

DRAFT
Glastonbury Landowners Association
Board of Directors Meeting Minutes
January 8, 2007
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1. Call to order.

The meeting was called to order by Laura Boise at 7:10 p.m., at Golden Ratio Woodworks.

PRESENT: Laura Boise (President), Timothy Brockett (Vice-President), Janet Naclerio (Secretary), Charlene Murphy (Treasurer), Edward Anderson, Charlotte Mizzi, Orlando Johnson, Dan Kehoe, Jr., Neil Kremer, Francis Regan and Rich. Spallone.

ABSENT: William Smith

ALSO ATTENDING: Denise Orr (GLA Administrative Secretary). Landowners: James Kozlik, Frances Owen and Charles Barker.

2. Opening Prayer – Charlene Murphy

3. Set Agenda.

4. Reading and Disposition of Minutes.

November 6, 2006 Meeting Minutes:

MOTION: Janet motioned and Francis seconded to approve the November 6, 2006 meeting minutes with amendments. **Motion carried.** (2 abstentions: Charlotte & Edward)

December 5 and 11, 2006 Meeting Minutes: TABLED.

5. Treasurer's Report – Charlene Murphy

Charlene distributed and reviewed the “2006 Variance Report “(Jan-Dec 2006); “December 2006 Bank Transactions,” “2007 Budget Projections (Draft).”

ACTION ITEM: *Charlene:* Request from Ronda a simplified balance sheet to reflect amount in arrears.

5.1 Review assessment waivers re: homes destroyed in fires-Charlene

MOTION: Charlene motioned and Dan seconded to approve the waiver of 2007 dwelling assessments on South Glastonbury Lots 88-A, 85 and 87.

Motion carried. (2 abstentions – Neil, Tim and Laura)

Tract 78, SG Request for Home Assessment Waiver Request, 11/29/06 Letter

The Board reviewed pictures and reports concerning a home which had minor fire damage.

MOTION: Tim motioned and Charlotte seconded to deny the request for waiving the assessment on the Tract 78 (SG) dwelling. **Motion carried.** (2 abstentions: Laura and Neil.)

ACTION ITEM: *Denise/Charlene:* Draft /send letter to Tract 78 (SG).

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ACTION ITEM: *Denise/Ronda:* Create waiver application form and document policy re: assessment waivers.

5.2 Updated forms: check request, cash advance & accounting codes-DO

Denise distributed updated “Check Request” and “Cash Advance” forms based on newly added accounting codes to these forms.

5.3 Vote for additional approval verification requested by Bank of Rockies-JN

New Policy re: Authorization of Check Signers at Bank of the Rockies:

MOTION: Charlene motioned and Janet seconded to approve the establishment of a new GLA policy, effective January 8, 2007 and into the future: The GLA Executive Committee (President, Vice-President, Secretary and Treasurer) will automatically be authorized as check signers on the GLA’s checking account. Each GLA Executive Committee member will also have access to the GLA savings account, safe deposits box and loan information. Any check over \$750.00 is to be signed by two Executive Committee members. Additionally, Denise Orr, the current GLA Administrative Secretary will have access to the safe deposit box as long as she is employed by the GLA.

Motion carried. (1 abstention – Laura)

New Internal Policy re: Executive Committee Members Banking Guidelines

MOTION: Charlene motioned and Tim seconded to approve the following policy to be enforced within the GLA: The Executive Committee will initially obtain approval from the GLA Treasurer in writing, via email or fax before accessing either the checking or savings account and, if the Treasurer is unavailable the remaining three Executive Committee members should unanimously grant this approval. This internal policy should also carry over to the safe deposit box and must be in writing, via e-mail or fax. The same guidelines apply if the Treasurer is unavailable and the remaining three executive committee members unanimously grant their approval.

Discussion.

Motion carried. (1 abstention – Laura)

5.4 Elimination of Weed Reimbursement Policy

MOTION: Charlotte motioned and Edward seconded to eliminate the GLA’s weed reimbursement policy. **Motion carried.** (1 opposed – Charlene; 2 abstentions - Laura and Janet)

ACTION ITEM: *Denise:* Notify Edward to eliminate weed reimbursement policy from website.

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6. Officers' Reports

6.1 GLA Vision Statements

7. UNFINISHED BUSINESS – Committee Reports

7.1 Project Review – Tim Brockett/Rich Spallone (Co-Chairs)

7.1.1 Sherry Stenberg 22A-1 (NG)/Road Access Application – TB/JK

Tim reviewed and referenced his January 5, 2007 e-mail to the Board that included correspondence between Mike Spencer, a land planner for Park County, and him concerning this issue (attached). Jim Kozlik distributed an e-mail from Mike Spencer, dated, January 2, 2007 concerning prescriptive uses of easement. (attached). Discussion.

MOTION: Tim motioned and Rich seconded to deny the request for public access to Sherry Stenberg's subdivision, Parcel 22 (NG).
Discussion.

Amendment: Tim motioned and Rich seconded to add to the above motion: "This decision is based on the Covenants for the Community of Glastonbury, dated September 26, 1997." **Amendment carried.** (1 abstention- Laura)
Amended motion carried. (1 abstention – Laura)

7.2 Road /Weed – William Smith/Rich Spallone (Co-Chairs). TABLED.

7.2.1 Vote approval of posting any GLA road signs not previously approved

7.2.2 Follow-up on guard rail damage – WS

7.2.3 Proposal for sanding

7.3 Community Committee – Laura Boise/Francis Regan (Co-Chairs).

7.3.1 Discuss Action Strategy for Unresolved Complaints. Tabled.

7.3.2 Valery & Daniel O'Connel's Easement Issue - LB

Discussion.

UNANIMOUS AGREEMENT: The Board is not willing to handle the expense of consulting an attorney concerning this issue.

ACTION ITEM: Laura/Denise: Draft/send a letter, which includes a quote from the Covenants, to the O'Connells.

ACTION ITEM: Laura: Ask William Smith to document the GLA's responsibility for road easements.

7.3.3 Eleanor Schieffelin Complaint. Tabled.

7.3.4 Ev Johnston Complaint – Discuss unresolved issues.

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Tim reviewed that he had contacted Johnston concerning issues in Johnston's complaint. Discussion.

ACTION ITEM: *Tim/Denise:* Draft/mail letter to 5 Tenants in Common on Parcel 84 (SG) addressing the unregistered vehicles and shipping container.

7.3.5 Security Sub-Committee-LB/FR

ACTION ITEM: Francis/Laura will present proposal at February meeting.

7.4 Budget Committee – Executive Committee

7.4.1 Review new 2007 Annual Budget “Draft”(Originally approved 11/6/06)

Charlotte and Charlene reviewed the draft.

ACTION ITEM: *Charlene:* Prior to February meeting, Charlene will e-mail updated budget draft to Board members for a final vote.

7.5 Master Plan (LUMP) Committee Report – Neil Kremer (Chair).

7.5.1 MP Mailing from November 2006

Neil reviewed responses received from the MP ballot mailing.

7.5.2 Telephone Call Canvassing

Neil reviewed. The Board generally agreed that further telephone canvassing prior to January 12, would not be worthwhile based on the plan for a new mailing and meeting. (See New Business, 7.5.2 below.)

7.6 Recreation – Janet Naclerio/Edward Anderson (Co-Chairs) TABLED.

7.6.1 Letter of Appreciation to PVRC

7.6.2 Update re: Donation of Building to PVRC

8. NEW BUSINESS: Committee Reports

8.1 Project Review – Tim Brockett/Rich Spallone (Co-Chairs). TABLED.

8.1.1 Discuss GLA road budget.

8.1.2 Vehicle insurance

8.1.3 Follow-up on weed reimbursement grant income

8.1.4 2007 Projected Road Work Checklist

8.2 Road /Weed – William Smith/Rich Spallone (Co-Chairs). TABLED.

8.2.1 Propose recommendations based on meeting with M. Spencer

8.3 Master Plan (LUMP) Committee Report – Neil Kremer (Chair)

8.3.1 Committee Update

Neil distributed “Re: Changes to Master Plan Draft 11/11/06: (to vote on).”

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Discussion.

MOTION: Neil motioned and Charlotte seconded to approve the changes on “Re: Changes to Master Plan Draft 11/11/06: (to vote on)” but agreed to keep rather than delete the last two lines under 1.6 Cottage Industries.

