

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

May 7, 2007

FINAL

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1. Call to order and opening prayer.

The meeting was called to order by Laura Boise at 7:06 p.m., at St. John's Church.

PRESENT: Laura Boise (President), Eleanor Schieffelin (Vice-President), Janet Naclerio (Secretary), Charlene Murphy (Treasurer), Alyssa Allen, Edward Anderson, Charlotte Mizzi, Orlando Johnson, Neil Kremer, William Smith and Rich Spallone.

ABSENT: Dan Kehoe; Orlando Johnson (departed 8:55 pm).

ALSO ATTENDING: Denise Orr (GLA Administrative Secretary); Landowners: Linda Montana & Stephen Rolf; Frances Owen, Kristina Sones, Arlene Hoag, Miram & Charles Barker, Michael & Sheila Laverty and Ian Scott.

2. Set Agenda

3. Treasurer's Report – Charlene Murphy

3.1 Monthly Reports: Reviewed "April Bank Transactions" and "Budget Variance" reports

3.2 Quarterly newsletter. Board discussed positive landowner response concerning the quarterly newsletter.

ACTION ITEM: Edward to post newsletter on GLA website.

ACTION ITEM: Board members should be thinking of new topics to put in future newsletter.

3.3 Bookkeeper position proposal

The Board reviewed two applications for the bookkeeper position..

ACTION ITEM: Laura will request our current bookkeeper to interview two applicants for the bookkeeper position and forward her recommendation to the Board.

3.4 Discuss acquiring a new loan for chip sealing. Charlene reported her research on a possible loan extension. Discussion.

ACTION ITEM: William Smith, Rich Spallone and Ian Scott will work together on a chip sealing proposal & flow chart with payment options.

4. Officers' Reports

4.1 Executive Committee – LB, JN, CRM

4.1.1 Procedure/flowchart for routing landowner concerns

Laura briefly reviewed "Flowchart for Committee Chairs" distributed to each Board member. She reviewed that landowners who are unable to work out their complaints with their neighbors should *first* submit their concerns to the appropriate Board Committee instead of presenting them to the Board during a meeting.

4.1.2 Vote re: Vice-President

UNANIMOUS AGREEMENT: Eleanor Schieffelin is approved to fill the Vice President position on the GLA Board.

5. UNFINISHED BUSINESS – Committee Reports

5.1 Community Committee – LB

5.1.1 Report on research re: county policy on gun shooting,,etc. – RS

(RE: Follow up to Eleanor Schieffelin's complaint re: neighborhood gun shot noise) Rich reported that his research revealed there are no rules or regulations that the city can

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enforce outside of city limits, etc. Board discussion included that the GLA Covenants, Section 5.05, site excessive noise and safety issues

ACTION ITEM: Laura will visit neighbor in question.

5.1.2 Research on ATV's on GLA roads – CRM/DO. Tabled.

6. NEW BUSINESS - Committee Reports

6.1 Project Review– AA/RS

6.1.1 Report on meeting w/M. Hartwig – NK/RS/WS

William clarified that GLA had not intended to meet with Hartwig; but landowners could contact Hartwig if they desired to speak to him.

6.1.2 Proposal: informing landowners re: public easement issue -NK/RS/WS

Discussion included, (a) Concern that the County wants the GLA to dedicate our private roads to public use, and; (b) the GLA will need to contact our attorney re: a response statement to Planning Board..

UNANIMOUS AGREEMENT: The Board agreed to inform GLA landowners concerning the public easement issue and how it encroaches upon private property rights

ACTION ITEMS: William, Ian Scott and Valerie O'Connel will compile points that explain how private property rights will be impacted by this issue and submit to Laura.

6.1.3 Lot 26 B-1 (NG) Ken & Anne Haug: Manufactured Home Placement & Variance – Tabled.

6.1.4 Lot 25-2 (NG) Michael & Sheila Laverty: Home Construction & Variance

Discussion and review of reasons for allowing a variance to the setback requirements of the house.

