costs, as it is the Church's project and responsibility.

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32-D NG/Kathleen Ulrich Clean-up Issue: David reviewed Kathleen Ulrich progress on clean-up and explained that Kathleen must complete the agreed clean up within 30 days of the date on which she signs the final plan or GLA can begin the cleanup ourselves. Board agreed that our attorney should draw up a legally binding document for Kathleen to sign. It should include a clause that states if Kathleen does not complete her clean up within a specified time; she authorizes the GLA to complete her clean up.

3. Next Meeting and Adjournment

The meeting was adjourned at 9:20 p.m. with no further business. The next meeting will be held on May 3, 2004 at Golden Ratio Woodworks Cafeteria, 7 p.m.

New Action Items:

GB041904.0 Philip Hoag to call Jerome Tweedy about moving his bus.

GB041904.1 David to meet Judith Filbert. **Done**

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Board of Directors Meeting Minutes
May 3, 2004
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1. Call to Order, Prayer

The meeting was called to order by David Tonkin at 7:17 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:

PROXIES:

ALSO ATTENDING: Denise Orr (GLA secretary)

2. Reading and Disposition of the Minutes

April 5, 2004 Meeting Minutes

MOTION: JT motioned and Pamela seconded to approve the April 5, 2004 meeting minutes as written. Motion carried.

November 15, 2003 Annual Meeting for Glastonbury Landowners

MOTION: Philip motioned and Charlotte seconded to approve the November 15, 2003 annual meeting minutes for Glastonbury Landowners as written. Motion carried.

3. General Business

3.1 Old Business

ACTION ITEM – 2004 Budget & Paving. Tabled.

ACTION ITEM – Send letter re: rabies shots for pets. Tabled.

4. Report of Officers and Committees

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

Cynthia distributed the "April 2004 Bank Transactions," "Balance Sheet As of April 30, 2004" and "Income and Expense Budget Overview; January through April 2004" to the Board for review.

4.1.1 Old Business. None.

ACTION ITEM – Send LaShomb letter to Denise. Tabled.

ACTION ITEM - Send copies of L. Ullrich correspondence to Denise. Tabled.

4.1.2 New Business. None.

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

4.2.1 Old Business

ACTION ITEM – Status of Gelderloos shop construction. **Tabled.**

ACTION ITEM – Send approval notice to P. May and refund her \$250 sanitation bond. **Done.**

ACTION ITEM - Send final approval notice to Wallace (36-C/SG) and transfer sanitation bond to his new construction on 36-D/SG. **Done.**

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ACTION ITEM - Send preliminary approval notice of Wallace for 36-D/SG. **Done.**

Parcel 56 (NG), Kathleen Rakela - Sign Application. The Board discussed Kathleen's new letter, dated April 9, 2004 and sign application. The letter states: (1) The information that the GLA received from the sheriff's office concerning the vandalism of her statues as being a misdemeanor, etc., was inaccurate; (2) The crime was actually a felony which carries a 5-year statutes of limitation for the conviction and prosecution of the violator; and (3) A request that the GLA review her sign application again.

MOTION: Philip motioned and Pamela seconded to write to Kathleen Rakela asking her to provide a written statement from the sheriff's department that the vandalism is a felony and carries five-year statutes of limitation before the Board can act on her request. Motion carried.
AMENDMENT TO MOTION: Cynthia motioned and Charlotte seconded that our lawyer review the letter prior to sending it to Kathleen. Motion did not carry. (8-Not in favor; 2- In favor).

Parcel 97 & 98 (SG) Kathleen Ramp - Building Application for Commercial Development of 3 Houses, 8 Cabins and an Event Center. David noted that it appears that Kathleen Ramp's subdivision has not been approved by the county. Pamela will research again to see if the property was divided by family conveyance.

MOTION: Edwin motioned and Philip seconded to send a written response to Kathleen Ramp regarding her building application on Parcels 97 & 98 as follows: The GLA is in the process of reviewing your building application. Before completing our review, we will need documentation that division of property has occurred and has been approved by the County. CC to: Gerald Dubiel. Motion carried.

Parcel 22-E (SG), SG Teaching Center (Neil Kremer) – Meditation Building Application
The Board discussed that Neil needs to provide documentation that the building is approved by state and county for either private or public use.