Motion carried. (1 abstention – Laura)

8.3.2 Master Plan Meetings and Mailing

The Board agreed to the following:

ACTION ITEMS:

- (1) **March 17: Conduct a Master Plan meeting in mid March**, during which landowners will review and vote on the final Draft Master Plan.
- (2) **January 24: Conduct a Master Plan Meeting for the Board**, 7 pm, at Charlotte’s home, to review final changes in Master Plan and strategize/plan the MP mailing for the March meeting. Denise to send e-mail meeting notice to all Board members.
- (3) **February 1:** Neil will send (via e-mail) the final contents of the “MP Package” (ie. Final Draft Master Plan, meeting invitation and ballot) to all Board members for approval.
- (4) **February 5** (during scheduled Board meeting): The Board will approve final changes and contents of MP Package.
- (5) **February 6:** Xerox contents of MP Mailing.
- (6) **February 7:** MP Package completed and mailed.

8.4 Election – Charlene Murphy/ ? (Co-Chairs). Tabled.

8.4.1 Brief Review of Annual Meeting/Discuss Facilitation Assistance

9. Comment Period for Attending Landowners.

10. Meeting Adjournment and Next Meeting. The meeting was adjourned at 10:16 p.m. with no further business. Next Meeting: February 5, 2007, 6:45 p.m., at Golden Ratio Cafeteria.

NEW ACTION ITEMS:

TR010807.1 *Charlene:* Request from Ronda a simplified balance sheet to reflect amount in arrears.

TR010807.2 *Janet/Denise:* Draft/send new policies to Bank of Rockies; document into GLA policies/procedures.

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- TR010807.3** *Denise:* Notify Edward to eliminate weed reimbursement policy from website. Draft simple statement.
- TR010807.4** *Denise/Charlene:* Draft /send waiver approval letters.
- TR010807.5** *Denise/Charlene:* Draft /send Tract 78 (SG) response.
- TR010807.6** *Denise/Ronda:* Create assessment waiver application form; document in GLA policies/procedures.
- PR010807** *Denise/Tim:* Draft/send Stenberg form.
- CM010807.1** *Laura/Denise:* Draft/send a letter to the O’Connells
- CM010807.2** *Laura:* Ask William Smith to document the GLA’s responsibility for road easements.
- CM010807.3** *Tim/Denise:* Draft/send letter to 5 landowners on Parcel 84 (SG).
- CM010807.4** *Francis/Laura:* Present security proposal at February meeting.
- CM010807.5** *Charlene:* E-mail updated budget draft to Board members, prior to February Board meeting for final vote of approval.
- CM010807.6** *Board:* Vote on budget sent by Charlene (prior to February meeting).
- MP010807.1** *Board:* Master Plan Meeting January 24. Denise e-mail notice to Board.
- MP010807.2** *Denise:* Work with Neil re: MP package and planning March MP meeting.
- MP010807.3** *Neil:* February 1, send (via e-mail) the final contents of the “MP Package” (ie. Final Draft Master Plan, meeting invitation and ballot) to all Board members for approval.
- MP010807.4** *Board:* Vote final changes to MP Package at February 5 meeting.
- MP010807.5** ? : February 6 - xerox contents of MP Package.
February 7- complete and mail MP Package.

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1. Call to order.

The meeting was called to order by Laura Boise at 7:05 p.m., at the Wellsprings Fireplace Room. (Near Golden Ratio)

PRESENT: Laura Boise (President), Timothy Brockett (Vice-President), Janet Naclerio (Secretary), Charlene Murphy (Treasurer), Edward Anderson, Orlando Johnson, Dan Kehoe, Jr., Neil Kremer, Francis Regan, William Smith and Rich Spallone.

ABSENT: Denise Orr (GLA Administrative Secretary).

ALSO ATTENDING: Landowners: Frances Owen, Cristin Dhieux-Bray, Randy Fowle, Alan and Kirsty Peake, William Irby and Alyssa Angelis Allen.

2. Opening Prayer – Janet Naclerio.

3. Set Agenda.

4. Reading and Disposition of Minutes. Tabled.

5. Guest Speaker.

5.1 Ron Archuleta, District Ranger of the Livingston Ranger District, Gallatin National Forest discussed the program available through federal funding to treat weeds on private land. South Glastonbury is eligible for the emergency restoration program due to the impact of the Big Creek Fire. It was proposed that crews would spray weeds in late April or early May and that the GLA would enter into an agreement on behalf of the landowners involved. The GLA will contact the landowners adjacent to the property before an agreement is signed. Discussion.

6. Treasurer's Report – Charlene Murphy.

Charlene reviewed the January 2007 Bank Transactions. The 2007 Budget Projections (Draft) were distributed. Charlene commented there was a previous motion that GLA Board members are responsible for providing copies of meeting minutes, reports and all other pertinent documents needed for monthly meetings at their own expense. Discussion.

MOTION: Janet motioned and Tim seconded that all GLA Board members shall be provided with all reports, meeting minutes, etc., necessary for the completion of their duties as Board members. These items will be copied by the Administrative Secretary at her usual rate of pay and picked up by each Board member at the Emigrant General Store. **Motion carried.** (1 abstention – Neil).

7. Officers' Reports.

7.1 Code of Ethics Update – LB

Laura reported that a one-page document concerning the Code of Ethics was received from the GLA attorney and will be refined by the Executive Committee.

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ACTION ITEM: E-mail Code of Ethics draft to the Board for review.

7.2 Executive Committee Report – LB

It was reported that the Executive Committee would meet one time per month to review the upcoming agenda for the purpose of insuring that nothing falls through the cracks.

7.3 Resignation of Frances Regan – LB/FR

Frances submitted his resignation to the Board (when?). The Board agreed to discuss his resignation in a private meeting following the Board meeting.

8. UNFINISHED BUSINESS - Committee Reports

8.1 Road and Weed – WS/RS

8.1.1 Proposal for sanding – William reported that the project is moving ahead. James Trisdale and others are sanding the GLA roads. There has been a problem with moisture in the sand and, as a remedy, heated dry sand (containing no moisture) will be purchased from a company in Belgrade

8.2 Community – LB/FR

8.2.2 Eleanor Shieffelin Complaint

Charlene reported the response document is almost completed for mailing.

8.2.3 Valery and Daniel O’Connel’s Easement Issue

Laura reported the response document is almost completed for mailing.

8.2.4 Ev Johnston Complaint Update

Timothy reported that the document is almost completed for mailing.

8.3 Budget Committee – Executive Committee

8.3.1 2007 Budget Projections (Draft) - CRM

MOTION: Charlene motioned and William seconded to approve the updated 2007 GLA Budget draft, dated ? . **Motion carried unanimously.**

8.4 Master Plan Commity Report- NK

8.4.1 MP Mailing.

Neil reported that changes reflecting landowner input have been made to the Master Plan and the mailing will go out on February 6.

8.4.2 Placing Master Plan and MP Maps on GLA Website

MOTION: Neil motioned and Charlotte seconded to approve placing the PDF file of the Master Plan and maps on the GLA website on February 7, 2007. **Motion carried unanimously.**

9. NEW BUSINESS - Committee Reports

9.1 Project Review– TB/RS

9.1.1 98-B1 and Lot 98-D (SG)/K. Ramp Application for 2 Wells

MOTION: Tim motioned and Rich seconded to approve Kathleen Ramp's drilling application for Lot 98-B-1 (SG) for the location of a

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well at N45 degrees 20.333' , W 110 degrees 51.119' with the following conditions:

1. Should the proposed well be unsuccessful, Kathleen Ramp shall 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 filled with bentonite.
3. All disturbed land will be reseeded.
4. When complete, a well log will be provided to the GLA.
5. Annual 2007 assessments must be paid before drilling may begin.
6. The well must be set back a minimum of 100 feet from the drainfield and a minimum of 50 feet from the septic tank. **Motion carried unanimously.**

MOTION: Tim motioned and Rich seconded to approve Kathleen Ramp's well-drilling application for Lot 98-D (SG) for the location of a well at N45 degrees 20.355, W 110 degrees 51.326' with the following conditions:

1. Should the proposed well be unsuccessful, Kathleen Ramp shall 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 filled with bentonite.
3. All disturbed land will be reseeded..
4. When complete, a well log will be provided to the GLA.
5. Annual 2007 assessments must be paid before drilling may begin.
6. The well must be set back a minimum of 100 feet from the drainfield and a minimum of 50 feet from the septic tank. **Motion carried unanimously.**

9.1.2 Kathleen Ramp Request for Waiver of Impact Fee and Sanitization Bond for Lot 98-D (SG) Well Application.

MOTION: Tim motioned and Rich seconded to deny Kathleen Ramp's request for a waiver of the impact and sanitation fees for her pending project application for drilling a well on Lot 98-D (SG). **Motion carried unanimously.**

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9.2 Recreation – Janet Naclerio/Edward Anderson (Co-Chairs)

9.2.1 Letter of Appreciation to PVRC (Removed from Agenda.)

9.2.2 Update re: Donation of Building to PVRC.

A meeting of the PVRC members is in the process of being scheduled.

