

Glastonbury Landowners Association
Board of Directors Meeting Minutes
July 18, 2007
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1. Call to order and opening prayer.

The meeting was called to order by Laura Boise at 7:07 p.m., at St. John's Church.

PRESENT: Laura Boise (President), Eleanor Schieffelin (Vice-President), Janet Naclerio (Secretary) arrived 9:40; Charlene Murphy (Treasurer), Alyssa Angelis Allen, Edward Anderson, Dan Kehoe, Neil Kremer, William Smith and Rich Spallone.

ABSENT: Orlando Johnson, Charlotte Mizzi

ALSO ATTENDING: Denise Orr (GLA Administrative Secretary)

Guest: Mike Graham (Fire Marshal)

Landowners: Val O'Connell, Frances Owen

2. Set Agenda

3. Meeting Minutes – Status of approval via e-mail

The Board reviewed its e-mail vote on the May 5 and June 4, 2007 meeting minutes.

UNANIMOUS AGREEMENT: The meeting minutes of May , 2007 and June 4, 2007 are approved based on the results of the e-mail vote by the Board. (1 Abstention from Janet for May 5 minutes; she was not present for that meeting.)

4. Treasurers' Report – Charlene Murphy

4.1 Monthly Reports: Charlene reviewed "June 2007 Bank Transactions" and "2007 Budget Variance Report, January-June 2007."

UNANIMOUS AGREEMENT: The Board agreed to accept the above reports

Glastonbury Landowners Association
Board of Directors Meeting Minutes
July 18, 2007
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4.2 Procedures Manual for GLA Bookkeeper

Charlene presented an extensive manual, professionally compiled and developed by Ronda Alexander, which details all of the responsibilities and procedures for the GLA Bookkeeper.

Discussion.

ACTION ITEM: Charlene and Neil will send card and flowers to Ronda in gratitude for her service and the manual, etc.

5. Officers' Reports

5.1 Executive Committee – LB/ES/JN/CRM

5.1.1 Review recent meetings re: new subdivision regulations

Discussion included how to announce the 7/19/07 County Planners Meeting at the Livingston Courthouse, in which new regulations will be discussed and open for public comment.

ACTION ITEM: Laura and William will attend the 7/19 County meeting and then hold a committee meeting to determine what changes the GLA recommends be made to the new county regulations. These changes will be sent to County Planners and will include documentation of the state law that requires all roads to grant emergency vehicle access.

ACTION ITEM: Laura will help schedule a potential meeting with County Planners on August 6 or 20th at Emigrant Hall. Charlene will inquire about booking Emigrant Hall.

ACTION ITEM: Laura will ask Hertha to request from Tara DuPuy to identify which county regulations are currently in effect.

Glastonbury Landowners Association
Board of Directors Meeting Minutes
July 18, 2007
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5.1.2 Donations Raised at June 19, 2007 Town Hall Meeting re: New County Regulations

MOTION: Eleanor motioned and William seconded to use the \$500 (and no more) raised at the June 19, 2007 Town Hall Meeting as a retained to be used for GLA legal funds. **Motion carried unanimously.**

6. UNFINISHED BUSINESS – Committee Reports

6.1 Master Plan – NK

6.1.1 Review draft letter to shelters for clean up and/or safety issues – OJ/NK/LB

Discussion

6.2 Road and Weeds – WS/RS

6.2.1 Report on fire pond & discuss possible future solutions – WS/RS/NK/LB

Discussion. Neil reported on the current condition of the fire pond. Alyssa reported on her meeting with the Hardesty's, who have given easement rights to the GLA to have the fire pond on their property.

Mike Graham reported: (1) A few weeks ago, the SG fire pond was taken off the list of a valid water source for firefighters due to low water content; (2) According to new regulations, all water source sites have to be self-replenishing from a well and can never be obstructed, and; (3) The Yellowstone River cannot be used based on safety issues.

Discussion: The Board and Mike Graham discussed the possibility of constructing a fire station in South Glastonbury with Church donated land and a well. Mike believes that funding could be acquired and local companies, such as Kenyon Noble, would probably donate materials. Mike has extensive experience in writing

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Board of Directors Meeting Minutes
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grants and offered to help to the GLA to write a grant to fund this project.

ACTION ITEM: If and when the SG fire pond is ready to be excavated, remember to contact Charlene Kaufman (her property must be crossed to reach the pond).

ACTION ITEM: Laura and Neil will research what it takes to build a fire station and will stay in touch with Mike Graham re: station projects and water rights.

ACTION ITEM: Dan to contact Barbara Hopkins re: E Johnson water rights in South Glastonbury.

6.2.2 Hydrant on Venus Way: Mike rcommented that the hydrant donated to Glastonbury a couple of years ago hasn't been installed and needs to be in compliance with water tank needs to be in compliance with water tank regulations. Discussion.

ACTION ITEM: William will contact the DEQ for a permit to dig/install the hydrant on Venus Way.