MOTION: Pamela motioned and James seconded to approve the Parcel 22-E meditation building on the condition that Neil Kremer provides required approval from appropriate local or state agencies for the project, including electrical, water and sewer systems. Neil must also submit a drawing for the parking lot, which the GLA must review before approving. Motion carried

Parcel 26 (NG), Graafland – Subdivision Application for Final Approval

MOTION: Philip motioned and James seconded to grant final approval to P. Graafland's Parcel 26 (NG) Subdivision application. Motion carried.

County Commissioners/Subdivisions

The Board discussed the importance of having the County Commissioners agree that they will not approve a subdivision until the GLA has approved it. Philip volunteered to draft a letter to Ed Schilling and the County Commissioners regarding this procedure and follow up with a

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phone call to Ed. Letter should include a copy of Section IV, 9.01-9.05 of the Glastonbury Covenants.

Parcel 83 (SG) Everett Johnston – Letter of Application for Construction of Cabin

James presented Everett Johnston's letter application for constructing an 840 sf cabin. James indicated that he asked Everett to use GLA's application forms. The Board discussed the letter application and agreed that Everett would be required to: (1) Flag his property line between Parcel 83 and 84 (SG); (2) Submit to the GLA a plat map showing the location of the cabin and the driveway; and (3) Apply for use of the surface water per Section 5.11 of the Covenants. James will inform Everett of the above.

Everett Johnston's Gate on Hercules Road: It was reported that Johnston built a gate on Hercules Road without GLA authorization. The Board agreed that the GLA will write to Johnston stating: (1) The GLA is the only party authorized to put up gates on platted roads in Glastonbury; (2) The GLA would be open to allowing the gate to remain provided Everett submits an application for the gate to the GLA; otherwise it needs to be removed, and (3) The gate needs to remain open except during the normal hunting season, and it may not be locked at any time.

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

4.3.1 Old Business

ACTION ITEM – Caspari Way. Road Repairs: David reported that he spoke with Judith (from the Church) who stated the Church appears to be willing to remove the material sloughing on Caspari Road. David explained that the GLA had originally requested the Church's repairs should include installing a culvert. On further inspection, it was found that John Alexander's driveway was blocking runoff from flowing to an existing culvert. Therefore, it was agreed that Alexander is responsible to re-grade his driveway or install a culvert to solve the ponding issue.

Guardrails: David reported that Judith (from the Church) suggested that the landowners who use Caspari Road to get to their property should handle the guardrail expense. These landowners include the Church (2 parcels), Henry Lee and John Alexander. John Alexander will need to be approached concerning this matter.

ACTION ITEM – Send last year's weed spraying bill to county for refund. Tabled.

4.4 Complaint Committee Report: Charlotte Mizzi, Chair

4.4.1 Old Business.

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

ACTION ITEM – Status of removing rock pile above culvert. Tabled.

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

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

ACTION ITEM – Find names and address of others needing dog letter. Tabled.

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

4.5.1 Old Business

ACTION ITEM – Determine the GLA board members who will attend each neighborhood meeting. (For detailed information regarding neighborhood meetings, see the April 26, 2004 Master Plan Neighborhood Meeting Announcement sent to all landowners attached.) The Board agreed that the following board members will attend the meetings.

Hosts for South Glastonbury

Area 1 – David
Area 2A – JT
Area 2B – Pamela & Orlando

Hosts for North Glastonbury

Area 1 – Charlotte, Edwin & Philip
Area 2 – James & Janet
Area 3 – Philip & Edward

Materials to Be Provided to Neighborhood Meeting Hosts

- (1) An agenda
- (2) Sign-in sheet
- (3) Poster board for notes
- (4) Maps of the neighborhood areas
- (5) List of subdivisions
- (6) List of parcels/names of owners for the host’s specific neighborhood
- (7) Current Master Plan (Rev. 3)

Neighborhood Meeting Agenda

- (1) Opening prayer
- (2) Hosts announces meeting will last 2 hours. (Host may decide, based on his/her and attendees’ timelines, if meeting will last longer.)
- (3) Personal introductions
- (4) Discuss desired modifications to density tables and record voting results
- (5) Discuss allowing triplexes & quadplexes on parcels contiguous to the village center land and record voting results.
- (6) Discuss additional issues that attendees decide upon as time allows. If additional issues come up that cannot be discussed, a list of these issues can be submitted to the GLA board.

ACTION ITEM - Subdivision and Reclamation Standards. Tabled.

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4.5.2 New Business.

David reported that Judith (from the Church) stated that the Church is not willing to pay the GLA the \$15,000 matching funds for the Master Plan. The agreement originally involved paying the GLA in matching funds. The Church *will* pay for Master Plan expenses when the GLA submits the appropriate receipts and documents.