9.3 Road /Weed – William Smith/Rich Spallone (Co-Chairs).

9.3.1 Discuss GLA road budget. Tabled.

9.3.2 Vehicle liability insurance - CRM

ACTION ITEM: Charlene will check with our insurance company to determine if other drivers are covered under the policy when JT is not driving.

9.3.4 2007 Projected Road Work Checklist. Tabled.

9.4 Website – Edward Anderson

Edward distributed 3 handouts (GLA Landowners Database, GLA Database Survey, GLA Landowners Database.) Discussion.

9.5 Election – Charlene and ? (Co-chairs)

9.5.1 Brief review of annual meeting/discuss facilitation assistance. Tabled until April meeting.

ACTION ITEM: Board members who have comments/suggestions concerning how to improve the annual meeting, should e-mail them to Denise.

10. Comment Period for Attending Landowners. None.

11. Meeting Adjournment and Next Meeting. The meeting was adjourned at 9:35 p.m. with no further business. Next Meeting: March 5, 2007, 6:45 p.m.. Location to be announced.

NEW ACTION ITEMS:

RDWD020507 *Rich:* Contact specific landowners re: Forest Service weed spraying proposal.

EXC020507 *Exec Committee:* E-mail Code of Ethics draft to Board.

EXC020507 *Charlene:* Send approved budget to Board and Denise, etc.

MP020507 *Neil:* Forward Master Plan and maps for GLA Website

PR020507 *Tim/Denise:* Draft/send approval and disapproval notices to K. Ramp.

RDWD020507 *Charlene:* Check with insurance company to determine if other drivers are covered under the policy when JT is not driving.

EL020507 *Board:* Send any comments/suggestions re: how to improve annual meeting to Denise via e-mail.

Glastonbury Landowners Association, Inc.
Board of Directors Meeting Minutes – Draft
March 5, 2007
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1. Call to Order and Opening Prayer

The meeting was called to order by Laura Boise at 7:01 p.m., at Charlotte Mizzi's home in North Glastonbury. Janet Naclerio gave the opening prayer.

PRESENT: Laura Boise (President), Timothy Brockett (Vice-President), Janet Naclerio (Secretary), Charlene Murphy (Treasurer), Edward Anderson, Orlando Johnson, Dan Kehoe, Jr., Neil Kremer, Charlotte Mizzi, Francis Regan, William Smith and Rich Spallone.

ABSENT: None.

ALSO ATTENDING: Denise Orr (GLA Administrative Secretary); Landowner: Alyssa Angelis.

2. Set Agenda

3. Reading and Disposition of Minutes (1/8/07; 2/5/07; 12/5/06; 12/11/06) – Tabled.

4. Treasurer's Report – CRM (Charlene)

Charlene distributed and reviewed the financial reports. She also distributed "Treasurer's Report 3-5-07" containing additional information regarding GLA's tax exempt status, insurance for snow truck, snowplowing the road to Jim Kelly's house, Board liability insurance, combined PVRC and Glastonbury Insurance and an idea for chip sealing NG roads. She reported that 35% of the assessments have been received as of this date.

ACTION ITEM: Charlene – Check with insurance company re: coverage on creek easement.

5. Officers' Reports

5.1 Executive Committee – LB, TB, JN, CRM

5.1.1 Proposed mode of delivery of Board materials

UNANIMOUS AGREEMENT: Procedure: The Board agreed that confidential information for Board members would be mailed by USPS to Board members prior to board meetings when necessary. Non-confidential meeting materials will be left in sealed envelopes at the Emigrant Store. All other materials will be emailed to Board members. Board members will bring their own hard copies of meeting materials to meetings unless they specifically request Denise to bring them.

5.1.2 Clarification re: Board materials to be xeroxed prior to meeting

See 5.1.1 above

5.1.2 Update - Code of Ethics.

Discussion included review of Code of Ethics document revised by atty Joe Swindlehurst and forwarded to Laura on January 30 via email.

MOTION: Timothy motioned and Dan seconded to accept and adopt the "Board of Directors Ethics/Conflict of Interest Policy" as official policy and code for Board members. **Motion carried. (1 abstention from Orlando)**

5.1.3 Procedure/flowchart for routing landowner concerns

Ronda reviewed landowner concerns and proposed a flow chart for receiving and handling them. Discussion.

5.1.4 PVRC Bylaws (This item replaces 7.4 below)

Laura reported that Bylaws for the PVRC were under review. Charlotte reviewed some of the PVRC history. Tim reported that he is researching how non-profit status can be acquired.

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ACTION ITEM: Charlotte: Bring lists of bylaw recommendations for the PVRC from residents and nearby landowners to the next meeting.

ACTION ITEM: Timothy, Laura, Janet, Charlene, Edward, Charlotte and Orlando to meet at Charlotte's home on Friday, 7 p.m., to discuss PVRC bylaws, etc.

5.1.5 Status of Finding a new Location for Board Meetings (Added to Agenda)

Laura reported: Emigrant Hall could be rented for \$50/meeting. St. John's Church in Emigrant had been contacted about our interest in holding Board meetings in their meeting area; their response is pending.

6. UNFINISHED BUSINESS - Committee Reports

7. NEW BUSINESS - Committee Reports

7.1 Project Review– TB/RS

7.1.1 Parcel 40-B (SG) – R. Wallace Home Construction

Prior to discussion of the project on 40-B (SG), the board discussed Robert's previous application for lot 40-C (SG) (approved in Oct. 2006). There is a concern that the driveway for this home is not in compliance with driveway standards.

ACTION ITEM: Tim or Rich will contact R Wallace to discuss bringing 40-C (SG) home driveway up to standard.

Review of 40-B (SG) Home Construction

Discussion included a motion that failed.

MOTION: Tim motioned and Charlotte seconded that Robert's application can't be approved until previous violations with 40-C (SG) are corrected. This includes violations to the GLA Standards, Covenants, Master Plan or anything that isn't in compliance with the same. **Motion fails** (abstentions from Neil, Charlene, Dan, Janet and Orlando).

UNANIMOUS AGREEMENT: The board agreed that this application is put on hold until the April 2, 2007 board meeting.

ACTION ITEM: Board to send email suggestions to Tim concerning revisions to the above motion. The Board will then revisit this motion at the April Board meeting.

7.1.2 Parcel 32-A (NG) – E. Anderson Well Application

Tim reported that E. Anderson's well is in compliance with the GLA standards.

MOTION: Tim motioned and Charlene seconded to approve the application for Edward Anderson's drilling on Parcel 32-A (NG) for a well at the location of N45 degrees 22.485 with the following conditions:

1. Should the proposed well be unsuccessful, Edward Anderson shall 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 filled with bentonite.
3. All land disturbed will be reseeded.
4. When completed, a well log will be provided to the GLA.
5. Any future drainfield must be set back a minimum of 50 feet from the well.

Discussion. **Motion carried unanimously.**

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7.2 Road/Weed – WS/RS

7.2.1 Review recommendations based on meeting with M. Spencer - TB

Tim met with Mark Inman, Park County Planning Commissioner, and reported that he learned that the commissioners foresee a lot of growth in Paradise Valley and transportation challenges with emergency vehicles. The biggest issues the planners are focusing on have to do with controlling growth and making road and traffic efficient.

ACTION ITEM: Board members and landowners will get together to develop a position paper on behalf of Glastonbury landowners and post it on the county's website and GLA's website.

7.2.2 Review Public Road Easement for Stenberg Subdivision – James Kozlik

James Kozlik, who was assisting in the previously-approved Stenberg subdivision on Lot 22-A (NG), reported that the county has a new subdivision regulation that requires road access to a subdivision be dedicated as public right-of-way. Since all GLA roads are private, James asked the board to consider changing GLA roads from private to public in order to allow landowners to meet the new subdivision regulations. Discussion.