6.3 Community - LB

6.3.1 Complaint Sub-Committee – LB/NK

6.3.1.1 Status of developing complaint process – LB/NK/OJ/DK

Laura reported that this project is in process.

6.3.1.2 J. Brettschneider complaint re: Parcel 81 (SG) – LB

a) Research solutions re: Parcel 81 (SG) – RS

Discussion.

ACTION ITEM: Laura will call Hansard after Mike Atkins is contacted.

ACTION ITEM: Charlene will update Brettschneider re: the status of response from owners regarding parcel clean-up.

Glastonbury Landowners Association
Board of Directors Meeting Minutes
July 18, 2007
CONFIDENTIAL – DO NOT COPY

6.3.1.3 E. Johnston complaints re: Parcel 81 (SG) & other matters - LB

Discussion.

ACTION ITEM: Charlene will update Johnston re: status of response of owners Regarding parcel clean up.

6.3.1.4 Parcel 82 (NG) – Visit to Parcel 82 (NG) re: gunshot noise/safety - LB

Laura reported that due to difficulties in contacting the owner, the letter regarding firing of guns in Glastonbury, will be sent to Parcel 82 (NG) owner.

6.3.1.5 Mike Rosa complaint re: travel trailers

Discussion.

ACTION ITEM: Alyssa to contact Mike Rosa to explain the GLA's policy re: travel trailers and to follow up with e-mail; copy e-mail to Denise.

6.3.1.6 Al Vinci Letter re: regulations

Board discussed.

ACTION ITEM: Laura to call Al to encourage him to direct questions to the Park County Planning Commission.

6.3.2 Vote of Approval of Signs for NG Fair

UNANIMOUS AGREEMENT: The Board agreed that the signs were in compliance with GLA sign standards and could be posted.

7. NEW BUSINESS - Committee Reports

7.1 Project Review – AA/RS

7.1.1 Parcel 45 (NG): Marcie Bodeaux/Zygmund Mayer Subdivision

Alyssa gave an overview of the subdivision plan and explained the need to handle the Application through the variance process.

MOTION: Alyssa motioned and Dan seconded to place the subdivision application for Parcel 45 (NG) from Marcie Bodeaux and Zygmund Mayer into the variance process and

Glastonbury Landowners Association
Board of Directors Meeting Minutes
July 18, 2007
CONFIDENTIAL – DO NOT COPY

to charge \$400 for the variance fee. **Motion carried unanimously.**

7.1.2 Lot 22–D (SG): Justin Woodruff addition to house

Alyssa reviewed the application.

MOTION: Alyssa motioned and Rich seconded to approve Justin Woodruff’s application for an addition to his house on Lot 22-D (SG) with the conditions that electrical and plumbing permits be obtained and any disturbed land be reseeded after construction. **Motion carried unanimously.**

7.1.3 Lot 54–A (SG): Zeccolo house/well/driveway/septic

Alyssa reviewed the application.

MOTION: Alyssa motioned and Rich seconded to approve the Zeccolo house/well/driveway/septic Application on Lot 54-A (SG) with the following conditions: (1) The proper electrical, septic, and plumbing permits be obtained; (2) Any disturbed land be reseeded after construction, and; (3) A road Approach permit for the driveway be obtained from the county. **Motion carried.** (Abstained – Neil and Janet)

7.1.4 Lot 88–A (SG): Tim Brockett well application

Alyssa and Rich reviewed the application.

MOTION: Alyssa motioned and Rich seconded to approve Tim Brockett’s well application on Lot 88-A (SG) with the following conditions: (1) Should the proposed well be unsuccessful, Tim will 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

Glastonbury Landowners Association
Board of Directors Meeting Minutes
July 18, 2007
CONFIDENTIAL – DO NOT COPY

filled with bentonite. (3) All disturbed land will be reseeded.

(4) When complete, a well log will be provided to the GLA.

Motion carried unanimously.

7.2 Road/Weed–WS/RS

7.2.1 Update re: Torodon fees for private landowners – WS

7.2.2 2007 Projected road work checklist – WS/RS

Discussion included preparing information to be sent to landowners, including: (1) A breakdown of what it currently costs to maintain roads, and; (2) Alternative options and costs for road maintenance, etc.

7.2.3 Report re: guard rail – WS

7.2.4 Proposal for chip sealing – WS/RS/OJ

7.2.5 Road access fact sheet

7.3 Recreation – JN/EA (Co-Chairs)

7.3.1 Update re: Inspection of potential building to be donated to the PVRC – WS/RS/CRM William explained that the building donation is cancelled.

7.4 Election Committee – CRM

Charlene and Denise briefly reviewed upcoming election tasks.

7.5 Budget Committee – CRM/LB/JN/ES/OJ

7.5.1 Status of 2008 draft budget

Review of budget in progress.

8. Comment Period for Visiting Landowners.

9. Meeting Adjournment. Next Meeting Date: Monday, 8-13-07.