David reported that Judith is willing to meet on May 17, 2004 with a couple of Board members to discuss what might be the Church's plan for the village centers. The Board suggested the GLA send a letter to Judith listing the issues to be discussed at the meeting and copying the Church's presidents. If it becomes apparent that there is no resolution on the more important items (E.g. mineral and water rights) the GLA Board may decide to address the Church Board directly concerning these issues. The agenda items to be discussed at the meeting would be:

- 1) The North Glastonbury and South Glastonbury Village Center Areas
- 2) Water Rights
- 3) Mineral Rights
- 4) Summit University College
- 5) Discuss and resolve past problems/misperceptions between the GLA and the Church

The GLA board also discussed researching whether GLA currently has title to all of Sirius Road. If GLA does not have title, this issue should be added to the agenda list for the above meeting.

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

4.6.1 Old Business

ACTION ITEM - Status Report on legal formation of PVRC. Tabled.

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

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

4.8 Clean-up Committee – No current Chair. No report

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

5. Other Business

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

ACTION ITEM – 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 p.m. with no further business. The next meeting will be held on June 7, 2004 at Golden Ratio Woodworks Cafeteria, 7 p.m.

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NEW ACTION ITEMS:

- AR050504.1 Denise to send letter to Kathleen Rakela re: sign application. **Done.**
- AR050504.2 Pamela to research Ramp division of property to determine if it's a family conveyance. **Done.**
- AR050504.3 Denise to send letter to K. Ramp re: building application for 97 & 98 (SG). **Done.**
- AR050504.5 Pamela to speak to N. Kremer re: Parcel 22-E (SG) Meditation Building application. **Done.**
- AR050504.6 Denise to send letter to N. Kremer re: Parcel 22-E (SG) Meditation Building application. **Done.**
- AR050504.7 Denise to send final approval to Graafland re: Parcel 26 (NG) subdivision application. **Done.**
- AR050504.8 Philip to draft letter to Ed Schilling and the County Commissioners re: GLA subdivision approval policy and send to David and Denise.
- AR050504.9 Philip to call Ed Schilling after letter to County Commissioners re: GLA subdivision approval policy has been sent.
- AR050504.10 James to contact E. Johnston re: building application on Parcel 83 (SG). **Done.**
- AR050504.11 Denise to send letter to E. Johnston re: building application on Parcel 83 (SG).
- AR050504.12 Denise to draft letter to E. Johnston re: gate on Hercules Road. **Done.**
- MP050504.1 David/Denise: Draft, xerox and deliver meeting materials to neighborhood hosts. **Done.**
- MP050405.2 David to send letter to Judith re: agenda for meeting with her on May 17.
- MP050405.3 Pamela to research if the GLA has the title to or an easement on Sirius Way

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1. Call to Order, Prayer

The meeting was called to order by David Tonkin at 7:20 p.m., at Golden Ratio Woodworks. Charlotte gave the opening prayer.

PRESENT: David Tonkin (President), James Kozlik (Vice-President), , Edward Anderson, Philip Hoag, Edwin Johnson, Orlando Johnson, Pamela May, Charlotte Mizzi and James Trisdale (JT)

ABSENT: Janet Naclerio (Secretary), Cynthia Blocker (Treasurer)

PROXIES: Janet Naclerio (Secretary) to James Kozlik

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

2. Reading and Disposition of the Minutes General Business

May 3, 2004 Minutes

MOTION: Edward Anderson motioned and Edwin Johnson seconded to approve The May 3, 2004 meeting minutes Motion carried.

April 19, 2004 Budget Meeting Minutes

MOTION: Charlotte Mizzi motioned and Edward Anderson seconded to approve the April 19, 2004 meeting minutes. Motion carried.

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 – *[David]* Status of mtg w/ Judith Filbert. Tabled.

ACTION ITEM – *[Pamela]* Status of research on ownership of Sirius Way. Tabled.

3.2 New Business

Contractor Waiver Policy and Family Conveyances

David reported that some landowners have received inaccurate information from Board members concerning GLA policies, specifically related to the contractors waiver policy and family conveyances. He clarified that when a landowner receives a contractor's waiver, he/she is not eligible to receive the votes that would represent the parcels for which assessment waivers have been granted. Re: the family conveyance issue: State has a regulation that any parcel of 160 acres or less can be conveyed to family members. Park County requires family members to sign affidavits which state that they won't sell their properties for two years. David urged the Board to study the Covenants, and if ever they are not 100% certain about a policy, to research it before offering a definitive statement.