ACTION ITEM: James Kozlik and William Smith will write a fact sheet regarding the new county subdivision regulations, and forward it to the Board for their review.

7.2.3 Discuss GLA road budget – CRM

William Smith reported that the road budget is working out o.k.

7.2.4 Report re: weed reimbursement grant income – WS

William Smith reported that torodon (weed poison) will be delivered to Ed Schilling, who will store it for the GLA. Ed will attend a Road/Weed Committee meeting and propose an amount that landowners can pay him for spraying torodon on private land.

ACTION ITEM: William: Report Ed Schilling's torodon proposal amount at April meeting.

7.2.5 2007 Projected Road Work Checklist - WS/RS – Tabled.

7.2.6 Update: GLA's contact of landowners re: Request of Forest Service to Weed Spray - WS

ACTION ITEM: Executive Board members will handle contacting landowners re: the request of the Forest Service to weed spray.

7.2.7 Update re vehicle liability insurance – CRM

Charlene reported that she has handled GLA liability insurance.

7.2.8 Signature on GLA Responses to Complaint Letters - LB

Unanimous Agreement: The Board agreed that when it issues a response letter to a complaint, it will come from the entire GLA Board of Directors unless the Board decides that the signature should come from an individual Board member.

7.3 Master Plan – NK

7.3.1 Update re: help needed for MP Community Meeting on March 24

Discussion. Board members volunteered to help with meeting tasks.

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7.4 Recreation – JN/EA (Co-Chairs) See 5.1.4 above

7.4.1 Update re: Donation of Building to PVRC

Janet distributed an informational sheet titled “PVRC Ideas.”

Discussion occurred re: the potential donation of a building to the PVRC and various considerations and questions concerning the donation.

7.5 Web Site – EA (Chair) – Tabled.

8. Comment Period for Visiting Landowners. None.

9. Meeting Adjournment and Next Meeting.

The meeting was adjourned at 10:45 p.m. with no further business. Next Meeting: April 2, 2007, 6:45 p.m. Location to be announced.

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Board of Directors Meeting Minutes – Draft

April 2, 2007

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1. **Call to order and opening prayer.** The meeting was called to order by Laura Boise at 7 p.m., at Golden Ratio Woodworks in Emigrant.
PRESENT: Laura Boise (President), Tim Brockett (Vice-President), Janet Naclerio (Secretary), Charlene Murphy (Treasurer), Gerald Dubiel, Dan Kehoe (left at 9:30 p.m./proxy to Neil), Eleanor Scheffelin (replacement), Edward Anderson (left at 10:30, gave proxy to Charlotte), Charlotte Mizzi, Paul Ranttalo, William Smith and Rich Spallone.
ABSENT: Orlando Johnson
ALSO ATTENDING: Denise Orr (GLA Administrative Secretary); **Landowners:** Robert Wallace, Ian Scott and Alyssa Angelis.

2. **Set Agenda**

3. **Treasurers' Report – Charlene Murphy**
 - 3.1 **Monthly Reports:** Charlene reviewed “Check Detail, March 2007” and “Check Deposit, March 2007” and the “2007 Budget Variance Report, January – March 2007.”
UNANIMOUS AGREEMENT: The Board agreed to accept the above reports.

 - 3.2 **Update re: potential liens**

Charlene reviewed status of old liens and reported that 15 new 60-day lien warning letters were sent out to landowners /past due assessments of \$264 or more. 6 landowners have responded as of 4/2/07.

 - 3.3 **Discuss possible use of collection agency or other solutions**

Discussion included reasons why 20 landowners w/liens have not paid assessments (eg. Hardship cases; refusal to pay out of protest, etc.) and contacting these landowners to negotiate payment plans. Laura volunteered to call landowners.
ACTION ITEM: Charlene/Tim – bring a proposal concerning how the GLA can approach collection of past due assessment to the Board at the May meeting.

 - 3.4 **Update on Insurance**

Charlene reviewed information on insurance for the GLA. See “Treasurer’s Report, April 2, 2007” that Charlene distributed to Board members.

 - 3.5 **Bookkeeper Resignation** (*added to agenda*)

Ronda Alexander is resigning from the bookkeeper position due to health issues. She is willing to continue as bookkeeper until a replacement is found and trained.
Discussion included sending out an announcement w/job description to the community.

4. **Officers' Reports**
 - 4.1 **Executive Committee – LB, TB, JN, CRM**
 - 4.1.1 **Procedure/flowchart for routing landowner concerns. Tabled**

 - 4.1.2 **Read Mike Inman’s letter about the County’s position on the road easement issue – LB**

Tim reviewed the April 2, 2007 Park County Memo.
ACTION ITEM: Tim – Research & get clarification re: the Park County memo and report back to the Board.
Discussion was continued in agenda item 5.1.2 below.

 - 4.1.3 **Update on PVRC Bylaws**

Discussion.
ACTION ITEM: Board – send final input to Laura PVRC Committee.

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ACTION ITEM: Laura – send proposed Bylaws to Board once final input is received.

4.1.4 Discuss whether it's necessary to hold a special Board meeting to review the allegations made at 3/24/07 Master Plan meeting – TB

Tim reviewed a “fact sheet” that he compiled concerning allegations made by Robert Wallace regarding Tim’s alleged threat to sue him over Covenant violations by tenants-in-common on Robert’s Parcel 84 (SG). Tim reviewed that he had actually told Robert that a neighbor may sue him concerning these violations. Robert Wallace explained his side of the story. He also stated he had emailed his tenants-in-common to handle Covenant violations on Parcel 84 (SG), but that he didn’t assume responsibility for those violations. Robert questioned whether Tim should remain as a Board member as he felt that Tim had threatened him none-the-less. Ian Scott asked the Board for Tim’s resignation. Discussion. Robert Wallace stated he didn’t want to pursue the above issue and deferred to the GLA Board regarding Tim’s position on the Board.

UNANIMOUS AGREEMENT: The Board agreed that it would not hold a special meeting or to pursue the issues associated with the above dispute.

5. UNFINISHED BUSINESS - Committee Reports

5.1 Project Review– TB/RS

5.1.1 Parcel 40-B (SG) – R. Wallace Home Construction

Tim reviewed how this application had been put on hold at the March 5, 2007 board meeting because Robert had not fulfilled the preliminary review conditions regarding his driveway on 40-C (SG) that he had agreed to fulfill on October 10, 2006. Since the March 5, 2007 meeting, Robert has fulfilled the requirements and meets the preliminary review conditions. Discussion re: 40-C and 40-B (SG) applications.

MOTION: Tim motioned and Rich seconded to approved Robert Wallace’s 40-B (SG) construction application for a home, driveway and septic system with the following conditions: (1) Necessary septic permit is obtained prior to septic system construction; (2) Necessary electrical permit is obtained prior to electrical work starting; (3) That a plumbing permit is obtained prior to plumbing system construction; (4) That disturbed land be reseeded after construction and before the house is sold; (5) That a well application be submitted and approved before well drilling commences, and; (6) That the center of the house be located at N 45 degrees 19.647 minutes and W 110 degrees 48.604 minutes.

Discussion.

Motion Carried Unanimously.

5.1.2 Create a Committee to begin Researching the Public Road Easement - NK

Discussion. The Board agreed to have Neil, Rich, Tim and William create a temporary committee to research the public road easement issue.

ACTION ITEM: Temporary Public Road Easement Research Committee – Meet with Mark Hartwig, attorney, to determine how to contact landowners about this issue. Bring recommendations and proposals to the next Board meeting.

5.1.3 Revisit 3/5/07 processing applications w/Covenant violations motion, etc. - TB

The Board reviewed and discussed Tim’s motion from the March 5, 2007 Board Meeting and his drafted motion dated April 2, 2007 (below) which he emailed and also distributed to the Board.

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“Motion and Proposed Procedure for How the GLA Handles Applications for Landowners with Violations” April 2, 2007, authored by Timothy Brockett

In keeping with Section 3:19 of the Glastonbury Covenants, a landowner shall be in compliance with the GLA Covenants, Standards, preliminary project review approval conditions and Master Plan for all structures and improvements to their property before receiving approval for a new project. In the case where a clear violation does exist, the landowner shall make a good faith effort to rectify the violation.

