

**Glastonbury Landowners Association**  
**Board of Directors Meeting Minutes**  
**August 13, 2007**  
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**1. Call to order and opening prayer.**

The meeting was called to order by Laura Boise at 7:05 p.m., at St. John's Church.

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

**ABSENT:**

**ALSO ATTENDING:** Denise Orr (GLA Administrative Secretary); **Landowners:** Frances Owen, Kristina Sones, Bob Sones, Sally Muto and Chuck Muto.

**2. Set Agenda**

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

**4. Treasurers' Report – Charlene Murphy**

**4.1 Monthly Reports:** Charlene reviewed "Check Detail, July 2007" and "Check Deposit, July 2007" (these 2 reports will, from this date forward, replace the Bank Transactions report) and the "2007 Budget Variance Report, January –July 2007." Charlene also reviewed projected income.

**UNANIMOUS AGREEMENT:** The Board agreed to accept the above reports.

Attending landowners requested to review the Treasurers' reports. Discussion including the possibility of posting the reports on the website. Charlene agreed to send the reports to the requesting landowners

**ACTION ITEM:** Denise will forward to Charlene the 5-year spread sheet (used in previous years) as a sample of a report that might be distributed at the annual meeting..

**5. Officers' Reports**

**5.1 Budget Committee - Executive Committee/Orlando/Charlotte**

**5.1.1 Committee Budget Proposals received from chairs for 2008**

**ACTION ITEM:** Each Chair should submit their 2008 committee budget estimates to Charlene no later than 8/27.

**5.1.2 Status of research for proposal of 2008 Draft Budget – CRM**

A budget meeting is scheduled August 27, 2007, 7 p.m.

**5.2 Election Committee – CRM/ES 5.2.2 Review election process August through November – CRM**

Discussion/review of the election process and annual meeting.

**Unanimous Agreement:** Per Orlando's suggestion, the annual meeting will be held from 9 a.m. – 12 p.m. instead of 10 a.m. – 1 p.m. .

**5.2.2.1 Board members who plan to run in November**

Charlene asked Board members who are completing their terms to inform her by e-mail

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as to whether or not they plan to run in November.

**5.2.2.2 Volunteers for Nominating Committee**

Charlene passed around a volunteer sign-in sheet for the annual meeting/elections, etc.

**ACTION ITEM:** Find a mediator and timekeeper for the annual meeting.

**5.3 Executive Committee – LB/ES/JN/CRM**

**5.3.1 Review recent meetings re: new subdivision regulations**

Laura reported that she, William and Val met with the Park County (PC) Planners to discuss the regulations.

**ACTION ITEM:** Send to Laura suggested changes to new regulations that can be presented to the PC Planners at the next meeting.

**ACTION ITEM:** Eleanor will call Val and compile two lists of suggested changes to fire regulations and road regulations.

**Tara Depuy Memo to Park County Planning Board, dated 7/19/07**

Laura reported that GLA received a copy of Tara's memo to the PC Planning Board which states that "all roads in North and South Glastonbury are not subject to the current definition of legal and physical access in the 2006 Park County Subdivision Regulations that require roads or easements to be dedicated to the public." (Memo was distributed to the Board)

**Lawsuit: Park County Planners**

Laura reported that our attorney asked her to convey to the Board that those who desire to protest the process that the County Planners originally followed (to present the new subdivision regulations) could enter into a lawsuit that is about to be filed. The timeline for filing is August 20, 2007. The GLA's legal expense of entering the lawsuit could be limited to \$500.

Discussion.

**MOTION:** Charlotte motioned and Edward seconded to approve, upon the advice of our attorney, to participate in the lawsuit that is being filed against Park County. The GLA will contribute \$500 for legal fees. **Motion carried. (2 Abstained: Dan and Eleanor)**

**ACTION ITEM:** Laura will ask attorney if the GLA could join the lawsuit later than Aug. 20 and if so, what would be the ramifications.