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David also reported that Section 9.01 of the GLA Covenants states that “conveyances” must be reviewed and approved by the GLA Board.

4. Report of Officers and Committees

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

On behalf of Cynthia, Pamela passed out the “May 2004 Bank Transactions for 2004” and “2004 List of Delinquent Accounts-GLA.” Pamela explained that Clare was unable to submit “Balance Sheet As of May 30, 2004” and “Income and Expense Budget Overview January through May 2004” due to personal emergencies; Clare will forward these to David, Cynthia and Denise in near future.

4.1.1 Old Business

ACTION ITEM – Send LaShomb ltr to Denise. Done.

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

4.1.2 New Business. None.

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

4.2.1 Old Business

ACTION ITEM – Status of Parcel 33-A/ Paul Gelderloos’ Shop Construction. The Board discussed that the shop is completed, but it appears as though an apartment may be being added to the shop . This apartment addition to the Gelderloos garage has not been approved by the GLA and an application needs to be submitted.

MOTION: James Kozlik motioned and James Trisdale seconded to send Gelderloos a letter that states if he plans to construct an additional apartment or extension to his shop, he will need to submit an application that is approved by the GLA Board before proceeding with the construction. Motion carried.

ACTION ITEM – Send letter to Rakela re: Sign on 56 NG. Done.

ACTION ITEM – Send approval notice to Neil Kremer (22-E SG). Done.

David reported that Neil gave him a building permit from the State that approved his project. James reviewed this permit and pointed out that it is only a building permit and that it states that Neil is not in compliance with electrical permits, etc.

MOTION: Philip motioned and JT seconded to grant approval on the construction of the meditation center on 22-E on the conditions that: (1) He submits parking lot plans; and (2) If, in the future, he decides to put in an electrical or septic system, he needs to submit the proper permits from the County and/or State to the GLA Board for approval. Motion carried.

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

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ACTION ITEM – Parcel 97 & 98 (SG)/ Kathleen Ramp Building Application for Commercial Development of 3 Houses, 8 Cabins and an Event Center. Pamela acquired “Fire Protection Guidelines for Wildland Residential Interface Development” (July 1993) as research for standards of approval for the Ramp building application in High South. She distributed to the Board a list of questions that the Board may wish to ask Ramp regarding her project. The Board reviewed the list and agreed to send a follow up letter to Ramp.

MOTION: Charlotte motioned and Edwin Johnson seconded to send a letter to Kathleen Ramp which states (1) No construction work on her application for Parcel’s 97 & 98 can commence until she submits final subdivision application and receives GLA Board approval of that application; (2) The owner who holds title to a lot must submit a separate application for each construction project on his/her lot and must specify whether the project will be for commercial or residential use and include details concerning this use; and (3) Include the “Fire Protection Guidelines for Wildland Residential Interface Development” document so that Ramp will be aware of the State’s guidelines. Motion carried.

ACTION ITEM –Parcel 83 (SG)/Everett Johnston Cottage Application. David reported that Everett had told him he was withdrawing his application and James reported that Everett was changing the location of his construction.

MOTION: Edward motioned and Pamela seconded to send a letter to Everett informing him that he will need to complete and submit a new application for his new project site. Motion carried.

ACTION ITEM: Parcel 37 (NG)/Randolph Mack-Missing Project Application Forms. James reported that he contacted Randolph last year and gave him project application forms and requested that he submit completed forms for Randolph’s newly constructed building on his property. As of this date, the GLA has not received completed forms for Randolph’s new building.

MOTION: James Kozlik motioned and James Trisdale seconded that a letter be sent to Randolph Mack asking him to complete the project application forms that James Kozlik gave to him for the new building on Parcel 37 (NG). Motion carried.

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

ACTION ITEM – Draft letter to County re. subdivision approval. **Done.** David read draft to the Board who agreed that the letter could be sent to the County Planner, Planning Board and Commissioners.

4.2.1 New Business

Parcel 45 (NG)/Lorraine Bodeaux: James reported that Lorraine submitted a subdivision

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application to him today (signed only by Lorraine) and then retracted it. Lorraine is a tenant in common of the property and her survey has never been registered.

MOTION: Charlotte Mizzi motioned and Edwin Johnson seconded to inform Lorraine Bodeaux that: (1) She and the joint owners of her parcel need to come into agreement and submit a subdivision application for the parcel

Parcel 92 (SG)/James & Marie Kelly Building application.

James Kozlik reported that he visited the Kelley's construction site. The Board discussed items that were missing from the Kelley's application.

