

Glastonbury Landowners Association, Inc.
Board of Directors Meeting Minutes – Draft
March 5, 2007
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1. Call to Order and Opening Prayer

The meeting was called to order by Laura Boise at 7:01 p.m., at Charlotte Mizzi's home in North Glastonbury. Janet Naclerio gave the opening prayer.

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

ABSENT: None.

ALSO ATTENDING: Denise Orr (GLA Administrative Secretary); Landowner: Alyssa Angelis.

2. Set Agenda

3. Reading and Disposition of Minutes (1/8/07; 2/5/07; 12/5/06; 12/11/06) – Tabled.

4. Treasurer's Report – CRM (Charlene)

Charlene distributed and reviewed the financial reports. She also distributed "Treasurer's Report 3-5-07" containing additional information regarding GLA's tax exempt status, insurance for snow truck, snowplowing the road to Jim Kelly's house, Board liability insurance, combined PVRC and Glastonbury Insurance and an idea for chip sealing NG roads. She reported that 35% of the assessments have been received as of this date.

ACTION ITEM: Charlene – Check with insurance company re: coverage on creek easement.

5. Officers' Reports

5.1 Executive Committee – LB, TB, JN, CRM

5.1.1 Proposed mode of delivery of Board materials

UNANIMOUS AGREEMENT: Procedure: The Board agreed that confidential information for Board members would be mailed by USPS to Board members prior to board meetings when necessary. Non-confidential meeting materials will be left in sealed envelopes at the Emigrant Store. All other materials will be emailed to Board members. Board members will bring their own hard copies of meeting materials to meetings unless they specifically request Denise to bring them.

5.1.2 Clarification re: Board materials to be xeroxed prior to meeting

See 5.1.1 above

5.1.2 Update - Code of Ethics.

Discussion included review of Code of Ethics document revised by atty Joe Swindlehurst and forwarded to Laura on January 30 via email.

MOTION: Timothy motioned and Dan seconded to accept and adopt the "Board of Directors Ethics/Conflict of Interest Policy" as official policy and code for Board members. **Motion carried. (1 abstention from Orlando)**

5.1.3 Procedure/flowchart for routing landowner concerns

Ronda reviewed landowner concerns and proposed a flow chart for receiving and handling them. Discussion.

5.1.4 PVRC Bylaws (This item replaces 7.4 below)

Laura reported that Bylaws for the PVRC were under review. Charlotte reviewed some of the PVRC history. Tim reported that he is researching how non-profit status can be acquired.

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ACTION ITEM: Charlotte: Bring lists of bylaw recommendations for the PVRC from residents and nearby landowners to the next meeting.

ACTION ITEM: Timothy, Laura, Janet, Charlene, Edward, Charlotte and Orlando to meet at Charlotte's home on Friday, 7 p.m., to discuss PVRC bylaws, etc.

5.1.5 Status of Finding a new Location for Board Meetings (Added to Agenda)

Laura reported: Emigrant Hall could be rented for \$50/meeting. St. John's Church in Emigrant had been contacted about our interest in holding Board meetings in their meeting area; their response is pending.

6. UNFINISHED BUSINESS - Committee Reports

7. NEW BUSINESS - Committee Reports

7.1 Project Review– TB/RS

7.1.1 Parcel 40-B (SG) – R. Wallace Home Construction

Prior to discussion of the project on 40-B (SG), the board discussed Robert's previous application for lot 40-C (SG) (approved in Oct. 2006). There is a concern that the driveway for this home is not in compliance with driveway standards.

ACTION ITEM: Tim or Rich will contact R Wallace to discuss bringing 40-C (SG) home driveway up to standard.

Review of 40-B (SG) Home Construction

Discussion included a motion that failed.

MOTION: Tim motioned and Charlotte seconded that Robert's application can't be approved until previous violations with 40-C (SG) are corrected. This includes violations to the GLA Standards, Covenants, Master Plan or anything that isn't in compliance with the same. **Motion fails** (abstentions from Neil, Charlene, Dan, Janet and Orlando).

