

Glastonbury Landowners Association
Board of Directors Meeting Minutes

June 4, 2007

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1. Call to order and opening prayer.

The meeting was called to order by Laura Boise at 7:15 p.m., at St. John's Church.

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

ABSENT: Janet Naclerio (Secretary), Dan Kehoe

ALSO ATTENDING: Denise Orr (GLA Administrative Secretary)

Landowners: John Brettschneider, Pat Brettschneider, Ron Wartman,

Rik Pittendorfer, Kathleen Rakela, Francis Owen, Michael and Shiela Laverty.

Guest: Hertha Lund, attorney.

2. Set Agenda

3. Treasurer's Report – Charlene Murphy

3.1 Monthly Reports: Review bank transaction and budget variance reports.

MOTION: Charlotte motioned and Eleanor seconded to accept the "May 2007 Bank Transactions" and "2007 Budget Variance Report, January – May 2007." **Motion carried.**

3.2 Bookkeeper position

Discussion/vote concerning hiring a new bookkeeper.

MOTION: Alyssa motioned and Charlotte seconded to hire Arlene Hoag to fill the position of GLA Bookkeeper based on the recommendation of our outgoing Bookkeeper. **Motion carried.** (2 abstained - Charlene and Neil)

4. Officers' Reports

4.1 Executive Committee – LB, JN, CRM

4.1.1 Review/discuss new subdivision regulations – LB/NK/WS

Discussion included: (a) Potential impact of new Park County subdivision regulations on landowners; (b) Responding to the new regulations, and; (c) The Park County Planning Commission's public meeting on June 21 to address new regulations.

4.1.2 Comments from Hertha Lund, attorney

Hertha reviewed her extensive experience in representing landowners re: litigation issues with the government. The Board asked her to comment on the new subdivision regulations and other agenda items. Discussion. Following Hertha's exit, the Board discussed hiring Hertha at a discounted rate offered by her law firm and handling the expense with Master Plan reimbursement funds.

MOTION: Alyssa motioned and Charlotte seconded to hire Hertha Lund at the discounted rate of \$150 hour (with a \$5,000 total cap) to perform attorney services for the GLA Board. Her services will include: (a) Researching and compiling a professional response comment sheet regarding the new county subdivision regulations prior to June 21 (with an initial \$1,000 retainer);

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

June 4, 2007

CONFIDENTIAL – DO NOT COPY

(b) Advising the GLA Board regarding the content of discussions at public GLA Board meetings, and; (c) Advising the GLA Board concerning how to best handle complaint issues. **Motion carried unanimously.**

ACTION ITEM: Hertha will forward a draft of her contract to the Board to include the conditions she reviewed at the meeting.

ACTION ITEM: William Smith and Valerie O’Connel will forward information regarding the County subdivision regulations to Hertha..

ACTION ITEM: Hertha volunteered, *free of charge*, to present the response comments she develops re: the new subdivision laws at: (a) A public meeting to be sponsored by the GLA prior to the June 21 meeting (date to be determined), and; (b) The June 21 County Planning Commissioners meeting in Livingston.

5. UNFINISHED BUSINESS – Committee Reports

5.1 Community Committee

5.1.1 Research on ATV’s on GLA roads – CRM/DO. Tabled.

5.2 Master Plan - NK

5.2.1 Letter to shelters that need exterior clean up or have safety issues - AAA

ACTION ITEM: Neil will send a draft copy of the above letter to Laura and Denise.

5.2.2 Research shelters that need letter - NK

Neil reported that he is developing a list that will be used for 5.2.1.

6. NEW BUSINESS: Committee Reports

6.1 Project Review– AA/RS

6.1.1 Lot 25-2 (NG): Sheila and Michael Laverty: Well application and variance

Due to concerns with the output from a shared well in their subdivision, the Lavertys proposed installing a new well in close proximity to the existing shared well. Discussion.