MOTION: Alyssa motioned and Laura seconded to approve Michaele & Sheila Laverty's home construction on Lot 25-2 (NG) based on the following conditions: (a) The Project Review Committee will be informed when the house and driveway are staked out to verify that setbacks as described are being met; (b) A septic permit is obtained prior to septic system construction; (c) An electrical permit is obtained prior to starting electrical work; (d) A plumbing permit is obtained prior to plumbing system construction, and; (e) Disturbed land be reseeded after construction. **Motion carried unanimously.**

6.2 Road/ Weed – WS/RS

6.2.1 Update re: Torodon fees for private landowners - WS. Tabled.

6.2.2 2007 Projected Road Work Checklist - WS/RS

Discussion included: (a) Recent grading on Capricorn; (b) Displacement of SG gravel; (c) Report from Francis Owen regarding unsafe drivers on SG roads, and; (d) The possibility of placing mirrors on blind corners.

ACTION ITEM: William to invite W. Wunsch to Road Committee meeting.

ACTION ITEM: Frances Owen to call W. Wunsch re: employees driving unsafely.

6.2.3 Update: Forest Service Request to Weed Spray - WS

Discussion included: (1) Rich and Laura don't have time to contact all potentially affected landowners; (2) Frances Owen's concern that FS spraying will kill many grass and wildflowers, etc.

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MOTION: William motioned and Eleanor seconded that the GLA write a letter to the Forest Service explaining that the GLA would give the Forest Service permission to weed spray on GLA common use land *only*. **Motion carried.**

6.2.4 Report re: guard rail – WS. Tabled,

6.2.5 Proposal for chip sealing – WS/RS/OJ. Tabled.

6.2.6 Road Access Fact Sheet – WS/JK. Tabled.

6.2.7 Vote approval of posting any GLA road signs not previously approved - WS

Discussion included proposal to provide labor and materials to install a total of 25 roads signs within North and South Glastonbury.

MOTION: William motioned and Rich seconded to approve a total cost of \$1,000 to put up road signs, which would cover the following: (a) James Trisdale to purchase one 10 ft long 4x4 treated wood post along with fastening hardware per sign, and install a total of 25 signs; (b) These signs will be erected along the edge of Glastonbury community roads throughout North and South Glastonbury at locations to be designated on maps furnished by William Smith with assistance from JT and James Kozlik, and; (c) JT will furnish all labor and equipment to dig the holes, fasten each sign securely to the 4x4 treated wood post, erect the post plumb, and backfill and compact the excavated earth to ensure the sign and post are stable and durable. **Motion carried unanimously.**

6.2.8 Weed Fair, May 19th at Emigrant Hall

ACTION ITEM: Forward Weed Fair information for telephone tree distribution.

6.3 Master Plan – NK

6.3.1 Discuss Plan of Action re: MP Mandate on Shelter Clean-Up - CRM

Based on the portion of the Master Plan which states that shelters needing clean-up, must submit a plan to the GLA Board for approval within one year of passing the Master Plan, the Board discussed contacting appropriate shelters.

ACTION ITEM: Alyssa to GLA draft a letter to shelters.

ACTION ITEM: Neil to research shelters that might need above letter.

ACTION ITEM: Neil/Denise copy Master Plan for each Board member.

6.4 Recreation – JN/EA (Co-Chairs)

6.4.1 Update re: Donation of Building to the PVRC – WS/RS

William reported that the donor of the building had a serious accident, therefore, William is not planning to pursue contacting the donor for the time being. It appears that the GLA still has a good chance of receiving the building.

ACTION ITEM: William, Rich and Charlene will inspect the building site at some point and determine cost analysis of transporting and constructing.

6.4.2 Update on Status of PVRC Bylaws – LB

Laura reported: (1) The PVRC needs to file a different tax return within 45 days if Bylaws are not adopted, and; (2) An attorney appointment has been made to review the Bylaws.

ACTION ITEM: Pending a return call from Department of State, Laura will contact Montana Department of Revenue to acquire a tax extension.

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6.5 Community Committee

6.5.1 Discuss facilitation training for Board Members.

Laura reported that Penelope Price has offered to assist in facilitation training.

