

# Exhibit 15

Glastonbury Landowners Association, Inc.  
**Board of Directors Meeting Minutes** *Final*  
October 09, 2017

**1. Call to Order**

The meeting was called to order by Dennis at 7:04p.m.

**PRESENT:** Dennis Riley (President), Dan Kehoe (Vice President), Regina Wunsch (Treasurer), Charlene Murphy (Secretary), Newman Brozovsky, Gerald Dubiel, Richard Johnson, Leo Keeler, Charlotte Mizzi (via phone), Kevin Newby, Paul Rantalo, Mark Seaver.

**ABSENT:**

**Also attending:** Iona Yabut (Administrative Assistant)

**Landowners:** Svend & Donna Andersen, Charles & Miriam Barker, Debbie Blais, Tim Brockett, Lisa Bush, Claudette Dirkers, Joanna Dawson, Dorothy Keeler, Jeff & Jerry Ladewig, Michael Lavery, Michelle McCowan, Sally Muto, Vernon & Frances Nye (via phone), Val O'Connell (via phone), Kathleen Rakela, Jeff Reiderer, Andrea Sedlak, Jeff Reiderer, Wendy Riley, Linda Ulrich, Kevin Wiley, Ia Williams, Walter Wunsch

**2. Set Agenda**

The agenda was rearranged so that 5.2 Project Review Committee report would be addressed first. Mark requested to comment at start of the project review report.

5.7.3 Drainage issue on NG 10-A would follow project review; landowner Lisa Bush was present to speak.

Charlene added 5.6.3 snow fencing and 5.6.4 snow plowing

Leo added 5.7.4 Lannes/Clawson complaint-closure.

**3. Visiting Landowner Input Period**

Ia Williams passed out her letter; she had expressed concern about Charlotte Mizzi's decision-making as chair of the community property committee at the August board meeting and she made it a formal complaint. In closing, she asked for the complaint to be investigated and resolved.

**Motion:** Leo motioned and Kevin seconded to move Ia's complaint under 5.7.5 the communications & technology committee report. **Motion passed** (10 in favor; 1 abstention- Mark; 1 recusal- Charlotte).

Newman explained her complaint would be addressed at the next Communications & Tech meeting.

**4. Unfinished Business**

**4.1 Settlement agreement of 1998 on GAV, Helios & Vesta Roads**

Tabled

**4.2 Arcturus Extension**

Tabled

**5. Officer and Committee Reports**

**5.1 President's Report – Dennis Riley**

**5.1.1 Welcome, introductions**

**5.1.2 Moving Forward**

**5.2 Project Review Committee Report – Gerald Dubiel / Kevin Newby**

Mark expressed concern that one of the directors had not disclosed his involvement in the Sandoval project review, and had voted on September 11. Gerald explained he was not involved with the garage application. He had asked for the driveway to be part of the solution to the drainage issue Mark did not request any action.

**5.2.1 NG 51-C, Residence, Wiley 25:37**

Concern was raised that the landowner was building on a ridge. Since the property naturally sloped up, the board determined it would be acceptable. The committee had Wiley correct the height to 22' 7" on his application and initial it.

**Motion:** Gerald motioned and Richard seconded to accept the proposal under the conditions the project was in compliance with all subdivision covenants; any disturbed

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land would be reseeded; and all necessary permits were obtained. **Motion carried** (11 in favor; 1 abstention- Leo).

**5.2.2 NG 32-B-1, Garage, Dubiel**

**Motion:** Kevin motioned and Leo seconded to approve the project under the condition any disturbed land be reseeded. **Motion carried** (11 in favor; 1 recusal- Gerald).

**5.2.3 SG 94 Helmbrecht, Residence SG 94**

**Motion:** Leo motioned and Gerald seconded to approve the project subject to receipt of sanitation approval; and under the condition all disturbed land will be reseeded. **Motion carried unanimously.**

**5.2.4 PR Checks, when to deposit**

**Motion:** Dan motioned and Leo seconded that the check and pages 1 and 2 be given to the treasurer as soon as the application comes in for deposit of check for project review fees before application is approved. **Motion carried** (11 in favor; 1 opposed- Charlotte).

