

Glastonbury Landowners Association
Board of Directors Meeting Minutes
October 15, 2007
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1. Call to order / 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), Janet Naclerio (Secretary), Charlene Murphy (Treasurer), Orlando Johnson, Rain Zeccolo, Charlotte Mizzi, Alyssa Angelis, William Smith.

ABSENT: Eleanor Schieffelin (Vice President), Dan Kehoe, Jr., Edward Anderson, Rich Spallone.

ALSO ATTENDING: Landowners: Frances Owen, Valerie O'Connell,(need the other attendees)

2. Set Agenda

3. Meeting Minutes – approval via e-mail

September 19th Minutes to be reviewed next week after changes are completed.

4. Treasurer's Monthly Reports – CRM

MOTION: Orlando Johnson motioned and Alyssa seconded to accept the Treasurers' Reports. **Motion carried unanimously**

5. Officers' Reports

5.1 Budget Committee - CRM

5.1.1 Review/discuss 2008 Budget Proposal

The Road Committee proposed a budget of \$69,910; when it meets, it will re-designate some of money as a capital expense. The Board agreed to change the name of budget item COO from Complaints to "Landowner Issues."

The Board discussed that a volunteer manager consultant was needed to suggest ways to streamline the GLA's workload.

5.1.1.1 Vote Re: 2008 Assessments

MOTION: Orlando motioned and William seconded to increase the GLA 2008 assessments from \$145 each per lot and dwelling to \$159.

Motion carried unanimously.

MOTION: Janet motioned to approve the **2008 Budget Proposal**.

William seconded the motion. **Motion carried unanimously.**

5.1.2 Tracking Receivable Data for North and South Glastonbury (WHAT DATA IS THIS. VAGUE.

Discussion and review of information was presented. The data will be collected for the Board's purposes.

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5.2 Election Committee - CRM/ES

5.2.1 Review election/annual meeting tasks/preparation, etc. – CRM

ACTION ITEM: Committee Chairs need to send their annual meeting presentation outlines via e-mail to Charlene by November 1; Also send a list inform handouts that will need to be xeroxed for the meeting

The annual meeting is scheduled to start at 9 a.m. and end at noon. Board members are requested to arrive by 8:00 a.m. Candidates will be given 3-minutes for their presentations, followed by a question and answer period.

UNANIMOUS AGREEMENT: The Board approved the proposed Annual Meeting/Elections Meeting agenda

5.3 Executive Committee - LB/ES/CRM

5.3.1 Update: new subdivision regulations/road access issue. (No notation about this subject was given...was this tabled?)

6. Unfinished Business – Committee Reports

6.1 Project Review –AA/RS

6.1.1 Parcel 56 NG – K. Rakela Sign Variance –Further discussion – AA

MOTION: Alyssa motioned and Charlene seconded that the Project Review Committee inform Kathleen Rakela that according to the Master Plan, a neighborhood review would need to be conducted in order for the Board to have sufficient input to make a decision about her variance request. Alyssa will ask Kathleen to indicate to the Board if she wishes to proceed by having the Project Review Committee do further evaluation of the landowners affected and of the costs for conducting the variance process. (The Committee's findings would then be presented to the Board.) If, at the appropriate time, Kathleen wishes to proceed with the variance, the \$50 already paid (for a minor variance) shall apply toward the major variance fee. If Kathleen does not wish to proceed with the variance, the \$50 shall be refunded in full.

Motion carried unanimously

6.2 Master Plan

6.2.1 Status report from Alan Shaw re: MP Expense

Charlene reported that Alan Shaw requested receipts for all expenses incurred for the Master Plan. The Church will reimburse the GLA when receipts are received.

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6.3 Community - LB

6.3.1 Complaint Sub-Committee – LB

Complaint related issues are tabled pending attorney review
Complaints will be dealt with at a special meeting.

7. NEW BUSINESS – Committee Reports

7.1 Project Review – AA/RS

7.1.1 Parcel 74 (SG) Richard & Alyssa Allen – Tool Shed Addition

Alyssa Allen withdrew from the Chair of the Project Review Committee for this application and made a presentation as a landowner.

MOTION: Charlene motioned and Orlando seconded to accept Richard and Alyssa Allen's tool shed application as presented with the condition that any disturbed land will be re-seeded after construction. **Motion carried.**

(1 abstention - Alyssa)

7.2 Road/Weed – WS/RS

7.2.1 Committee Report regarding road issue – WS/RS

The Road Committee now has 10 to 12 people participating; it is working on deep issues to address the fabric of the community. **(This is a vague statement and really says nothing. Was anything significant reported?)**

7.2.2 Report re: Weed Grant Information – WS *Removed from agenda.*

7.2.3 Status on research re: Fire Station, etc. – LB *Removed from agenda.*
Fire Station research is currently on hold.

7.2.4 Report on cost of electricity, etc., for pump for the fire hydrant in high south (Frances Owen's property) RSW/AA Tabled.

7.2.5 Report on research of Bylaws re: contractor bidding practices

MOTION: Charlotte motioned and Orlando seconded to have an exception to the GLA policy that the Board must have two bids from contractors when circumstances justify having one bid. **Motion carried unanimously.**

Orlando recommended that there should be a memo of record that if there is only one bid, the memo shall state the reason for the acceptance of one bid.

7.2.6 Report on Roger Seaman proposal for snake removal – RS Tabled

7.3 Abandoned Cars on Road Sides of Trail Creek Area

The Board discussed vehicles that are parked on land that is outside of the Community of Glastonbury. It reviewed a map of the Trail Creek area and

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determined that the area is county land/easement and therefore, concerned landowners should be advised to contact the Sheriff to remove the vehicles.

8. Comment period for Visiting Landowners

Frances Owen requested GLA participation in the cost of installing a fence between Glastonbury land and Nelson Story's land due to problems with cattle roaming on to her property. The GLA owns Parcel 96 (SG) which is common use land and borders Nelson Story's land. William and Laura will research this issue.

9. Meeting Adjournment at 10:10 pm. Next Meeting: Monday, November 12, 2007 at St. John's Church.

NEW ACTION ITEMS

Janet: Call Eileen Story to change the next meeting from November 5 to November 12

Committee Chairs: Submit to Charlene (via e-mail) by November 1, an outline of annual meeting committee report plus a list of handouts to be xeroxed for the meeting.

William/Laura: Research and getting definitive information regarding free ranging COWS.