6.5.2 Update on Complaint re: SG, Parcel 84 – CRM

Charlene reported certain responses to GLA letter written to Parcel 84 landowners and that Mary Wallace was trying to assist in resolving the issue.

ACTION ITEM: Denise to e-mail original complaint letter re: Parcel 84 letter to Mary Wallace.

6.5.3 Valery & Daniel O’Connel’s Easement Issue - LB

Discussion.

ACTION ITEM: Laura will walk the creek area with Valerie and write a new response.

ACTION ITEM: Valerie will research the Forest Service rules re: the use of easements around creeks.

6.5.4 Charles Barker Complaint re: Parcel 42 (SG)/M. Holland & E. Orsen

Charles reported that his neighbor, claiming open range rights, allows his horse to roam on Charles’ property. Discussion included GLA Covenants override open range rights, suggestions to Charles concerning handling the issue and a request that he submit a formal complaint if he is unable to resolve his complaint with his neighbor.

6.5.5 Pouwell Gelderloos Complaint re: Taurus Road Problem

ACTION ITEM: William to contact Mike Atkins.

6..6 Election Committee – CRM (Chair) and pending co-chair

Annual Election Date: Charlene reported that the Annual Meeting is scheduled for November 10 and Emigrant Hall is not available on that date. Per the Boards’ approval, she rescheduled the meeting for November 17, 2007.

ACTION ITEM: Denise to change election documents to reflect new date for the Annual Meeting.

ACTION ITEM: Edward to post new date on website meeting date list.

7. Comment Period for Visiting Landowners. Landowners comments noted in items above.

8. Meeting Adjournment and Next Meeting. The meeting was adjourned at 10:50 p.m. with no further business. Next Meeting: Jun 4, 2007, 6:45 p.m., at St. John’s Church

NEW ACTION ITEMS

TR050707.1 *Edward:* to post newsletter on GLA website.

TR050707.2 *Board:* Think of new topics to put into newsletter in the future.

TR050707.3 *Laura:* Contact Ronda re: interviewing applicants for bookkeeper.

TR050707.4 *William, Rich and Ian Scott:* Work together on a chip sealing proposal & flow chart with payment options.

ER050707.1 *Denise:* Change contact list, etc., to reflect new Vice-President.

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- ER050707.2 *Edward:* Change website contact list to reflect new Vice-President.
- CC050707 .1 *Laura:* Visit NG neighbor re: gunshot noise.
- CC050707.2 *William, Ian Scott and Valerie O’Connell:* Compile points that explain how private property rights will be impacted by county regulations & submit to Laura.
- PR050707 *Alyssa/Denise:* Draft/send approval form for Laverty.
- RDWD050707.1 *William:* invite W. Wunsch to Road Committee meeting.
- RDWD050707.2 *Frances Owen:* call W. Wunsch re: employees driving unsafely.
- RDWD050707.3 ? : Write letter to the Forest Service based on motion regarding weed spraying on common use land only.
- RDWD050707.4 *William/Rich:* Facilitate posting road signs based on conditions of approval
- RDWD050707.5 ? : Forward Weed Fair information to Telephone Tree for distribution.
- MP050707.1 *Alyssa:* Draft GLA letter to shelters w/clean-up and safety issues,
MP050707.2 *Neil:* Research which shelters that might need above letter.
- MP050707.3 *Neil/Denise:* Copy Master Plan for each Board member.
- RC050707.1 *William, Rich and Charlene* Inspect the building site at some point and determine cost analysis of transporting and constructing.
- RC050707.2 *Laura:* Pending a return call from Department of State, contact Montana Department of Revenue to acquire a tax extension.
- CC050707.3 *Denise:* E-mail original complaint letter re: Parcel 84 letter to Mary Wallace.
- CC050707.4 *Laura:* Walk the creek area with Valerie and write a new response.
- CC050707.5 *Valerie:* Research the Forest Service rules re: use of easements around creeks.
- CC050707.6 *William:* Contact Mike Atkins.
- ED050707.1 *Denise:* Change election documents to reflect new annual meeting date.
- ED050707.2 *Edward:* Post new annual meeting date on website.