**Action Item:** *Kevin will add this to the instructions.*

Gerald observed NG 9-B had submitted a project review with a drawing of a 1-1/2 story house, but built a 2-story house (the house was sheeted, but had no siding yet). Leo suggested this was an issue of actions being in conflict with the application and to add the topic to unfinished business.

**5.3 Treasurer's Reports – Regina Wunsch 33:20**

**5.3.1 Highlights: P&L, Bal Sheet, Dep/Check Details, Cust Bal Sum for Sept 2017**

**Motion:** Charlene motioned and Kevin seconded to accept the Treasurer's Report as presented. **Motion passed unanimously.**

Board will determine when a parcel was subdivided and charge assessments, penalties and interest from that date forward as was done with Edwin Johnson on NG 8-A3. This should be done for Lisa Buford on NG 12-A.

**Action Item:** *Charlene will write Lisa Buford of NG 12-A and explain the mistake.*

**Action Item:** *Mark to send Regina exact paperwork on Edwin Johnson.*

**Action Item:** *Regina will tell accountant to keep notes on when a lot was subdivided and that finance charges and penalties were charged on the back assessments from that day on.*

**Action Item:** *Leo will research when parcel NG 12 was subdivided.*

**5.3.2 Electronic Payment Option, PayPal update**

Mark explained that while attempting to send emails to the board from the website, the e-mail system broke.

**Action Item:** *Mark will work with Dan Kehoe and Ross Brunson on alternative methods for sending emails to the board.*

**5.4 Finance Committee Report – Regina Wunsch**

**5.4.1 Delinquency Letter, responses**

Regina reported that most landowners picked up their Delinquent letters; 13 people did not claim their letter; one sent in payment for the year and expressed wanting to enter a payment plan. SG 50-D signed a payment plan and NG 7-A paid in full. Those Delinquent letters not picked up will be handed over to collections attorney.

**Motion:** Leo motioned that on Nov 1 Landers be sent all the picked-up cases, and on Nov 15, Landers be sent any unclaimed and those picked up beyond the 30 days.

The board decided a motion was not necessary because they were following the collections procedure. **Motion withdrawn.** Leo withdrew his motion.

**Action Item:** *Admin to send Dan Collections & Liens Spreadsheets.*

**5.4.2 Assessment, penalties and interest for lot NG 53-C**

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**Action Item:** *Regina will bill NG 53-C from Sept 8, 2016, the date it was filed as a subdivision.*

**5.4.3 NG 23 Difo / Hornack property for sale**

Difo had emailed the treasurer that the property was being listed for sale and proposed paying off his debt when the property sells.

**Action Item:** *Regina to email Difo the board will follow collections procedure and does not accept his proposal to wait for payment when the property sells..*

**5.4.4 Develop Lien procedure**

**Action Item:** *Regina and Charlene will develop a draft lien procedure for filing and Releasing liens, to ensure files are complete.*

**5.5 Secretary's Report – Charlene Murphy**

**5.5.1 Due Process, 30 day review, Article XI. Paragraph C. and Article V. paragraph D**

**Action Item-** *Admin to verify set of instructions voted on is the set on the website.*

**5.5.2 Candidate eligibility, Kathleen Rakela**

The board questioned Kathleen's eligibility to run as a candidate for South Glastonbury based on violations to covenants 9.09 and 10.04. The parcel in question was divided Sept 8, 2016 and Kathleen did not notify the association of this division until last month when she was contacted by the Secretary; nor had assessments been paid on this property. For a member to be in good standing, and eligible as a nominee, they must be paid in full and not in violation of any covenants as of the closing of the nomination period on September 13, 2017 at noon. The division of the property should have been reported to the GLA the previous year. Rakela stated covenant 10.04 does not stipulate the timeline for notification of subdivisions and that she had used an outdated form on the GLA website that instructed her to send her info to the old administrative contractor in Bozeman when she sent notification in September 2017.

**Motion:** Charlotte motioned and Gerald seconded to accept Kathleen Rakela as an acceptable candidate for South Glastonbury.

**Motion failed** (1 in favor, 10 opposed, 1 abstention - Paul, 1 recusal - Newman).

**Motion:** Leo motioned and Kevin seconded that Ms. Rakela be considered not in good standing and ineligible to run as a candidate for South Glastonbury due to a violation of covenant 10.04. Newman recused himself. **Motion carried** (8 in favor, 1 opposed- Charlotte, 2 abstentions- Paul & Gerald).

