

Glastonbury Landowners, Inc.
Road and Weed Committee Meeting Minutes
May 4, 2016, 7:00 PM
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Landowners Present: Ia Williams, Donna Lash-Andersen, Claudette Dirkers, Tim Brockett, Tim Murphy, Regina Wunsch, Leo Keeler, Joe Trosclair

Committee Members: Ed Dobrowski, Paul Rantalo Dennis Riley (Co-Chairs), Gerald Dubiel, Newman Brozovsky, Charlene Murphy, Mark Seaver, Kevin Newby

Board Members Present: Charlotte Mizzi, Rudy Parker

Meeting called to order at 7:06

1.Spring Grading and Road Work

Grading: Paul reported on bids from Lembcke. **Grader:** \$135/ hr. Lembcke can grade one mile in 3 hours. $\$135 \times 3 = \405 per mile. **Roller** is \$50 per hour. Paul will get bid on **water truck**.

Gravel: Durgan's angular gravel has basalt binder. \$350 per load delivered. 18 yards (a double load) will cover 100 feet with a thin layer of 3 inches. $\$350$ to cover 100 feet = \$17,500 per mile.

Ditch work. Lembcke will do ditches as he grades. Based on Lembcke's inspection of the roads, an estimated 5 miles of ditches needs to be done at various locations in NG and SG. Estimated cost is \$2,000

Guardrails Paul spoke with Mountain West Holdings Corp in Billings. They quoted \$1,500 to mobilize and bring their equipment here and \$4,500 per 100 feet for new guardrails on Gemini. They quoted \$1,000 to raise and repack the sinking guardrails at the first big blind curve on Hercules in SG and at the bottom of Sirius hill in NG. Kevin reports that this company did a good job on the Capricorn guardrail repair in 2015, and they will not charge the \$1500 mobilization fee if they have other work in the area. Paul and Kevin will coordinate with this company for the work on Hercules and Sirius. A plan to fill in the steep drop off on Gemini with onsite fill dirt instead of the \$4,500 guard rail will be explored. Paul estimates \$1,000 on this alternate plan.

Pavement Repair on Capricorn. Paul will solicit bids from pavement contractors. In the past the big companies do not have time for our small job, some didn't even return our calls. Bailey Paving may be used for the patch repair. Need to ask if alligators or other pavement issues need to be addressed at this time.

Action Item: Paul gets bid for water truck from Lembcke.

Action Item: Paul gets bids for paving repair and inspection

Discussion that Adkins prices in Oct 2015 were less than Lembcke's bid. Grader \$100 per hour. Water Truck \$100 per hour. Roller \$60 per hour. But Adkins refused to use Durgan's gravel and he would not take directions from the road committee on where and how to grade. Consensus at this meeting was to use Lembcke in 2016.

Action Item: Board formally votes to change from Adkins to Lembcke at May 16 BOD meeting

Dry Sump: Ed reported that a second bid for the Dry Sump on Capricorn was \$3,000 two weeks ago. The bid went up to \$3400 due to the start of the building season. The first bid is from Paul at \$1850. Paul has some of the materials on hand. Some landowners feel it would be a conflict of interest for Paul to do any road work because he is member of the road committee. There is a history of board members doing contract work for the GLA when other bids have been solicited and the board member recuses themselves from the vote. Sump is needed to prevent damage

which occurs in the winter when snow melt accumulates on the road. It didn't happen this year due to minimal snowfall.

Action Item: Paul ask Lembcke for a bid on the dry sump

Road Signs Curve signs needed on blind curves on Sirius, Caspari Way and Hercules. Additional speed limit signs on Arcturus. Explore highway mirrors. New road sign and post on Evening Star Drive. Replace a Taurus Rd sign. Please send information to the board of other signs needed

Action Item: Charlene to order signs

Culverts After grading is completed culverts need to be cleaned out.

Action Item: Charlene to contact Aaron Cain to call Paul regarding this work.

Other topics: Dust palliative, nontoxic Pine Bind, was suggested.

Need reflective tape on pole on Taurus. **Charlene to buy tape for Ed to install on Taurus pole.**

The need for snow poles at the end of each platted road to alert the snow plow drivers of where the road ends. **Tim Brockett volunteered to count number of poles needed for this purpose and location for installation.**

Tim Brockett submitted a request for maintenance on SG roads. The board reviewed this request and found it reasonable, giving some work to each road with more work on heavily traveled roads. Tim will work on a similar plan for NG roads.

Gravel Donations. \$350/load. Dennis 1 load on Hercules, wherever needed. Spectec 4 loads on lower Hercules. Wunsch 1 load on Polaris, first part, Tim Brockett 2 loads on Sag Skyway. \$80 from anonymous donor for Arcturus.

A discussion of unallocated savings, roughly 40,000, and how it can be used for our roads. It might be needed to cover the spring road work bills before assessments come in. The need to get a major amount of road work done this spring and save about \$12,000 for the fall "touch up" grading. The need for NG to discuss future pavement maintenance.

Action Item: BOD vote at May 16 meeting to allocate \$40K of unallocated savings to the roads.

Platted road easements and terminations at the borders of Glastonbury. Tim Brockett suggested that the GLA Board could vote to pull back the platted road easements 100 feet from the borders and give the land back to the landowner. This could prevent neighbors outside of Glastonbury from using our roads in the future should they become public. Gerald cautioned against the GLA making our roads public through an RSID. Gerald said to pull back an easement is called 'extinguishing' the easement and would require surveying and new maps and easements being recorded.

Dry Creek Road. Kevin reported he spoke with Parks Frady, road engineer for Park County. Dry Creek Road is on the county's list for chip sealing this summer. The patch crew is aware of the pothole and will repair it.

2. Beginning discussion of assessing businesses operating in Glastonbury. The need to carefully consider all businesses, from light manufacturing to in-home practitioners, firewood suppliers and lumber storage. Another meeting may be required to discuss this topic. It is both a Finance Committee and a Road Committee issue.

3. **Road Maintenance Districts** proposed by Ed were briefly discussed. The general idea is agreeable to some landowners. A question of compliance with covenants to maintain all the roads and how this proposal meets that requirement needs further discussion.

Road Policy. At the last road committee meeting of 4-27-2016, Dan stated he would work on a draft of a revised road policy to bring the policy in alignment with the covenants. Ed stated our attorney said we can maintain Dry Creek Road and if there is any question then we should have a special meeting. He also said our Road Policy is in alignment with the Covenants and he does not advise us to change it. Kevin reminded us of what Dan said on 4-27, that including Dry Creek Road as a Tier one road is not accurate. The covenants do not state the GLA should maintain any county roads. The covenants state the GLA is to maintain its platted roads. The only limitations to road maintenance are listed in 8.01.c and 8.01.h, and number of houses or population density is not part of the road maintenance criteria.

When landowners heard that Dan emailed his proposed Road Policy revisions to the board after the 4-27 meeting, they expressed concern that the landowners were being left out of the process and this was another example of a 'shadow board' at work.

It was explained that any procedure or policy change is always sent to the landowners for 30 day review. Dan's work on the revised road policy is an example of the board taking landowner input from the 4-27 road committee meeting and incorporating it into a policy revision.

Meeting Adjourned 9:05 PM