

Glastonbury Landowners Association
Board of Directors Meeting Minutes

November 12, 2007

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1. Call to order an opening prayer.

The meeting was called to order by Laura Boise at 6:55 p.m., at Golden Ratio Woodworks. Janet gave the opening prayer.

PRESENT: Laura Boise (President), Eleanor Scheiffelin (Vice President), Charlene Murphy (Treasurer), Janet Naclerio (Secretary), Charlotte Mizzi, William Smith, Edward Anderson, Alyssa Angelis and Jeanne Campbell (Ombudsman).

NOT PRESENT: Rich Spallone, Rain Zeccolo, Orlando Johnson, Dan Kehoe

ATTENDING LANDOWNERS: Danillee Howe, Valerie O'Connell, Francis Owen, Scott Krabler, Fern Monerief and Ron Wartman.

Review Board Meeting Guidelines – Laura reviewed.

2. Set Agenda

3. Meeting Minutes – approval via e-mail

The October Meeting Minutes were not yet available for approval and will be approved via e-mail. The Board generally discussed how the meeting minutes were being handled and the importance of distributing them to the Board as soon as possible after the meeting so that Action Items can be handled expediently. The ideal schedule for distributing and reviewing the meeting minutes was described as follows: First week: The draft of the minutes taken by Charlotte will be e-mailed to Denise to edit. Denise will also extract Action Items and forward them to Laura. Second week: Denise will e-mail edited minutes to the Executive Committee to review. Third week: The minutes will be e-mailed to remaining Board members for suggested edits and approval. The Executive Board will review and incorporate the edits and forward the final edition to Denise. Fourth week: The agenda will be completed and e-mailed to the Board and website subscribers.

4. Treasurer's Monthly Reports – CRM

Charlene reviewed the Bank Deposit Report, Check Detail Report and the Variance Report.

MOTION: Eleanor motioned and Janet Naclerio seconded to accept the above Treasurer's reports. **Motion carried unanimously.**

5. Officers' Reports

5.1 Budget Committee – CRM

The Board agreed that the 2008 Budget will be available at the annual meeting. The report will be mailed to landowners who don't attend the meeting; it will be included in the January newsletter mailing that also will include the introduction of newly elected Board and Ombudsman.

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5.2 Election Committee - CRM/ES

5.2.1 Review remaining Annual Meeting tasks etc. – CRM

5.2.2 Annual Meeting Report Outlines from Committee Chairs – review

The Board reviewed the various reports and information to be presented at the Annual Meeting. Janet read her report on the PVRC and the Board gave input and suggestions. Charlotte will present the history and accomplishments of the Master Plan Committee. William will give an overview regarding road repairs and improvements, including some of the items presented last year. Alyssa described the points that would be presented for Project Review, and she will prepare a written report for Eleanor to read. Edward will present the Web Site report and mention website resources of which people may not be aware. Laura will give an overview of the complaint process. In the coming week she will work on her President's Report with help and input from other Board Members. Charlene will give an overview of the 2008 budget during her Treasurer's Report; she will include approximately how many hours of volunteer work each Board Member has contributed in the past year, including time spent in Board meetings. The Board also developed a list of volunteer skills (needed by the Board) that will be presented at the Annual Meeting.

5.2.3 Board Vote for Candidates – GLA Common Land & Landowner Proxies

Board members voted on private ballots for Board and Ombudsman Candidates. The results of the vote were not announced and will be kept confidential. At the Annual Meeting, the President will use the vote outcome as she votes on behalf of the Board for GLA Common Land and Landowner proxies given to the GLA Board.

5.3 Executive Committee - LB/ES/CRM

5.3.1 Update: Attorney Review of GLA legal documents for Policy

Recommendations; Q&A at Annual Meeting

Laura reported that a process will be established for handling various types of complaints. Hertha Lund will advise the Board as to how it should address various complaints and enforce the Covenants. She will review current boiler plate letters.

MOTION: Janet motioned and Alyssa seconded to create an ad-hoc committee to investigate procedures used by other landowner associations to enforce their covenants. The committee shall then report their findings to the Board. **Motion carried unanimously.**

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6. Unfinished Business – Committee Reports

6.1 Master Plan Committee - Allen Shaw response on reimbursement

Charlene will contact Alan Shaw and compile the necessary receipts needed for reimbursement of MP expenses.

6.2 Road/Weed Committee – WS/RS

6.2.1 Report on Roger Seaman proposal for snake removal – RS

Board agreed to postpone snake removal review until spring time. Put snake removal review on a future Agenda so as to provide ample time for discussion.

7. NEW BUSINESS – Committee Reports

7.1 Road/Weed – WS/RS

7.1.1 Committee Report regarding road issues – WS/RS. Tabled.

7.1.2 Research Participation in Cost of Installing Fencing in High South - LB/CRM

Ongoing research is being done regarding the issue of cattle roaming onto Glastonbury land and the fencing needed to limit free ranging cattle from doing so. Laura and Neil Kremer will continue to work on this. An update will be forthcoming after the first of the year.

7.1.3 Report on cost of electricity, etc., for pump for the fire hydrant in High South (Frances Owen's property) – RSW/AA

Laura reported that Rich Spallone is researching the options that may be available for providing water for fire protection in High South. Rich is talking to Walter Wunsch about the possibility of using water from the well used by the shelter near the intersection of Hercules and Polaris. According to Rich, Mike Graham indicated that the water supply from this well would be sufficient. Rich will follow up.

8. Comment period for Visiting Landowners

8.1 Frances Owen posed the following questions: (1) Do the Covenants and Master Plan address the issue of building a house on a knoll? (2) Why don't Landowners vote for candidate directors from both North and South Glastonbury instead of only from the Glastonbury where they own land or a residence?
Discussion.

8.2 Valerie O'Connell announced a November 27th public meeting at 6:30 p.m. at the Emigrant Hall. The Mayor of Manhattan will address the township issue.

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- 9. Meeting Adjournment and Next Meeting.** (There was an electrical power failure at 9:00 p.m. The Board continued the meeting using flashlights.) The meeting adjourned at 9:40 pm.

Next Meetings:

- a) November 17, 8:45 a.m./Annual Landowners/Election Meeting, Emigrant Hall;
- b) December 3, 6:45 p.m./Board Orientation Meeting/St. John's Church (For Board only)
- c) December 10, 6:45 pm / Regular Board Meeting/St. John's Church.