PROCEDURE:

- 1) The Project Review Committee presents the application to the Board and provides documentation of the Covenant and/or other violation (s) as detailed in the above motion. Documentation may include photos and letters of complaint submitted by nearby landowners to the Board and any letters sent by the Board to the landowner regarding the violation (s).
- 2) The Board reviews the information to determine if the application should be put on hold until the landowner has made a “good-faith effort” to correct any clear violation(s) of the Covenants, Standards, Master Plan, etc. A vote by the Board shall follow.
- 3) If the Board determines that the application shall be put on hold, then the following steps shall take place:
 - a) The Board shall discuss possible action that it will recommend be taken to correct the violation(s), considering what is reasonable and feasible for the particular situation.
 - b) A letter shall be written from the Project Review Committee and the Board to the applicant that details the Covenant and/or other violation(s) and explains what needs to be done in order for the application to be considered by the Board for review.
 - c) When an applicant has taken action to correct the violation(s), the Project Review Committee will be contacted by the applicant. The Project Review Committee shall inspect the site and report to the Board.
 - d) The Board shall review the report and determine if a good-faith effort has been made to remedy the violation(s). A vote shall then be taken to determine if the Board shall proceed to process the project application.
- 4) If the Board determines that the applicant is not in violation of the Covenants, Standards, Master Plan, etc., it shall proceed to review and process the application.

MOTION: Tim motioned and Rich seconded to approve Tim Brockett’s proposed “Motion and Procedure for How the GLA Board Handles Applications for Landowners with Violations” dated April 2, 2007, with the following addition to be included as the first line of Procedure #1: “The Project Review Committee will first meet with the applicant on site to discuss the possible violation.” **Motion Carried. (1 abstention – Dan Kehoe)**
Discussion.

MOTION: Tim motioned and Eleanor motioned to amend the above motion by adding the following line to Procedure # 3: “The Board does not consider it to be the responsibility of the applicant when violations are committed by the applicant’s tenants in common.” With this amendment we accept the entire motion amended in its totality. **Motion carried unanimously.**

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“Procedure for How the GLA Handles Applications for Landowners with Violations” Approved 4/2/07 (Based on above motion & amendments)

In keeping with Section 3:19 of the Glastonbury Covenants, a landowner shall be in compliance with the GLA Covenants, Standards, preliminary project review approval conditions and Master Plan for all structures and improvements to their property before receiving approval for a new project. In the case where a clear violation does exist, the landowner shall make a good faith effort to rectify the violation.

PROCEDURE:

1) The Project Review Committee will first meet with the applicant on site to discuss the possible violation. If there is a violation, the Committee will present presents the application to the Board and provides documentation of the Covenant and/or other violation s) as detailed in the above motion.

Documentation may include photos and letters of complaint submitted by nearby landowners to the Board and any letters sent by the Board to the landowner regarding the violation(s).

2) The Board reviews the information to determine if the application should be put on hold until the landowner has made a “good-faith effort” to correct any clear violation(s) of the Covenants, Standards, Master Plan, etc. A vote by the Board shall follow.

3) The Board does not consider it to be the responsibility of the applicant when violations are committed by the applicant’s tenants in common. If the Board determines, however, that the application shall be put on hold, then the following steps shall take place:

a) The Board shall discuss possible action that it will recommend be taken to correct the violation(s), considering what is reasonable and feasible for the particular situation.

b) A letter shall be written from the Project Review Committee and the Board to the applicant that details the Covenant and/or other violation(s) and explains what needs to be done in order for the application to be considered by the Board for review.

c) When an applicant has taken action to correct the violation(s), the Project Review Committee will be contacted by the applicant. The Project Review Committee shall inspect the site and report to the Board.

d) The Board shall review the report and determine if a good-faith effort has been made to remedy the violation(s). A vote shall then be taken to determine if the Board shall proceed to process the project application.

4) If the Board determines that the applicant is not in violation of the Covenants, Standards, Master Plan, etc., it shall proceed to review and process the application.

5.4 Approving Past Minutes Via Email *(Added to Agenda)*

UNANIMOUS APPROVAL: The Board will review and approve past meeting minutes via email when unable to do this at Board meetings. Any suggested changes/edits to the initial draft minutes should be emailed to Denise who will include them in final drafts to be emailed to the Board for final approval.

6. NEW BUSINESS - Committee Reports

6.1 Project Review – TB/RS

6.1.1 41-C & B (SG) Aza Ziegler Applications for 2 wells

Discussion.

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Lot 41-C (SG) Well Application, Aza Ziegler

MOTION: Tim motioned and Rich seconded to approve Aza Ziegler’s application for a well on Lot 41-C (SG) with the following conditions: (1) 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 filled with bentonite, (2) when completed, a well log will be provided to the GLA, and; (3) disturbed land be reseeded after construction. **Motion carried unanimously.**

Lot 41-B (SG) Well Application, Aza Ziegler

MOTION: Tim motioned and Charlene seconded to approve Asa Ziegler’s application for a well on Lot 41-B (SG) with the following conditions (1) That necessary septic permit is obtained prior to septic system construction; (2) That plumbing permit is obtained prior to plumbing system construction; (3) That disturbed land be reseeded after construction; (4) that project is in compliance with all subdivision covenants; (5) that assessment fees are made current and the project impact fee & sanitation bond is paid as follows: Annual assessments for Lots 41 B & C; \$132 + \$132; Project Impact fee: \$425, Refundable Sanitation Bond: \$250. **Motion carried.**

6.1.2 56-A2 (SG) Alan Carter Residential Construction application

Neil Kremer reported that Alan Carter is the new owner of Lot 56-A2 as 3/26/07. Tim reviewed the application with Alan’s revised driveway location.

MOTION: Tim motioned and Eleanor seconded to approve Alan Carter’s updated home application, including a revised driveway location with the following conditions: (1) that necessary septic permit is obtained prior to septic system construction; (2) that necessary electrical permit is obtained prior to electrical work starting; (3) That plumbing permit is obtained prior to plumbing system construction, and; (4) That disturbed land be reseeded after construction. **Motion carried. (1 abstention – Neil)**

6.2 Road/ Weed – WS/RS

6.2.1 Fees for torodon (stored by Ed Schilling) for private landowners - WS Tabled.

6.2.2 2007 Projected Road Work Checklist - WS/RS Tabled.

6.2.3 Update: Forest Service Request to Weed Spray - WS Tabled.

6.2.4 Report re: guard rail – WS Tabled.

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

6.2.6 Road Access Fact Sheet – WS/JK Tabled.

6.2.7 Vote approval of posting any GLA road signs not previously approved - WS

ACTION ITEM: William and Rich will email information to the Board regarding the above agenda items 6.2.1 – 6.2.7.

6.2.8 Road Grading on Dry Creek Road – NK (added to agenda)

Neil reported that the recent grading “flattened out” rather than “crowned” the road. Discussion.

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ACTION ITEM: Neil – Call County Commissioners Ed Hillman and Larry Lahren to discuss Dry Creek Road grading issue as reported above.

6.3 Master Plan – NK

6.3.1 Update re: 3/24/07 Master Plan Meeting and Landowner Vote of Approval

Neil reviewed that the Master Plan was approved and was filed with “Exhibit B” attachment (describing voting details) at the Park County Courthouse in Livingston, MT.

ACTION ITEM: Denise– Send copies of the approved Master Plan that has been filed with the County to all Board members.

ACTION ITEM: Edward – post new Master Plan on GLA website.

6.4 Recreation – JN/EA (Co-Chairs)

6.4.1 Update re: Donation of Building to the PVRC – WS/TB

Discussion included details concerning PVRC possibly receiving multifunctional building from a local donor and the possibility that it may also be sold to a landowner.

6.5 Community Committee

6.5.1 Discuss facilitation training for Board Members. Tabled.

6.5.2 Noise complaint re: gun shooting by neighbor – ES & CRM

Discussion included complaint regarding loud gun shooting from an unknown source in the North Glastonbury neighborhood near Gemini Road.

ACTION ITEM: Rich – Research the gun shooting regulations with the county and follow up with neighbors in the area where the shooting occurred.

6.5.3 ATV’s (All Terrain Vehicles) on GLA roads – CRM

Charlene reported that landowner Andy Corey complained that landowner Sabrina Hanan told him we couldn’t ride his ATV (Honda pilot?) on Glastonbury Roads because it scared her horse. Discussion included: ATVs can be driven on GLA roads when following county regulations, which include the vehicle must be registered and the driver must bear a license to drive an ATV and drive within posted speed limits.

ACTION ITEM: Board – Revisit this issue after reviewing county regulations and past policies set by the GLA for driving on Glastonbury roads.