**[The above motion concerning the GLA joining the lawsuit against Park County was rescinded at the September 19, 2007 Board of Directors General Board Meeting]**

**Position Paper on the New County Subdivision Regulations.**

**ACTION ITEM:** Laura to ask our attorney to develop a position paper that will update the landowners concerning the GLA's stance regarding the new subdivision regulations, etc. The GLA will then post it on our website and at the post office; it will also include it in our upcoming newsletter mailing.

**ACTION ITEM:** Val O'Connel will try to get the fire regulations from the Park County website and onto the GLA website.

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**5.3.2 Road Access Fact Sheet –LB, Tabled.**

**5.3.3 GLA work load allocation - AA/LB**

Alyssa reviewed the extensive work load that is upon the GLA, the challenges in completing the work, the professional skills needed to do so and the expectations and demands of the landowners upon the Board. Discussion.

**ACTION ITEM (A):** Ask our attorney what the GLA Board's legal responsibilities are per the GLA Covenants, Bylaws, Articles and Master Plan.

**ACTION ITEM (B):** Prepare a presentation for the annual meeting (also send to landowners in a mailing) to include:

- a) The responsibilities of the GLA Committees
- b) The GLA Board Priority List
- c) Present options to the landowner to vote upon concerning exactly what services it wants the GLA to perform. In each option, ask the landowner if he is willing to pay a certain cost for services (i.e.-complaint processing fee, etc.)

**ACTION ITEM ( C ):** Based on the feedback that the GLA receives from landowners from above Action Items (A) & (B), publish a statement which explains exactly what the GLA Board does and does not do.

**Complaint Policy**

The Board discussed changing the complaint process as follows: The Complaint Committee would: (1) After receiving the initial formal letter of complaint, it would send the appropriate GLA policy to the alleged offender; (2) If the the behavior in question is not resolved within a certain amount of time, the GLA would issue a statement that it does not have the jurisdiction to go further and therefore, it would give permission to both parties to handle the complaint through mediation or arbitration..

**MOTION:** Charlotte motioned and Alyssa seconded to send the above process to our attorney and ask if the GLA could use it to replace our past complaint procedures.

**Motion carried unanimously.**

**5.3.3. 1 Policies/Procedures project**

**UNANIMOUS AGREEMENT:** The Board agreed to allow more time for Denise to withdraw from attending GLA meetings and taking the minutes, so as to allow her to work on the Policies/Procedures project. Beginning at the September 19<sup>th</sup> meeting, Charlotte and Janet will be responsible for the minutes. Denise will still help in preparing materials for meetings and set up.

**6. UNFINISHED BUSINESS – Committee Reports**

**6.1 Master Plan**

**UNANIMOUS AGREEMENT:** The Board agreed that Charlotte will take over Neil's position as Chair for the MP Committee. (Neil resigned from the Board effective when a replacement is found)

**6.1.1 Status of response from A. Shaw re: Neil's MP expense letter**

Neil reported that he has received no response.

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**6.2 Road and Weeds – WS/RS**

**6.2.1 Status on research re: SG fire pond water rights – DK**

No report.

**6.2.2 Research re: constructing a new fire station – LB/NK**

Neil reported that there is a \$10,000 gallon water tank available for \$2,500.

**ACTION ITEM:** Rich will check out the water tank reported by Neil..

**6.2.3 Installation of hydrant on Venus Way – WS/RS**

William reported that he will complete research on installing hydrant

**ACTION ITEM:** Charlotte will contact Church regarding donating some of its reserved land (including water rights for drilling a well), for the purpose of building a fire station.

**ACTION ITEM:** William and Rich will meet with Frances Owen to inspect her well for possible use as a fire hydrant in Upper South Glastonbury

**ACTION ITEM:** Neil Kremer and Rain Zecoola will write up a proposal regarding the fire station.

**6.3 Community - LB**

**6.3.1 Complaint Sub-Committee – LB**

**ACTION ITEM:** Find a volunteer to assist the complaint committee to handle minor complaints, using form letters.

**6.3.1.1 Status of developing complaint process & letters – LB/DK**

Laura reported that this was in process and our attorney will assist. .

**6.4.1.2 Status of list of shelters w/problems – DK .**

Dan reported this is in process and he'll consult with Philip Hoag.