MOTION: Alyssa motioned and Charlene seconded to approve the location of the Laverty’s new well as described in the variance application being approximately 26 feet from the boundary. **Motion carried.** (1 abstention - Orlando)

Unanimous Agreement: The Board pointed out to the Lavertys that their current subdivision covenants require that they participate in the expenses for the existing shared well, which they are electing not to use. The Board suggested that they make any necessary modifications to their subdivision covenants to reflect the appropriate financial obligations for the shared well.

6.1.2 Lot 26-B1 (NG): Anne and Kenneth Haug: Manufactured home placement and variance. Discussion.

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

June 4, 2007

CONFIDENTIAL – DO NOT COPY

MOTION: Alyssa motioned and Neil seconded to approve Anne and Kenneth Haug's manufactured home placement on Lot 26-B1 (NG). **Motion carried.** (1 abstention – Charlene)

6.1.3 21-B (SG): Christine and Duncan Johnston: Well application and variance

Due to a seismologist's findings, the Johnstons proposed placing a well 35 feet from the boundary. Neighboring landowners were contacted and agreed in writing to accept this new placement.

MOTION: Neil motioned and Alyssa seconded to approve the location of the new well being approximately 35 feet from the boundary, and if the water use exceeds 35 gallons per minute and/or 10 acre feet per year, the Johnstons will apply for a beneficial water permit through the DNRC. **Motion carried unanimously.**

6.1.4 Parcel 57 SG: Neil and Linda Kremer: Boundary adjustment proposal

Discussion.

MOTION: Charlotte motioned and Alyssa seconded to approve the boundary adjustment as proposed by Neil and Linda Kremer, namely that 17 acres of Parcel 57 would be incorporated into Parcel 56-B (SD 402) and 3.2 acres would remain in Tract 57-A. **Motion carried.** (1 abstention – Neil)

6.1.5 Parcel 45 NG: Marcie Bodeaux / Zigmond Mayer Subdivision – TABLED.

6.1.6 Parcel 27 (SG): Kathleen Rakela's Request for Rosalee Lane on Neighboring Parcel 25 (SG) to be dedicated as a GLA Road

The Board examined the need described by Kathleen Rakela to use Rosalee Lane as a way to access certain lots in her subdivision on Parcel 27, and her request to have this road dedicated as a GLA road.

MOTION: Charlotte motioned and Eleanor seconded that Kathleen Rakela and all Parcel 25 (SG) landowners would first attempt to reach a mutual agreement allowing Kathleen to use Rosalee Lane without it being dedicated as a GLA road, including an equitable plan for handling the expenses of any necessary improvement and maintenance of the road. If all parties agree that having Rosalee Lane dedicated as a GLA road will satisfy their needs for allowing the road to be used by Kathleen, the GLA will agree to accept Rosalee Lane as a GLA road with the following conditions: (1) The portion of the road to be accepted will start where Rosalee Lane connects to Arcturus and will end at the turnaround of Rosalee Lane, and; (2) Rosalee Lane must be improved to meet the GLA Road Standards level prior to acceptance. **Motion carried.** (2 Opposed - Neil & Charlene)

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. Tabled.

6.2.3 Letter to Forest Service re GLA's Permission to Spray Weeds on Common Use Land Only – WS.

ACTION ITEM: Denise/Laura to draft/send letter based on prior Board motion.

6.2.4 Report re: guard rail – WS. Tabled.

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

June 4, 2007

CONFIDENTIAL – DO NOT COPY

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

6.2.6 Road Access Fact Sheet - Tabled.

6.2.7 Report on Fire Pond Status - WS

Discussion included: (a) The Fire Department requires a 30,000 gallon on site;
(b) E-Mail Letter from Cynthia Blocker, dated May 10, 2007, on behalf of Duncan Johnston & Kirsten Hardesty, concerning problems with the pond; (c) The GLA needs to maintain the pond and actively remedy the problems mentioned in Cynthia's e-mail.