MOTION: Philip Hoag motioned and James seconded to give the Architectural Committee the authority to approve Kelly's construction application provided he submits a topographical site plan which shows setbacks, electrical & septic systems, wells, the distance between the septic system and well, the drain field, the driveway, the easements and boundaries. Additional conditions for approval include: electrical and septic system permits are obtained, the disturbed land must be seeded after construction and the \$250.00 Sanitation Bond must be submitted to the GLA. Motion carried.

Parcel 53 (SG)/Craig K. Lannes Garage Construction.

The Board discussed that a garage being constructed on parcel 53 SG. Pamela agreed to put up a "Stop Construction" sign on the home and to research who the owner might be.

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

4.3.1 Old Business

ACTION ITEM – Caspari Way Guardrails: David reviewed that the Church is unwilling to pay for the entire expense for guardrail construction and is proposing that the landowners on Caspari Way share the expense. The Church (who owns two parcels) and Henry Lee (who owns one parcel) have agreed to share the expense. Ronda Alexander (who shares ownership on the fourth parcel with her husband, John) stated that she and her husband have not been approached about this expense. She indicated that she and John would not agree to help pay for the guardrails and explained that they are in the process of negotiating with the Church regarding an exchange of their property for assistance in clean up of their property.

ACTION ITEM – *[James]* Send last years weed spraying bill to county for refund. Tabled.

4.3.1 New Business

4.4 Complaint Committee Report: Charlotte Mizzi, Chair

4.4.1 Old Business

ACTION ITEM – Status of Parcel 32 (NG)/Kathleen Ulrich. David reported that Kathleen has not submitted a clean-up plan and that he is in the process of trying to assist her by developing a plan for her to sign and submit to the board that will include a timeline and a clause giving the

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GLA the legal authority to proceed with the cleanup if the timeline isn't met. Philip will have our attorney review the wording giving the GLA legal authority to cleanup the property if Kathleen does not complete it by the date in the clean-up plan.

Edward reported that Daniel Woodriff's clean-up has been progressing; he has been steadily taking down his tents and removing his debris.

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

ACTION ITEM – Status of Cleanup on Donald Hansard property. Philip reported that Hansard's phone has been disconnected. Denise reported that Hansard's address has changed as well and she will research new phone number for Philip.

ACTION ITEM – *[David]* Status of Nye's dog complaint. Tabled

ACTION ITEM – *[David]* Find names and address of others needing dog letter. Tabled.

ACTION ITEM – Removal of Jerome Tweedy Bus: Jerome has not removed his bus as he had agreed to do. Board discussed steps that must be taken to facilitate its removal.

MOTION: Charlotte motioned and James Trisdale seconded to send Jerome Tweedy a notice to remove his bus within 10 days or GLA will have it removed by the Sheriff's Department. In addition, Jerome will be charged for any expense that the GLA might incur through this action. Motion carried.

ACTION ITEM: Removal of Paul Rantallo's Trailer. The GLA received a letter from Paul Rantallo, dated May 9, 2004, stating that his trailer will be removed in June 2004. (letter attached)

MOTION: Philip motioned and James Trisdale seconded to send Paul Rantallo a response to his May 9, 2004 letter which states that the GLA Board expects his trailer to be removed by June 30, 2004 or it will have to proceed with legal action. Motion carried.

4.4.2 New Business

Revisit Dog Issue from March Mtg. Tabled.

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

4.5.1 Old Business

ACTION ITEM – Review results of Neighborhood meetings. Representative from some of the meetings gave brief reports. Approved minutes from the meeting were requested from each meeting host.

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[I suggest that we not include these reports as the meeting minutes for each meeting will more completely cover what was stated in each meeting and because these do not represent decisions by the board.] Definition of Cottage Industry, etc. Pamela May presented from her researched definitions for cottage industry and light manufacturing .

ACTION ITEM – Subdivision and Reclamation Standards. Tabled.

4.5.2 New Business.

Newsletter: Ronda and another landowner are interested in putting together a community newsletter that can be periodically sent to Glastonbury landowners. The Board expressed interest and requested Ronda send them a proposal about the newsletter.

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

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 – *[Janet]* 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. None.

4.7.2 New Business. None.

4.8 Clean-up Committee: .

4.8.1 Old Business. None.

4.8.2 New Business. None.

4.9 Ombudsman Report: Jeanne Campbell (SG) Richard Johnson (NG)

4.9.1 Old Business. None.

4.9.2 New Business. None.

5. Other Business

5.1 Shelter Insurance *[Orlando]*

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

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

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6. Next Meeting and Adjournment

The meeting was adjourned at 10 p.m. with no further business. The next meeting will be held July 12, 2004 at Golden Ratio Woodworks Cafeteria, 7 p.m.

