

DRAFT
Glastonbury Landowners Association
Board of Directors Meeting Minutes
February 5, 2007
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1. Call to order.

The meeting was called to order by Laura Boise at 7:05 p.m., at the Wellsprings Fireplace Room. (Near Golden Ratio)

PRESENT: Laura Boise (President), Timothy Brockett (Vice-President), Janet Naclerio (Secretary), Charlene Murphy (Treasurer), Edward Anderson, Orlando Johnson, Dan Kehoe, Jr., Neil Kremer, Francis Regan, William Smith and Rich Spallone.

ABSENT: Denise Orr (GLA Administrative Secretary).

ALSO ATTENDING: Landowners: Frances Owen, Cristin Dhieux-Bray, Randy Fowle, Alan and Kirsty Peake, William Irby and Alyssa Angelis Allen.

2. Opening Prayer – Janet Naclerio.

3. Set Agenda.

4. Reading and Disposition of Minutes. Tabled.

5. Guest Speaker.

5.1 Ron Archuleta, District Ranger of the Livingston Ranger District, Gallatin National Forest discussed the program available through federal funding to treat weeds on private land. South Glastonbury is eligible for the emergency restoration program due to the impact of the Big Creek Fire. It was proposed that crews would spray weeds in late April or early May and that the GLA would enter into an agreement on behalf of the landowners involved. The GLA will contact the landowners adjacent to the property before an agreement is signed. Discussion.

6. Treasurer's Report – Charlene Murphy.

Charlene reviewed the January 2007 Bank Transactions. The 2007 Budget Projections (Draft) were distributed. Charlene commented there was a previous motion that GLA Board members are responsible for providing copies of meeting minutes, reports and all other pertinent documents needed for monthly meetings at their own expense. Discussion.

MOTION: Janet motioned and Tim seconded that all GLA Board members shall be provided with all reports, meeting minutes, etc., necessary for the completion of their duties as Board members. These items will be copied by the Administrative Secretary at her usual rate of pay and picked up by each Board member at the Emigrant General Store. **Motion carried.** (1 abstention – Neil).

7. Officers' Reports.

7.1 Code of Ethics Update – LB

Laura reported that a one-page document concerning the Code of Ethics was received from the GLA attorney and will be refined by the Executive Committee.

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ACTION ITEM: E-mail Code of Ethics draft to the Board for review.

7.2 Executive Committee Report – LB

It was reported that the Executive Committee would meet one time per month to review the upcoming agenda for the purpose of insuring that nothing falls through the cracks.

7.3 Resignation of Frances Regan – LB/FR

Frances submitted his resignation to the Board (when?). The Board agreed to discuss his resignation in a private meeting following the Board meeting.

8. UNFINISHED BUSINESS - Committee Reports

8.1 Road and Weed – WS/RS

8.1.1 Proposal for sanding – William reported that the project is moving ahead. James Trisdale and others are sanding the GLA roads. There has been a problem with moisture in the sand and, as a remedy, heated dry sand (containing no moisture) will be purchased from a company in Belgrade

8.2 Community – LB/FR

8.2.2 Eleanor Shieffelin Complaint

Charlene reported the response document is almost completed for mailing.

8.2.3 Valery and Daniel O’Connel’s Easement Issue

Laura reported the response document is almost completed for mailing.

8.2.4 Ev Johnston Complaint Update

Timothy reported that the document is almost completed for mailing.

8.3 Budget Committee – Executive Committee

8.3.1 2007 Budget Projections (Draft) - CRM

MOTION: Charlene motioned and William seconded to approve the updated 2007 GLA Budget draft, dated ? . **Motion carried unanimously.**

8.4 Master Plan Commity Report- NK

8.4.1 MP Mailing.

Neil reported that changes reflecting landowner input have been made to the Master Plan and the mailing will go out on February 6.