**6.4.1.3 Status of complaints re: Parcel 81 (SG) – LB/RS**

Charlene and Laura reported a letter was sent to Brettschnieder and Johnston to review the current status of responses to their complaints. Laura reported that she spoke with Hansard and he agreed to clean up his parcel and meet with her and James Kozlik.

**6.4.1.4 Status of Ev. Johnston complaints - LB**

See 6.4.1.3 above and 7.3.1.2 below.

**6.4.1.5 Status of complaint re: gunshot/noise on Parcel 82 (NG) - LB**

Laura read firearms letter sent to Parcel 82 (NG) owner. .  
Discussion

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**ACTION ITEM:** Add to firearms letter that the GLA recommends landowners avoid firing arms in the early morning or late evening.

**MOTION:** Orlando motioned that the GLA establish a rifle range for common use. **Motion failed.**

**ACTION ITEM:** Board will send to Laura any ideas to assist in handling the the firearms issue.

**7. NEW BUSINESS - Committee Reports**

**7.1 Project Review – AA/RS**

**7.1.1 Parcel 45 (NG): Bodeaux/Mayer subdivision variance - AA**

Discussion included a review of the subdivision design that would allow the existing shelter to be on its own lot and honor existing Tenant-in-Common interests.

**MOTION:** Alyssa motioned and Charlene seconded to accept the subdivision variance request for Lot 45 NG with the following conditions: (1) Any disturbed land will be reseeded, and; (2) The lot with the shelter shall not be developed to become a site with a dwelling.

Discussion.

**Motion carried unanimously.**

**7.2 Road/Weed–WS/RS**

**7.2.1 Proposal for upgrading roads**

**7.2.1.1 2007 Projected road work checklist – WS/RS. Tabled.**

**7.2.1.2 Proposal for chip sealing – WS/RS/OJ. Tabled.**

**7.2.2 Report re: guard rail – WS. Tabled.**

**7.3 Community Committee -- LB**

**7.3.1 Complaint Sub-Committee -- LB**

**7.3.1.1 Rattlesnake complaints (NG) -- LB**

**7.3.1.2 Knapweed complaint re: Parcel 81 (SG) --LB**

The GLA echecked out Ev. Johnston's complaint re: knapweed on Parcel 81 (SG); it hired a company to spray Parcel 81.

**ACTION ITEM:** Send bill/letter to Parcel 81 owners. Notify Ev. Johnston.

**7.3.1.3 ATV speeding/road damage complaints (NG) -- LB**

Laura reported that she has received 3 complaints regarding: ATV's in Glastonbury. Mike Rosa and Ron Sones spoke about incidents where ATV drivers are tearing up roads, doing donuts, trespassing on to private property and making a lot of noise. Ron has talked to some of the parents of ATV drivers, but this has not seemed to help.

Discussion.

**ACTION ITEM:** Research/document snowmobiles, motorcycle, ATV laws and rules in Glastonbury Covenants.

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**ACTION ITEMS:** Compile letter re: GLA policy on ATVs, have attorney review it, send to appropriate landowners and post on website. The letter will describe ATV driver requirements, including: driver must retain current driver's license, possess current vehicle insurance in compliance with Montana law, possess current legal vehicle registration, follow safe driving methods, observe stop signs and posted speed limits, use common sense regarding safety based on weather, avoid disturbing neighbors with noise, etc. Landlords must also be responsible for informing their renters about these policies.

Discussion included possibility of a last resort penalty for repeated offenders that would involve getting a court injunction that states the offender cannot drive on GLA roads.

**7.3.1.4 Gun shooting and arrow complaint on Pisces Way (NG) -- LB**

Laura reviewed the complaint.

Discussion.

**7.3.1.5 Consider possible rule changes re: ATVs and Guns - LB**

Discussion

**ACTION ITEM:** Post the firearms, ATV and fire hazard policies on GLA website and in the next GLA newsletter to landowners.

**7.4 Recreation – JN/EA (Co-Chairs)**

**7.4.1 Rattlesnake warning signs posted at PVRC fields - LB**

Laura reported that snakes have been reported in North and South Glastonbury.

Warning signs have been posted at the soccer field.