NEW ACTION ITEMS:

- TR060704 Pamela to ask Clare to forward copies of Income and Expense Budget Overview January through May 2004” to Cynthia, Denise and David. **Done.**
- GB060704.1 David review draft letter re. rabies shots for pets. **Done**
- AR060704.1 Denise send application letter to Paul Gelderloos. Cancelled based on GLA receiving application from Gelderloos.
- AR060704.2 Denise to send Board’s message to Kathleen Ramp; include Fire Protection document. **Done.**
- AR060704.3 Denise to xerox “Fire Protection Guidelines for Wildland Residential Interface Development” (July 1993) and send to each Board member to review. **Done.**
- AR060704.4 Architectural Committee to review “Fire Protection Guidelines for Wildland Residential Interface Development” (July 1993) and to propose what guidelines might be incorporated into our standards.
- AR060704.5 Denise send message to Everett Johnston re: building application. **Done.**
- AR060704.6 James Kozlik to put up a stop construction sign on Everett Johnston’s property. **Done.**
- AR060704.7 Send letter & application forms to Randolph Mack. **Done.**
- AR060704.8 Denise to send Neil Kremer project approval. **Done.**
- AR060704.9 Contact Lorraine Bodeaux. **Done.**
- AR060704.10 Denise to send message to James & Marie Kelly re: application for Parcel 92 (SG). **Done**
- AR060704.11 Pamela to put up “Stop Construction” sign on Parcel 53 (SG). **Done.**
- CP060704.1 David to give Philip draft of Kathleen Ulrich clean-up plan. **Done**

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- CP060704.2 Philip to consult attorney regarding wording in Kathleen Ulrich clean-up plan. **Done**
- CP060704.3 Denise to research Hansard's new phone number.
- CP060704.4 Send Jerome Tweedy notice letter. **Done.**
- CP060704.5 Send Paul Rantalalo notice letter. **Done.**
- MP060704.1 Get approved meeting minutes for each neighborhood meeting.
- MP060704.2 Pamela to send David and Denise original documentation of cottage industry information. **Done**
- MP060704.3 Master Plan Committee to review Pamela's definitions of cottage industries, etc. and recommend to Board any changes that should be included in the Master Plan.

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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 Rantalalo trailer placement.

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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. Orlando Johnson gave the opening prayer.

PRESENT: David Tonkin (President), James Kozlik (Vice-President), Janet Naclerio (Secretary), Cynthia Blocker (Treasurer), Edwin Johnson, Orlando Johnson, Charlotte Mizzi.

ABSENT: Edward Anderson, Philip Hoag, Pamela May, James Trisdale (JT)

PROXIES: Pamela May to Cynthia Blocker

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

2. Reading and Disposition of the Minutes General Business

June 7, 2004 Minutes: Tabled.

July 12, 2004 Minutes

MOTION: Orlando Johnson motioned and Cynthia Blocker seconded to approve the July 12, 2004 meeting minutes as amended. Motion carried with one abstention.

GLA Board Meetings, Minutes and Agendas: The Board discussed the running of board meetings and the contents of Board meeting minutes and agendas. They agreed to the following: (1) Charlotte will acquire Roberts Rule of Order for the Board to review and discuss; (2) Minutes should consist of motions and action items; discussions surrounding motions and other non action items should not be included in the minutes; (2) When a Board member requests that an item be placed on the agenda, it should be included on the agenda for the next meeting; (3) Changes made to motions for the purpose of clarification or expansion should be underlined in the meeting minute draft that the Board reviews for approval; (4) The above information will be conveyed to new Board members at the beginning of their terms; (5) A list of all GLA motions, categorized by subject, will be given to each Board member.

3. General Business

3.1 Old Business

ACTION ITEM - 2004 Budget & Paving. Tabled.

ACTION ITEM – Status of letter to Church on easements for Sirius Way. Done.

3.2 New Business

Glastonbury Community Newsletter. Ronda Alexander reviewed the draft of the newsletter prepared by her and Mary Irwin.