6.6 Web Site – EA (Chair) Tabled.

7. Comment Period for Visiting Landowners.

8. Meeting Adjourned at 11:30 p.m. without further business. Next meeting: May 7, 2007.

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1. Call to order and opening prayer.

The meeting was called to order by Laura Boise at 7:06 p.m., at St. John's Church.

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

ABSENT: Dan Kehoe; Orlando Johnson (departed 8:55 pm).

ALSO ATTENDING: Denise Orr (GLA Administrative Secretary); Landowners: Linda Montana & Stephen Rolf; Frances Owen, Kristina Sones, Arlene Hoag, Miram & Charles Barker, Michael & Sheila Laverty and Ian Scott.

2. Set Agenda

3. Treasurer's Report – Charlene Murphy

3.1 Monthly Reports: Reviewed "April Bank Transactions" and "Budget Variance" reports

3.2 Quarterly newsletter. Board discussed positive landowner response concerning the quarterly newsletter.

ACTION ITEM: Edward to post newsletter on GLA website.

ACTION ITEM: Board members should be thinking of new topics to put in future newsletter.

3.3 Bookkeeper position proposal

The Board reviewed two applications for the bookkeeper position..

ACTION ITEM: Laura will request our current bookkeeper to interview two applicants for the bookkeeper position and forward her recommendation to the Board.

3.4 Discuss acquiring a new loan for chip sealing. Charlene reported her research on a possible loan extension. Discussion.

ACTION ITEM: William Smith, Rich Spallone and Ian Scott will work together on a chip sealing proposal & flow chart with payment options.

4. Officers' Reports

4.1 Executive Committee – LB, JN, CRM

4.1.1 Procedure/flowchart for routing landowner concerns

Laura briefly reviewed "Flowchart for Committee Chairs" distributed to each Board member. She reviewed that landowners who are unable to work out their complaints with their neighbors should *first* submit their concerns to the appropriate Board Committee instead of presenting them to the Board during a meeting.

4.1.2 Vote re: Vice-President

UNANIMOUS AGREEMENT: Eleanor Schieffelin is approved to fill the Vice President position on the GLA Board.

5. UNFINISHED BUSINESS – Committee Reports

5.1 Community Committee – LB

5.1.1 Report on research re: county policy on gun shooting,,etc. – RS

(RE: Follow up to Eleanor Schieffelin's complaint re: neighborhood gun shot noise) Rich reported that his research revealed there are no rules or regulations that the city can

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enforce outside of city limits, etc. Board discussion included that the GLA Covenants, Section 5.05, site excessive noise and safety issues

ACTION ITEM: Laura will visit neighbor in question.

5.1.2 Research on ATV's on GLA roads – CRM/DO. Tabled.

6. NEW BUSINESS - Committee Reports

6.1 Project Review– AA/RS

6.1.1 Report on meeting w/M. Hartwig – NK/RS/WS

William clarified that GLA had not intended to meet with Hartwig; but landowners could contact Hartwig if they desired to speak to him.

6.1.2 Proposal: informing landowners re: public easement issue -NK/RS/WS

Discussion included, (a) Concern that the County wants the GLA to dedicate our private roads to public use, and; (b) the GLA will need to contact our attorney re: a response statement to Planning Board..

UNANIMOUS AGREEMENT: The Board agreed to inform GLA landowners concerning the public easement issue and how it encroaches upon private property rights

ACTION ITEMS: William, Ian Scott and Valerie O'Connel will compile points that explain how private property rights will be impacted by this issue and submit to Laura.

6.1.3 Lot 26 B-1 (NG) Ken & Anne Haug: Manufactured Home Placement & Variance – Tabled.

6.1.4 Lot 25-2 (NG) Michael & Sheila Laverty: Home Construction & Variance

Discussion and review of reasons for allowing a variance to the setback requirements of the house.

MOTION: Alyssa motioned and Laura seconded to approve Michaele & Sheila Laverty's home construction on Lot 25-2 (NG) based on the following conditions: (a) The Project Review Committee will be informed when the house and driveway are staked out to verify that setbacks as described are being met; (b) A septic permit is obtained prior to septic system construction; (c) An electrical permit is obtained prior to starting electrical work; (d) A plumbing permit is obtained prior to plumbing system construction, and; (e) Disturbed land be reseeded after construction. **Motion carried unanimously.**

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

Discussion included: (a) Recent grading on Capricorn; (b) Displacement of SG gravel; (c) Report from Francis Owen regarding unsafe drivers on SG roads, and; (d) The possibility of placing mirrors on blind corners.

ACTION ITEM: William to invite W. Wunsch to Road Committee meeting.

ACTION ITEM: Frances Owen to call W. Wunsch re: employees driving unsafely.

6.2.3 Update: Forest Service Request to Weed Spray - WS

Discussion included: (1) Rich and Laura don't have time to contact all potentially affected landowners; (2) Frances Owen's concern that FS spraying will kill many grass and wildflowers, etc.

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MOTION: William motioned and Eleanor seconded that the GLA write a letter to the Forest Service explaining that the GLA would give the Forest Service permission to weed spray on GLA common use land *only*. **Motion carried.**

6.2.4 Report re: guard rail – WS. Tabled,

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

6.2.6 Road Access Fact Sheet – WS/JK. Tabled.

6.2.7 Vote approval of posting any GLA road signs not previously approved - WS

Discussion included proposal to provide labor and materials to install a total of 25 roads signs within North and South Glastonbury.

MOTION: William motioned and Rich seconded to approve a total cost of \$1,000 to put up road signs, which would cover the following: (a) James Trisdale to purchase one 10 ft long 4x4 treated wood post along with fastening hardware per sign, and install a total of 25 signs; (b) These signs will be erected along the edge of Glastonbury community roads throughout North and South Glastonbury at locations to be designated on maps furnished by William Smith with assistance from JT and James Kozlik, and; (c) JT will furnish all labor and equipment to dig the holes, fasten each sign securely to the 4x4 treated wood post, erect the post plumb, and backfill and compact the excavated earth to ensure the sign and post are stable and durable. **Motion carried unanimously.**

6.2.8 Weed Fair, May 19th at Emigrant Hall

ACTION ITEM: Forward Weed Fair information for telephone tree distribution.

6.3 Master Plan – NK

6.3.1 Discuss Plan of Action re: MP Mandate on Shelter Clean-Up - CRM

Based on the portion of the Master Plan which states that shelters needing clean-up, must submit a plan to the GLA Board for approval within one year of passing the Master Plan, the Board discussed contacting appropriate shelters.

ACTION ITEM: Alyssa to GLA draft a letter to shelters.

ACTION ITEM: Neil to research shelters that might need above letter.

ACTION ITEM: Neil/Denise copy Master Plan for each Board member.

6.4 Recreation – JN/EA (Co-Chairs)

6.4.1 Update re: Donation of Building to the PVRC – WS/RS

William reported that the donor of the building had a serious accident, therefore, William is not planning to pursue contacting the donor for the time being. It appears that the GLA still has a good chance of receiving the building.

ACTION ITEM: William, Rich and Charlene will inspect the building site at some point and determine cost analysis of transporting and constructing.

6.4.2 Update on Status of PVRC Bylaws – LB

Laura reported: (1) The PVRC needs to file a different tax return within 45 days if Bylaws are not adopted, and; (2) An attorney appointment has been made to review the Bylaws.

ACTION ITEM: Pending a return call from Department of State, Laura will contact Montana Department of Revenue to acquire a tax extension.

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6.5 Community Committee

6.5.1 Discuss facilitation training for Board Members.

Laura reported that Penelope Price has offered to assist in facilitation training.

6.5.2 Update on Complaint re: SG, Parcel 84 – CRM

Charlene reported certain responses to GLA letter written to Parcel 84 landowners and that Mary Wallace was trying to assist in resolving the issue.

ACTION ITEM: Denise to e-mail original complaint letter re: Parcel 84 letter to Mary Wallace.

6.5.3 Valery & Daniel O’Connel’s Easement Issue - LB

Discussion.

ACTION ITEM: Laura will walk the creek area with Valerie and write a new response.

ACTION ITEM: Valerie will research the Forest Service rules re: the use of easements around creeks.

6.5.4 Charles Barker Complaint re: Parcel 42 (SG)/M. Holland & E. Orsen

Charles reported that his neighbor, claiming open range rights, allows his horse to roam on Charles’ property. Discussion included GLA Covenants override open range rights, suggestions to Charles concerning handling the issue and a request that he submit a formal complaint if he is unable to resolve his complaint with his neighbor.