By general consensus, the board decided to write Kathleen an official letter and do a mailing to notify South membership of the change in candidates. Mark volunteered to complete the mailing.

**Action Item:** *Legal committee to write Rakela an official letter- and a letter to be mailed to South landowners.*

**Action Item:** *Admin to send South mailing labels to Andrea Sedlak.*

**5.5.3 Road Committee emails/photos/messages**

Charlene asked the board to approve her current procedure of forwarding road info to Claudette as info came in. Dennis gave his approval.

**5.6 Road /Weed Management Committee Report – Dennis Riley**

**5.6.1 Magnesium Chloride proposal**

Walter Wunsch presented on behalf of the road committee; outlined the benefits; that it was used successfully by the County; requested it be put into the budget as part of Fall 2017 grading and also for 2018. The main negative concern was about potential damage to vehicles.

**Motion:** Leo motioned and RJ seconded for the board to approve Magnesium Chloride

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and basalt as proposed by the road committee and make it a budget item to be considered for 2018. **Motion carried** (10 in favor; 2 opposed- Paul & Gerald).

**5.6.2 Draft Road Policy Q & A**

**5.6.3 Snow fencing proposal**

**Motion:** Charlene motioned and Gerald seconded to accept the snow fence proposal as written and funding request with \$3,429 money transferred from the snow fund; with snow fence added along the gravel portion of Aries on the posts already in place.

**Motion Amended-** Charlene amended the motion to take money out of the unallocated fund instead of the snow fund. **Motion carried unanimously.**

**5.6.4 Snowplowing**

Charlene asked the road committee to replace the snow fencing along Aries and to convey to all snow plow drivers where they are to go (plow Aries, the Sirius Hill).

Tim Brockett, on behalf of the road committee, requested approval for moving leftover funds from road mowing to signs.

**Motion:** Leo motioned and Newman seconded to move mowing money to signs.

**Motion carried unanimously.**

**5.7 Communications & Technology Committee Report – Newman Brozovsky**

**5.7.1 Complaint Val O’Connell 8 15 2017 – Still being researched**

**5.7.2 Draft Conflict of Interest Policy**

**5.7.3 Drainage Issue NG 10A / Bush**

Landowner Lisa Bush expressed concerns about damages to her property caused by road contractors, including disturbed land on her driveway; spilled oil & antifreeze on her driveway; flooding on her pasture that ruined a bale of hay; and wires that were sticking out of the ground. Additionally, tourists were using her driveway to take pictures and may have moved her cattle gate. The board determined culverts needed to be redirected to a natural drainage path; that landowners renting their homes should be contacted about talking to their renters about trespassing; and that since Adkins damaged her driveway, they should repair it.

**Motion:** Dan motioned and Charlene seconded for the association to reimburse Lisa \$100 for the damaged bale of hay, and for the Road Committee to talk to Mike Adkins to repair her driveway. **Motion passed unanimously.**

**Action Item:** Regina to issue the refund check (\$100).

**5.8 Legal Committee Report – Dennis Riley / Dan Kehoe**

**5.8.1 President's email to C.U.T. re: road easements, parkland**

Dennis reported the legal committee will take over contact with CUT, and forgo Alanah's services.

**5.8.2 Attorney advice re: safety concerns - Tabled**

**5.9 Governing Documents Committee Report – Leo Keeler**

**5.10 Election Committee Report – Charlene Murphy / Kevin Newby**

**5.10.1 Safety concerns at Annual Meeting Nov. 11, 2017- Tabled**

**5.11 Community Property Report**

**5.11.1 Water lines update -Tabled**

**6. NG and SG Ombudsman report**

**7. Approve Meeting Minutes, 09 11 2017**

**Motion:** Leo motioned and Kevin seconded to approve the minutes by email vote. **Motion passed unanimously.**

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**8. Visiting Landowner input period - Tabled**

**9. NEW BUSINESS**

**10. Adjournment**

The meeting was adjourned at 10:26 p.m.

**11. Next BOD Meeting: November 6, 2017**