8.4.2 Placing Master Plan and MP Maps on GLA Website

MOTION: Neil motioned and Charlotte seconded to approve placing the PDF file of the Master Plan and maps on the GLA website on February 7, 2007. **Motion carried unanimously.**

9. NEW BUSINESS - Committee Reports

9.1 Project Review– TB/RS

9.1.1 98-B1 and Lot 98-D (SG)/K. Ramp Application for 2 Wells

MOTION: Tim motioned and Rich seconded to approve Kathleen Ramp's drilling application for Lot 98-B-1 (SG) for the location of a

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well at N45 degrees 20.333' , W 110 degrees 51.119' with the following conditions:

1. Should the proposed well be unsuccessful, Kathleen Ramp shall immediately contact the Project Review Committee to review an alternate well location for approval prior to drilling.
2. Any abandoned well must be handled according to state regulations which require one of the following actions to prevent possible groundwater contamination: (a) the well casings be pulled and the holes be filled with bentonite; (b) the well casings be cut off 3 feet below grade and the holes be filled with bentonite.
3. All disturbed land will be reseeded.
4. When complete, a well log will be provided to the GLA.
5. Annual 2007 assessments must be paid before drilling may begin.
6. The well must be set back a minimum of 100 feet from the drainfield and a minimum of 50 feet from the septic tank. **Motion carried unanimously.**

MOTION: Tim motioned and Rich seconded to approve Kathleen Ramp's well-drilling application for Lot 98-D (SG) for the location of a well at N45 degrees 20.355, W 110 degrees 51.326' with the following conditions:

1. Should the proposed well be unsuccessful, Kathleen Ramp shall immediately contact the Project Review Committee to review an alternate well location for approval prior to drilling.
2. Any abandoned well must be handled according to state regulations, which require one of the following actions to prevent possible groundwater contamination: (a) the well casings be pulled and the holes be filled with bentonite; (b) the well casings be cut off 3 feet below grade and the holes be filled with bentonite.
3. All disturbed land will be reseeded..
4. When complete, a well log will be provided to the GLA.
5. Annual 2007 assessments must be paid before drilling may begin.
6. The well must be set back a minimum of 100 feet from the drainfield and a minimum of 50 feet from the septic tank. **Motion carried unanimously.**

9.1.2 Kathleen Ramp Request for Waiver of Impact Fee and Sanitization Bond for Lot 98-D (SG) Well Application.

MOTION: Tim motioned and Rich seconded to deny Kathleen Ramp's request for a waiver of the impact and sanitation fees for her pending project application for drilling a well on Lot 98-D (SG). **Motion carried unanimously.**

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9.2 Recreation – Janet Naclerio/Edward Anderson (Co-Chairs)

9.2.1 Letter of Appreciation to PVRC (Removed from Agenda.)

9.2.2 Update re: Donation of Building to PVRC.

A meeting of the PVRC members is in the process of being scheduled.

9.3 Road /Weed – William Smith/Rich Spallone (Co-Chairs).

9.3.1 Discuss GLA road budget. Tabled.

9.3.2 Vehicle liability insurance - CRM

ACTION ITEM: Charlene will check with our insurance company to determine if other drivers are covered under the policy when JT is not driving.

9.3.4 2007 Projected Road Work Checklist. Tabled.

9.4 Website – Edward Anderson

Edward distributed 3 handouts (GLA Landowners Database, GLA Database Survey, GLA Landowners Database.) Discussion.

9.5 Election – Charlene and ? (Co-chairs)

9.5.1 Brief review of annual meeting/discuss facilitation assistance. Tabled until April meeting.

ACTION ITEM: Board members who have comments/suggestions concerning how to improve the annual meeting, should e-mail them to Denise.

10. Comment Period for Attending Landowners. None.

11. Meeting Adjournment and Next Meeting. The meeting was adjourned at 9:35 p.m. with no further business. Next Meeting: March 5, 2007, 6:45 p.m.. Location to be announced.

NEW ACTION ITEMS:

RDWD020507 *Rich:* Contact specific landowners re: Forest Service weed spraying proposal.

EXC020507 *Exec Committee:* E-mail Code of Ethics draft to Board.

EXC020507 *Charlene:* Send approved budget to Board and Denise, etc.

MP020507 *Neil:* Forward Master Plan and maps for GLA Website

PR020507 *Tim/Denise:* Draft/send approval and disapproval notices to K. Ramp.

RDWD020507 *Charlene:* Check with insurance company to determine if other drivers are covered under the policy when JT is not driving.

EL020507 *Board:* Send any comments/suggestions re: how to improve annual meeting to Denise via e-mail.