6.5.5 Pouwell Gelderloos Complaint re: Taurus Road Problem

ACTION ITEM: William to contact Mike Atkins.

6..6 Election Committee – CRM (Chair) and pending co-chair

Annual Election Date: Charlene reported that the Annual Meeting is scheduled for November 10 and Emigrant Hall is not available on that date. Per the Boards’ approval, she rescheduled the meeting for November 17, 2007.

ACTION ITEM: Denise to change election documents to reflect new date for the Annual Meeting.

ACTION ITEM: Edward to post new date on website meeting date list.

7. Comment Period for Visiting Landowners. Landowners comments noted in items above.

8. Meeting Adjournment and Next Meeting. The meeting was adjourned at 10:50 p.m. with no further business. Next Meeting: Jun 4, 2007, 6:45 p.m., at St. John’s Church

NEW ACTION ITEMS

TR050707.1 *Edward:* to post newsletter on GLA website.

TR050707.2 *Board:* Think of new topics to put into newsletter in the future.

TR050707.3 *Laura:* Contact Ronda re: interviewing applicants for bookkeeper.

TR050707.4 *William, Rich and Ian Scott:* Work together on a chip sealing proposal & flow chart with payment options.

ER050707.1 *Denise:* Change contact list, etc., to reflect new Vice-President.

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- ER050707.2 *Edward:* Change website contact list to reflect new Vice-President.
- CC050707 .1 *Laura:* Visit NG neighbor re: gunshot noise.
- CC050707.2 *William, Ian Scott and Valerie O’Connell:* Compile points that explain how private property rights will be impacted by county regulations & submit to Laura.
- PR050707 *Alyssa/Denise:* Draft/send approval form for Laverty.
- RDWD050707.1 *William:* invite W. Wunsch to Road Committee meeting.
- RDWD050707.2 *Frances Owen:* call W. Wunsch re: employees driving unsafely.
- RDWD050707.3 ? : Write letter to the Forest Service based on motion regarding weed spraying on common use land only.
- RDWD050707.4 *William/Rich:* Facilitate posting road signs based on conditions of approval
- RDWD050707.5 ? : Forward Weed Fair information to Telephone Tree for distribution.
- MP050707.1 *Alyssa:* Draft GLA letter to shelters w/clean-up and safety issues,
MP050707.2 *Neil:* Research which shelters that might need above letter.
- MP050707.3 *Neil/Denise:* Copy Master Plan for each Board member.
- RC050707.1 *William, Rich and Charlene* Inspect the building site at some point and determine cost analysis of transporting and constructing.
- RC050707.2 *Laura:* Pending a return call from Department of State, contact Montana Department of Revenue to acquire a tax extension.
- CC050707.3 *Denise:* E-mail original complaint letter re: Parcel 84 letter to Mary Wallace.
- CC050707.4 *Laura:* Walk the creek area with Valerie and write a new response.
- CC050707.5 *Valerie:* Research the Forest Service rules re: use of easements around creeks.
- CC050707.6 *William:* Contact Mike Atkins.
- ED050707.1 *Denise:* Change election documents to reflect new annual meeting date.
- ED050707.2 *Edward:* Post new annual meeting date on website.

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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);

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(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.

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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.

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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.

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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.

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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

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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.

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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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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.

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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

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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

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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.

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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'Connell 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 19th 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.

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Board of Directors Meeting Minutes
September 19, 2007
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1. Call to Order/Opening Prayer

The meeting came to order at 6:59 p.m., at St. John's Church, Emigrant, Montana. It was decided that a private meeting would follow the regularly scheduled meeting beginning at 9:30 p.m. Charlotte gave the opening prayer.

Present: Laura Boise (President), Janet Naclerio (Secretary), Eleanor Schieffelin (Vice-President), Charlene Murphy (Treasurer), Edward Anderson, Rain Zeccolo, Charlotte Mizzi, William Smith, Alyssa Angelis Allen, and Rich Spallone.

Not Present: Orlando Johnson, Dan Kehoe, Jr.

Landowners Present: Frances Owen, Val O'Connell; guest sign-in sheet not located.

2. Set Agenda

Requested agenda item 8.1 to be removed. All voted to remove this item.

3 Meeting Minutes - Approval via e-mail.

4. Treasurer's Monthly Reports – CRM

The Board reviewed "Check and Deposit Detail Report, August 2007" and "Variance Report, August 2007." Discussion.

MOTION: Edward motioned and Janet seconded to accept the Treasurer's reports.

Motion carried unanimously.

5. Officers' Reports

5.1 Budget Committee – CRM/OJ/CM/LB/JN

5.1.1 Review/discuss 2008 Budget Proposal

Charlene presented the proposed 2008 budget as prepared by the Budget Committee. Further development will be done on the budget and it will be reviewed and voted upon at the October Board meeting.

5.2 Election Committee – CRM/ES

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

As of this date no nominations have been received. Nominations are due in one week.

5.3 Update: new subdivision regulations/road access issue. Tabled.

6. UNFINISHED BUSINESS – Committee Reports

6.1 Master Plan

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

No response as of this date.

6.2 Road & Weeds – WS/RS

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

The fire department does not consider the pond as viable water source.

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6.2.2 Research re: possible ideas for fire station at SG – LB Tabled.

6.2.3 Report re: Meeting w/Frances Owen re: possible upper south hydrant – WS/RS

The area easement on Frances Owens' property needs to be an approved site. The water from the well needs to go into a 10,000 gallon -cistern tank. The cost for the project is \$10,200, which includes excavation, etc. This is inclusive with the exception of the monthly fee for electric.

6.2.4 Status of Research re: Installation of Fire Hydrant on Venus Way – WS/RS

William Smith stated that an application has to be made and re-filed with RHQ for the installation of the fire hydrant at Venus Way.

6.3 Community – LB

6.3.1 Complaint Sub-Committee – LB

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

Laura stated that she would work with Hertha Lund for developing a new complaint process and the legalities involved with this process.

6.3.1.2 Status of letter re: shelter problems – LB/DK

Pending attorney review.

6.3.1.3 Status of solutions re: complaints concerning Parcel 81 (SG)-LB/RS

Pending attorney review.

6.3.1.4 ATV speeding/road damage complaints (NG) – LB Tabled.

6.3.1.5 Review possible changes to ATV's & Gun rules – LB Tabled.

7. NEW BUSINESS – Committee Reports

7.1 Project Review – AA/RS

7.1.1 Parcel 56 (NG) K. Rakela Sign Variance Application

MOTION: Charlotte motioned and Rain seconded to deny the Kathleen Rakela's sign variance application. **Motion carried unanimously.**

UNANIMOUS CONCENT: Return the \$50 waiver fee and \$25 application fee to Kathleen. .

7.1.2 Parcel 108 (SG)/ Dennis & Wendy Riley – House addition application

MOTION: Alyssa motioned and Charlene seconded to approve the Riley's house addition application. **Motion carried.** (1 abstention – Rich)

7.2 Roads/Weed – WS/RS

7.2.1 Proposal for upgrading roads. Tabled.

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

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

7.2.1.3 Committee meeting report – WS Tabled.

7.2.2.4 Land Donation for fire station – CM Tabled.

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7.2.2.5 Report re: guard rail – WS Tabled.

7.3. Community Committee- LB Tabled.

7.3.1 Draft of ATV Letter – LB/DO Tabled.

7.3.2 Complaints. Tabled.

7.3.3 Removing snakes – RS

Rich introduced Roger Seaman, who specializes in rattlesnake removal. Roger distributed rattlesnake elimination information, including how to find their source (dens). He agreed to submit this information and his contact information to our web-site. Roger estimated it would take a few afternoons to locate the snakes in the soccer field; his estimated cost for removing snakes is \$310 per transmitter plus Roger's labor of \$300-\$400 per day.

8. Comment period for Visiting Landowners

8.1 Update on Township Research – Val O'Connell

This update was removed from the agenda per Board decision.

- 9. Meeting Adjournment.** The meeting adjourned at 9:40 p.m. Next meeting will take place on Wednesday, October 10 at St. John's Church in Emigrant. **NOTE: THIS DATE WAS LATER CHANGED TO MONDAY, OCTOBER 15.**

NEW ACTION ITEMS:

(I didn't put the number on these due to time - Denise)

William Smith: Contact Marty Malone, County Extension Agent, regarding the weed grant.