MOTION: Charlotte motioned and James Kozlik seconded that the column entitled “GLA News” in the Glastonbury Community Newsletter should include; (1) Information concerning why the GLA is deferring the paving work on GLA roads, (2) A report on the recent catalytic converter fire in High South Glastonbury and the GLA’s recommendation that landowners fireproof their properties by trimming and/or de-limbing trees and clearing brush; (3) A report on fir beetles in

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High South; and (4) A statement that the newsletter is not an official publication of the GLA. Ronda will submit an e-mail proposal regarding newspaper budget costs and methods of distribution to the Board within 1-1/2 weeks for review. In the future, she will submit e-mail “GLA News” column drafts to the Board for editing and approval. The Board will send their proposed edits to David, who will then work with Denise & Janet to compile and edit them. Final edits will be forwarded back to the Board via e-mail for their final vote of approval. Ronda will be e-mailed the approved drafts. Motion carried.

4. Report of Officers and Committees

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

Cynthia distributed the “July 2004 Bank Transactions”, “Balance Sheet As of July 31, 2004“, ”Income and Expense Budget Overview January through July 2004.”

4.1.1 Old Business

ACTION ITEM – Communicate with Title Co. regarding liens. Draft in process.

ACTION ITEM –*[David]* Send copies of L. Ullrich correspondence to Denise.

4.1.2 New Business.

Cynthia distributed “2004 List of Delinquent Accounts-GLA,” and asked the Board to approve the sending of an additional letter to those whose names were highlighted in green. The Board discussed.

MOTION: Cynthia Blocker motioned and James Kozlik seconded the sending of a letter to those whose names are highlighted in green on the “2004 List of Delinquent Accounts-GLA.” The letter will serve as a third reminder that the GLA will file a lien on their property on August 25, 2004 unless full payment for their delinquent assessment fees is received. Motioned carried.

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

4.2.1 Old Business

ACTION ITEM – Send approval form to Gelderloos re: shop addition. **Done.**

ACTION ITEM – Send approval letter to Rakela for 56 NG. **Done.**

ACTION ITEM – *[Pamela]* Request parking plan from Kramer (22-E SG). Tabled.

ACTION ITEM – Send approval to Johnston re: Building application. **Done.**

ACTION ITEM – Send approval to Johnston re. gate across Hercules **Done.**
See “New Business” below re: Johnston’s 7/28/04 response to GLA approval.

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ACTION ITEM – Order sign for gate on Hercules Road.

ACTION ITEM – Send approval to Downs re: mobile home application. **Done.**

ACTION ITEM – Send approval notice to Kellys re: building application **Done.**

ACTION ITEM – Review Johnston letter of 6/24/04 re: enforcing mobile homes roof standards. The Board discussed.

MOTION: Charlotte Mizzi motioned and James Kozlik seconded to table further review of Everett's letter during the meeting. Everett should be informed that the Board will be doing further research on the mobile home roof issue. Motion carried.

4.2.1 New Business

James Kozlik stated that he would be available to be contacted to assist people in filling out the construction application papers in person to insure that the process is thoroughly completed

61-A (NG)/Robert Simons & Emily Coleman. Construction application.

The Board reviewed the Coleman's application and that the angle of the intersection to the guesthouse needs to be within 80-90 degrees

MOTION: James Kozlik motioned and Edwin Johnson seconded to approve Robert Simon's and Emily Coleman's construction application for 61-A (NG) on the following conditions:

(1) That David Tonkin confirms that the grade is less than 12%; (2) The necessary septic permit is obtained prior to septic system construction; (3) The necessary electrical permit is obtained prior to the start of electrical work; and (4) The disturbed land be reseeded after construction.

If condition (1) is met, James will contact Robert and Emily to remind them that a new application will need to be submitted to the GLA if construction is not completed within an 18 month period. Motion carried.

2-A (NG)/Marjorie Lombard. Small House Addition Construction application.

The Board reviewed the above application.

MOTION: Edwin Johnson motioned and Charlotte Mizzi seconded to approve Marjorie Lombard's small house addition construction application. The GLA will also inform Marjorie that she needs to confirm with Park County that her existing septic tank is the correct size to include her new addition. Motion carried.

Tract 37-1 E (SG)/Benjamin & Diana Mitchem. Construction Application.

MOTION: James Kozlik motioned and Edwin Johnson seconded to approve Benjamin and Dian Mitchem's Tract 37-1E (SG) building application on the following conditions: (1) The GLA needs confirmation that the drainfield is greater than 100 feet from the well; (2) The necessary septic permit is obtained prior to septic system construction; (3) The necessary electrical permit is obtained prior to the start of electrical work; and (4) The disturbed land

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Caspari Way Follow-Up Report (Ronda Alexander). Ronda reported that the clean-up for the Alexander property has been completed and that an agreement has been made with the Church for the clean-up of the Caspari Way road.