ACTION ITEM: Neil, Rich and William will check out the SG fire pond liner and hire someone (1-2hrs) to open it up and determine the scope of work that will be needed in order to maintain the pond for fire protection.

6.3 Recreation – JN/EA (Co-Chairs)

6.3.1 Update re: Inspection of Potential Building to be Donated to the PVRC – WS/RS/CRM. No report.

6.3.2 Update re: PVRC Bylaws/Extension for Filing Tax Forms - LB

Laura reported: (a) She spoke to T. Olsen of the I.R.S. and the PVRC has been granted a filing extension, and; (b) The PVRC committee will meet June 7.

6.4 Community Committee

6.4.1 Discuss facilitation training for Board Members. Tabled.

6.4.2 Report on Visit to NG Landowner re: Gunshot Noise/Safety Issue – LB.

Laura was given landowner information (Lot 82, De Wayne Patterson) and will now be able to visit.

6.4.4 John Brettschneider (landowner) re: Lot 82 (SG)

John discussed his complaint with the Board re: Lot 82 (SG).

ACTION ITEMS: (1) Denise to forward history of complaint re: Lot 82 (SG) to Complaint Committee. (2) Rich Spallone will research possible solutions and cost estimates, and; (3) The Complaint Committee will draft a letter to Lot 82 landowner, offering possible solutions and include appropriate excerpts from the Covenants.

6.4.5 Complaint Subcommittee - LB

Discussion concerning forming a committee to develop a complaint process.

MOTION: Charlene motioned and Eleanor seconded to form a committee to formulate a process that will be applied consistently to complaints received by the GLA. The Committee may possibly draft form letters concerning eyesore complaints, especially associated with shelters; letters will include appropriate GLA Bylaw excerpts.

Motion passed unanimously.

Discussion.

UNANIMOUS AGREEMENT: Laura, Neil and Orlando will be on the Complaint Process Committee and will request Dan Kehoe's assistance.

6.5 Web Site – EA (Chair). No Report.

6.6 Election Committee – CRM (Chair)

6.6.1 Determine Committee Members

Charlene reviewed that she had volunteered to chair the Election Committee on the condition that another Board member would co-chair with her. Eleanor volunteered.

7. Comment Period for Visiting Landowners.

Glastonbury Landowners Association
Board of Directors Meeting Minutes
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- 8. Meeting Adjournment and Next Meeting.** The meeting was adjourned at 10:45 p.m. with no further business. **Next Meeting:** Monday, July 16, 2007, 6:45 p.m. at St. John's Church. **(later rescheduled to Wednesday, July 18)**

NEW ACTION ITEMS

- OR060407 *William Smith and Valerie O'Connel:* forward information regarding the County subdivision regulations to Hertha.
- MP060407.1 *Neil:* send draft copy of letter to shelters that need exterior clean up or have safety issues to Laura and Denise.
- MP060407.2 *Neil:* Complete list of shelters that need clean up letter.
- PR060407 *Alyssa/Denise:* Draft mail approval to project applications for Laverty, Haug, Johnston, Kremer and Rakela.
- RDWD060407.1 *Denise/Laura:* Draft/send letter to Forest Service re: weed spraying.
- RDWD060407.2 *Neil, Rich & William:* Check out the SG fire pond liner and hire someone for 1-2 hours to open it up and determine the scope of work that will need to be done to maintain the pond for fire protection.
- CM060407.1 *Laura:* Visit NG Landowner re: gunshot noise/safety issue
- CM060407.2 *Denise:* Forward history of complaint re: Lot 82 (SG) to Complaint Committee.
- CM060407.3 *Rich:* Research possible solutions and cost estimates re: Lot 82 (SG) eyesores
- CM060407.4 *Laura:* Draft a letter to Parcel 82 landowner, offering possible solutions and include appropriate excerpts from the Covenants.
- CM060407.5 *Laura/Neil/Orlando/Dan:* Formulate complaint process.