UNANIMOUS AGREEMENT: The board agreed that this application is put on hold until the April 2, 2007 board meeting.

ACTION ITEM: Board to send email suggestions to Tim concerning revisions to the above motion. The Board will then revisit this motion at the April Board meeting.

7.1.2 Parcel 32-A (NG) – E. Anderson Well Application

Tim reported that E. Anderson's well is in compliance with the GLA standards.

MOTION: Tim motioned and Charlene seconded to approve the application for Edward Anderson's drilling on Parcel 32-A (NG) for a well at the location of N45 degrees 22.485 with the following conditions:

1. Should the proposed well be unsuccessful, Edward Anderson 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 land disturbed will be reseeded.
4. When completed, a well log will be provided to the GLA.
5. Any future drainfield must be set back a minimum of 50 feet from the well.

Discussion. **Motion carried unanimously.**

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7.2 Road/Weed – WS/RS

7.2.1 Review recommendations based on meeting with M. Spencer - TB

Tim met with Mark Inman, Park County Planning Commissioner, and reported that he learned that the commissioners foresee a lot of growth in Paradise Valley and transportation challenges with emergency vehicles. The biggest issues the planners are focusing on have to do with controlling growth and making road and traffic efficient.

ACTION ITEM: Board members and landowners will get together to develop a position paper on behalf of Glastonbury landowners and post it on the county's website and GLA's website.

7.2.2 Review Public Road Easement for Stenberg Subdivision – James Kozlik

James Kozlik, who was assisting in the previously-approved Stenberg subdivision on Lot 22-A (NG), reported that the county has a new subdivision regulation that requires road access to a subdivision be dedicated as public right-of-way. Since all GLA roads are private, James asked the board to consider changing GLA roads from private to public in order to allow landowners to meet the new subdivision regulations. Discussion.

ACTION ITEM: James Kozlik and William Smith will write a fact sheet regarding the new county subdivision regulations, and forward it to the Board for their review.

7.2.3 Discuss GLA road budget – CRM

William Smith reported that the road budget is working out o.k.

7.2.4 Report re: weed reimbursement grant income – WS

William Smith reported that torodon (weed poison) will be delivered to Ed Schilling, who will store it for the GLA. Ed will attend a Road/Weed Committee meeting and propose an amount that landowners can pay him for spraying torodon on private land.

ACTION ITEM: William: Report Ed Schilling's torodon proposal amount at April meeting.

7.2.5 2007 Projected Road Work Checklist - WS/RS – Tabled.

7.2.6 Update: GLA's contact of landowners re: Request of Forest Service to Weed Spray - WS

ACTION ITEM: Executive Board members will handle contacting landowners re: the request of the Forest Service to weed spray.

7.2.7 Update re vehicle liability insurance – CRM

Charlene reported that she has handled GLA liability insurance.

7.2.8 Signature on GLA Responses to Complaint Letters - LB

Unanimous Agreement: The Board agreed that when it issues a response letter to a complaint, it will come from the entire GLA Board of Directors unless the Board decides that the signature should come from an individual Board member.

7.3 Master Plan – NK

7.3.1 Update re: help needed for MP Community Meeting on March 24

Discussion. Board members volunteered to help with meeting tasks.

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7.4 Recreation – JN/EA (Co-Chairs) See 5.1.4 above

7.4.1 Update re: Donation of Building to PVRC

Janet distributed an informational sheet titled “PVRC Ideas.”

Discussion occurred re: the potential donation of a building to the PVRC and various considerations and questions concerning the donation.

7.5 Web Site – EA (Chair) – Tabled.

8. Comment Period for Visiting Landowners. None.

9. Meeting Adjournment and Next Meeting.

The meeting was adjourned at 10:45 p.m. with no further business. Next Meeting: April 2, 2007, 6:45 p.m. Location to be announced.