Mowing Weeds on Edges of Glastonbury Roads: David confirmed that he and JT will mow the edges of the roads in both North and South Glastonbury during the next couple of weeks. The expense will be between \$500-700 and is covered in the budget.

4.4 Complaint Committee Report: Charlotte Mizzi, Chair

4.4.1 Old Business

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

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

ACTION ITEM – [Denise] Determine Hansard new address Tabled.

ACTION ITEM – Call NGTC re. Paul Rantallo’s trailer. **Done.**

David reported that Denise spoke to Dorothy Whitehead of the NGTC, who told her that Paul said his trailer will be removed within a week or so. See “New Business” below.

4.4.2 New Business

Rantallo Trailer on NGTC Property

David reported that just prior to the meeting, Paul delivered a letter which states he has tried to give the trailer away without success and that William Smith suggested he ask the Fire Department to take the trailer for a practice burn. The letter contained the enclosure of a copy of the certificate of title which reveals that Paul is not the owner of the trailer. The Board agreed that GLA will write a letter to the NGTC which states that the trailer is an eyesore, needs to be removed within 30 days and references Paul’s conversation with William Smith.

ACTION ITEM - Revisit Dog Issue from March Meeting. Tabled.

Abandoned truck parked on Taurus Road in NG. Charlotte reported that a truck has been parked on Taurus Road near Michael McCann’s home for over a month. She will request that Philip Hoag contact McCann regarding the truck.

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

4.5.1 Old Business

4.5.2 New Business

4.6 Recreation Committee: Janet Naclerio, Chair; Edward Anderson. No report..

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4.6.1 Old Business

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

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

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

4.6.2 New Business. None.

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

4.7.1 Old Business

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

4.7.2 New Business. None.

4.8 Clean-up Committee Report --, Chair. No report. .

4.8.1 Old Business. None.

4.8.2 New Business. None.

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

4.9.1 Old Business. None.

4.9.2 New Business. None.

5. Other Business

5.1 Shelter Insurance

ACTION ITEM – *Orlando & Philip]*. List points to consider regarding shelter insurance. Tabled.

5.2 Including Parcels in GLA

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

6. Next Meeting and Adjournment

The meeting was adjourned at 10:20 p.m. with no further business. The next meeting will be held on September 13, 2004 at Golden Ratio Woodworks Cafeteria, 7 p.m.

NEW ACTION ITEMS:

GB080204.1 Charlotte to acquire Roberts Rule of Order for Board to review.

GB080204.2 Denise to document meeting minute guidelines to be passed on to each group of newly elected Board members.

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- GB080204.3 Denise to document GLA motions and provide a copy to each board member.
- GB080204.4 Ronda Alexander to send newsletter proposal to Board.
- TR080204 Cynthia to send letter to specific landowners re: pending liens to be filed on August 25.
- AR080204.1 David to confirm grade percentage of Parcel 61-A (NG) Simons/Coleman..
- AR080204.2 Denise to send approval notice to Simons & Coleman, 61-A (NG) based on approval conditions.
- AR080204.3 Denise to send approval notice to Marjorie Lombard 2-A, NG..
- AR080204.4 Cynthia to give Denise name of Bozeman water company that provides shared well agreement.
- AR080204.5 Denise to send approval notice to Mitchem, Tract 37-1E (SG)..
- AR080204.6 Denise to send letter to Johnston responding to his letters of 6/24/04 (mobile home) and 7/28/04 (gate response).
- AR080204.7 David to seek consultation from our attorney's re: Everett Johnston's gate.
- AR080204.8 ? to further research mobile home roof issue contained in Everett Johnston's 6/24/04 letter.
- RDWD080204.1 David will contact JT to arrange spraying.
- RDWD080204.2 David & JT to mow weeds on edges of Glastonbury roads
- RDWD080204.3 Denise to tell JT that Charlotte received weed complaints concerning Lot 11 (NG) and Lot 81 (SG).
- CP080204.1 Denise to write NGTC re: Rantalalo trailer.
- CP080204.2 Charlotte to ask Philip Hoag to contact Michael McCann regarding truck on Taurus Road.

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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."

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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.

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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)

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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.

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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.

Glastonbury Landowners Association
Board of Directors Meeting Minutes
October 4, 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. 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.

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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.

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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

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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

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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

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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.**

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Board of Directors Meeting Minutes
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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.**

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Board of Directors Meeting Minutes
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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 in 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.