Laura Boise: Review Bylaws to determine if there is a bidding process for contracts.

Rich: Gather information on the cost of electricity for a pump for a fire hydrant (on proposed easement on Frances Owens' property in High South) plus all other pertinent information. Alyssa will help Rich.

Laura: Follow up with attorney regarding complaint process letter.

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.

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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.

Glastonbury Landowners Association
Board of Directors Meeting Minutes
December 10, 2007
FINAL
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1. Call to order and opening prayer.

The meeting was called to order by Laura Boise at 6:58 p.m., at St. John's Church.

Janet gave the opening prayer

PRESENT: Laura Boise (President), Richard Bolen, aka Richard (Vice-President), Janet Naclerio (Secretary), Charlene Murphy, aka CRM, (Treasurer), Gerald Dubiel, Dan Kehoe, Charlotte Mizzi (aka CM), Paul Rantalo, William Smith and Rich Spallone (aka Rich)

ABSENT: Alyssa Angelis and Randy Mosness

ALSO ATTENDING: Denise Orr (GLA Administrative Secretary) and Landowners: Dorothy and Leo Keeler, Chuck and Sally Muto, Valerie O'Connell and Francis Owen.

2. Set Agenda

3. Reading and Disposition of Minutes – Review Procedure of Approval of Meeting Minutes Via E-Mail

Monthly Schedule For Minutes, Agenda and Action Items

First Week of the month

Final Meeting Agenda is e-mailed to the Board, GLA web site & subscribers.

Second Week of the month

a) Monday Evening Board meeting. (During the meeting, Board members will note the Action Items for which they are responsible)

b) 1-2 Days following the Board Meeting: Action Items from the meeting are e-mailed to the Board.

Third Week of the month:

a) Draft of Minutes is e-mailed to the Board for edits or approval.

b) Exec. Committee receives agenda items from Board and develops Agenda for next meeting

c) Agenda Draft is e-mailed to Board for review

Fourth Week of the month

a) Meeting Minutes Draft is approved via e-mail and finalized.

b) Agenda Meeting Draft is finalized

(2-week cut off for receiving project review items)

4. Treasurer's Report - CRM

4.1 Reports: Budget Variance, Check and Deposit

Charlene reviewed the above reports for November 2007.

MOTION: Janet motioned and Charlotte seconded to approve the Treasurer's Reports.

Motion carried unanimously.

4.1.2 Update on Master Plan Funds Reimbursement.

Charlene reported that progress is being made in the preparation of receipts.

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4.1.3 Xerox Machine Research

Charlene reviewed that money had been set aside in 2008 Budget for a xerox machine.

ACTION ITEM: Charlene will contact William Chase for his consultation regarding the purchase of a xerox machine suited to the GLA's needs.

5. Officers' Reports

5.1 Executive Committee

5.1.1 Discuss potential time change for meetings (i.e. 6:45 - 9:45 p.m.)

Discussion.

UNANIMOUS AGREEMENT: The Board agreed that future Board meetings will be scheduled to start at 6:45 p.m. and end at 9:30 p.m.

ACTION ITEM: Denise to send meeting schedule to the Board and to Dan to post on the GLA website.

5.1.2 Review List of Unfinished Business Carried Forward (see 5.1.3)

5.1.3 Discuss overall Board goals and Committee goals with timelines

ACTION ITEM: Committee chairs need to list 2008 goals and projected timelines for accomplishing them.

Shelter Clean Up

ACTION ITEM: *Laura*- Check with Hertha concerning shelter letter.

ACTION ITEM: *Board* - Send to Dan any complaints regarding shelters.

ACTION ITEM: *Dan* - Make a spread sheet check list for each shelter.

Posting Existing GLA Signs

ACTION ITEM: *JT/William* - Post signs in early spring

ACTION ITEM: *William* - Order "No Forest Service Access" signs

5.1.4 Discuss who wants to serve on the Ad-Hoc Research Committee

(Approved by former Board on 11-12-07 for purpose of investigating procedures used by other landowner associations to enforce their covenants).

Dan and Alyssa volunteered to work on the Ad-Hoc Research Committee.

5.1.5 Orientation Binder Review/Update

ACTION ITEM: *Denise* - Make updated copies of Orientation Binder materials for outdated binders.

ACTION ITEM: *Denise* - Add to all Orientation Binders:

- a) New stamped Master Plan.
- b) Administrative Secretarial role, including all correspondence needs to be reviewed by Secretary and Administrative Secretary.
- c) Confidentiality information; meeting norms
- d) 2008 Board Meeting schedule
- e) Flow chart for minutes, agenda, etc.

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f) New list of Board; Officers and Committee Chairs, etc.

6. UNFINISHED BUSINESS (see 5.13 above)

7. NEW BUSINESS - Committee Reports

7.1 Project Review– AA/RS

7.1.1 Lot 30 SG: Scott Pitman – Subdivision. Tabled.

Note: Leo Keeler expressed his concerns about this subdivision and submitted a written document.

7.1.2 Lot 38-A1 SG: Lyda and Scott Matthews - Residence

Rich reviewed the application.

MOTION: Rich motioned and Richard seconded to let Lyda and Scott Matthews proceed with construction of their residence on Lot 38-A1 (SG) on the condition that the Matthews meet with Rich on the construction site so that Rich can determine if all construction and drain field requirements and conditions are being met and are up to standard. Rich will give preliminary approval to this application if all of these conditions are met. **Motion carried unanimously.**

ACTION ITEM: *Dan* - Accompany Rich for Matthews inspection.

7.2. Community – LB/RB No report.

7.3 Road/Weed – WS/RS

7.3.1 Discuss Quonset hut for storing sand

Discussion.

ACTION ITEM: *Exec Comm* - Add Quonset discussion to Spring Agenda.

ACTION ITEM: *WS/RS* - Sand storage placement discussions should include the Road Committee and PVRC members. Both committees should meet on site.

7.3.2 Private Property/No Hunting signs

Laura reported that she received a number of complaints regarding recent poachers on both North and South Glastonbury land. This is against GLA Covenants and is a serious safety problem.

ACTION ITEM: *Road Committee* - Include in the road budget funds for signs that read: “No Trespassing, Private Property, No Hunting, No Forest Service Access; Violators will be Prosecuted.”

ACTION ITEM: GLA hunting rule information, etc. (including how to contact the game warden) needs to be developed and posted on the GLA website.

ACTION ITEM: Locate a welder to reinforce our signs.

7.4 Election – CM

7.4.1 Brief Review/Evaluation of Annual Meeting - CRM

The Board discussed ways to reach quorum early so that the meeting can begin earlier and end earlier.

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ACTION ITEM: Explain in our newsletters and election letters that Annual Meetings need attendees to arrive early so that a quorum can be reached and the meeting can officially begin. Include in letter encouragement to vote via absentee ballot if attendance isn't planned as absentee ballots are included in quorum. Explain that the meeting will last three hours *once* quorum is reached. .

7.5 Master Plan/Shelter Reclamation Ad Hoc Committee – CM/DK

Charlotte and Dan plan to meet in the New Year.

7.6 Recreation – LB/CM/JN

Charlotte expressed reasons why she didn't feel that it was right for the Board to have elected Committee Chairs at the Orientation Meeting. Discussion. The Board did not want to vote to revise this voting procedure.

7.7 Architectural Sub-Committee – CM. No report.

7.8 Website - DK No report.

7.9 Budget Committee – Exec. Committee No report.

8. 2008 Quarterly Newsletters to Landowners

a) Dates for mailings. The 15th of January, April, June and September.

a. Review contents of January Newsletter mailing (i.e. election results, 2008 budget, etc) The letter will be mailed January 15.

ACTION ITEM: *Board* - Submit all reports for newsletter during the first week of January.

ACTION ITEM: Include in the January newsletter (1) The chipseal and repair report from the Annual Meeting; (2) NG Landowners will be asked to vote in the spring regarding chip sealing, etc (3) Ask landowners for their e-mail address and if they would like to subscribe to receiving the newsletter by e-mail .

ACTION ITEM: *N Glastonbury Road Committee (CM/CRM/WS/LB)*- will meet to discuss what they might be doing in the New Year (including an over-view of snowplowing) and document this for the newsletter.

9. Comment Period for Visiting Landowners. (See item 7.1.1 above)

10. Meeting Adjourned at 9 p.m. Next Meeting Date is January 14, 2008 at St. John's Church, 6:45 p.m.