**ACTION ITEM:** Rich will research the cost of removing snakes.

**ACTION ITEM:** Laura will ask telephone tree contact to announce snake warnings.

**7.4.2 Mowing soccer fields - LB/CRM**

J. Trisdale mowed the grass around the fields. .

**ACTION ITEM:** Include mowing around soccer fields for protection from snakes. in PVRC Section of Policies and Procedures Manual.

**7.4.3 Status of PVRC Bylaws/non-profit status – LB**

Laura reported that she learned new information concerning the Bylaws. She recently filed a 501-C3 document recently on the due date.

**7.5 Website - EA**

**7.5.1 Report on posting rattlesnake caution notice on GLA website –LB**

Laura reported notice was posted. .

**7.5.2 Report on posting discharge of firearms letter on GLA website – LB**

Laura reported that the firearms letter has been sent to Edward to post.

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**8. Comment Period for Visiting Landowners.**

- 9. Meeting adjourned at 10:15 pm.** A private meeting followed for the purpose of electing a replacement for Neil Kremer's vacancy due to his resignation.  
**Next Meeting Date: Wednesday, September 19, 2007.**

**NEW ACTION ITEMS**

- TR081207      *Denise:* forward to Charlene the 5- year spread sheet.
- BC081307      *Committee Chairs:* Submit committee 2008 budget estimates to Charlene no later than 8/27.
- EC081307.1    *Charlene:* Find a mediator and timekeeper for the annual meeting.
- EC081307.2    *Board:* Send to Laura suggested changes to new regulations that can be presented to the PC Planners at the next meeting.
- EC081307.3    *Eleanor:* Call Val and compile two lists of suggested changes to fire regulations and road regulations.
- EC081307.4    *Laura:* Ask attorney if the GLA could join the lawsuit later than Aug. 20 and request a written position paper to be posted on website, in post office and include in upcoming newsletter..
- EC081307.5    *Val O'Connel:* Ttry to get the fire regulations off the Park County website and onto the GLA website.
- EC081307.6    *Laura:* Ask attorney what the GLA Board's responsibilities are per our Covenants, Bylaws, Articles and Master Plan.
- EC081307.7    *Alyssa/Board:* See 5.3.3 above. Prepare a presentation re: GLA responsibilities for the annual meeting and also include in a mailing to the landowners for a vote-based on response, publish statement that explains what the GLA does and does not do.
- EC081307.8    *Laura:* Ask attorney to review proposed complaint process.
- RDWD081307.1    *Rich:* Check out the water tank reported by Neil.
- RDWD081307.2    *William:* Complete research on installing hydrant.
- RDWD081307.3    *Charlotte:* Contact Church regarding donating land, etc.
- RDWD081307.4    *William/Rich:* Meet with Frances Owen to inspect her well.

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- RDWD081307.5      *Neil/Rain:* Write up a proposal regarding the fire station.
- CM081307.1      *Laura/Board:* Find a volunteer to assist the complaint committee to handle minor complaints, using form letters.
- CM081307.2      *Denise:* Add to firearms letter that the GLA recommends landowners avoid firing arms in the early morning or late evening.
- CM081307.3      *Board:* Send to Laura any ideas to assist in handling the firearms issue.
- PR081307      *Alyssa:* Send approval form to Bodeaux/Mayer
- CM081307.4      *William/Rich/Denise:* Send bill/letter to Parcel 81 owners re: knapweed. Notify Ev. Johnston.
- CM081307.5      ?      Research/document snowmobiles, motorcycle, ATV laws and rules in Glastonbury Covenants.
- CM081307.6      *Denise/Laura:* Draft letter re: GLA policy on ATVs
- CM081307.7      *Laura/Denise/Edward:* Post the firearms, ATV and fire hazard policies on GLA website and in the next GLA newsletter to landowners.
- CM081307.8      *Rich:* Research the cost of removing snakes.
- CM071307.9      *Laura:* Contact telephone tree person to announce snake warnings.
- CM071307.10      *Denise:* Include mowing around soccer fields for protection from snakes. in PVRC Section of Policies and Procedures Manual.