

Glastonbury Landowners Association

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Received Sept
May 5th 1997

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May 5 & 12, 1997
Meetings Cancelled

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NOTICE OF MEETING OF BOARD OF DIRECTORS

OF

GLASTONBURY LANDOWNERS ASSOCIATION

NOTICE IS HEREBY GIVEN, that an organizational meeting of the Board of Directors of the Glastonbury Landowners Association will be held on May 5, 1997 at 8:00 p.m. at the North Glastonbury Teaching Center. The Agenda for the meeting is attached.

meeting Cancelled

DATED: May 2, 1997

By: _____
Carla Ann Healy, Secretary

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NOTICE OF MEETING OF BOARD OF DIRECTORS

OF

GLASTONBURY LANDOWNERS ASSOCIATION

NOTICE IS HEREBY GIVEN, that an organization meeting of the Board of Directors of the Glastonbury Landowners Association will be held on May 12, 1997 at 7:30 p.m. at the North Glastonbury Teaching Center. The Agenda for the meeting is attached.

Meeting Cancelled

DATED: May 9, 1997

By: Carla Ann Healy
Carla Ann Healy, Secretary

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6/12/97

GLASTONBURY LANDOWNER'S ASSOCIATION

INTERIM BOARD

CARLA ANN HEALY	P.O. Box 5000 Corwin Springs, MT 59030-5000	Wk: 848-9210 Fax: 848-9508
	P.O. Box 156 Emigrant, MT 59027	333-4855
PHILIP HOAG	P.O. Box 206 Emigrant, MT 59027	333-4707 Cell: 223-1230
NADIM ISSA	P.O. Box 1043 Emigrant, MT 59027	333-4810
DANIEL J. KEHOE, SR.	P.O. Box 436 Emigrant, MT 59027	333-4780 Fax: 333-4379
MARJORIE LOMBARD	P.O. Box 28 Emigrant, MT 590277	333-4627 Wk & Fax: 333-4554
JOAN T. MURPHY	P.O. Box 245 Emigrant, MT 59027	333-4792
ELEANOR J. SCHIEFFELIN	P.O. Box 39 Emigrant, MT 5027	333-4487
PATRICK WOLBERD	P.O. Box 458 Emigrant, MT 59027	333-4722
	2417 Elizabeth Street Billings, MT 59102	Wk: 223-2002 Wk & Fax: 656-2224
WALTER G. WUNSCH	P.O. Box 36 Emigrant, MT 59027	333-4727 Wk: 333-4967 Fax: 333-4259

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June 16

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GLASTONBURY LANDOWNERS ASSOCIATION, INC.

Minutes of Meeting

June 16, 1997

Call to order: The meeting was opened by Patrick Wolberd at 7:45 p.m.

Present: Patrick Wolberd, Marjorie Lombard, Eleanor Schieffelin, Joan Murphy, Walter Wunsch, Nadim Issa, Carla Ann Healy

Absent: Dan Kehoe, Sr., Philip Hoag

1. **Reading and Disposition of Minutes** – No minutes existed.
2. **Report of Officers and Committees** - None
3. **Unfinished Business** - None
4. **New Business**

4.1. **Election of initial board of directors elected by the incorporator:** Patrick Wolberd submitted for record in the Association's corporate minutes book a copy of the Certificate of Corporate Resolution of Church Universal and Triumphant, Inc. dated May 22, 1997 resolving that the following Landowners be elected as Initial Directors of the Glastonbury Landowners Association: Patrick M. Wolberd, Joan T. Murphy, Walter G. Wunsch, Carla Ann Healy, Daniel J. Kehoe, Sr., Marjorie A. Lombard, Nadim Issa, Eleanor J. Schieffelin, Philip L. Hoag.

4.2. **Waiver of Notice:** Notice was given.

4.3. **Confirmation of quorum:** Patrick Wolberd confirmed that a quorum was present.

4.4. **Receipt of filed Articles of Incorporation and confirmation of date of incorporation:** Patrick Wolberd confirmed receipt of the Articles and confirmed that the date of incorporation was April 28, 1997.

4.5. **Adoption of bylaws:**
Motion: Eleanor Schieffelin moved, Marjorie Lombard seconded and it was passed unanimously that the Board adopt the Bylaws of Glastonbury Landowners Association, Inc. and that the Initial Directors sign the Bylaws.

4.6. Appointment of initial officers:
Motion: Walter Wunsch moved, Marjorie Lombard seconded and it was passed unanimously that Patrick Wolberd be appointed president, Eleanor Schieffelin, vice president, and Nadim Issa, treasurer.
Action: It was agreed that the Board search for a secretary in the community by

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contacting individuals who have secretarial experience and putting out a notice.
Motion: Marjorie Lombard moved, Eleanor Schieffelin seconded and it was passed unanimously that Joan Murphy be appointed Assistant Secretary.
Motion: Eleanor Schieffelen moved, Nadim Issa seconded and it was passed unanimously that the Board accept the Assignment of Declaration of Covenants and the president sign on behalf of the Board.

4.7. **First Annual Meeting:**
Action: It was agreed that the First Annual Meeting of the Glastonbury Landowners Association be held at 3:00 p.m., on Sunday September 7, 1997 at the North Glastonbury Teaching Center.

4.8. **Opening and closing date for the filing and nomination of candidates for directors and the mailing date for the notice of the first annual meeting of the members:**
Action: It was agreed to set the following dates:
Opening Date for filing of nominations: June 26, 1997
Closing Date for filing of nominations: July 24,1997
Mailing date for ballots: August 7, 1997

4.9. **Appointment of Nomination Committee:**
Motion: Walter Wunsch moved, Nadim Issa seconded and it was passed unanimously that the Board of Directors form the Nomination Committee and Eleanor Schieffelin, Marjorie Lombard and Joan Murphy prepare the mailings.

4.10. **Appointment of other standing committees:**
Action: Walter Wunsch agreed to recruit members for the road committee and notify members of the former GCPC Road Subcommittee to see if they are interested in serving on the committee and to get back in touch with Patrick Wolberd regarding his progress.

Project Review Committee: tabled.

4.11. Approval of Insurance Provisions:
Motion: Marjorie Lombard moved, Carla Ann Healy seconded and it was passed unanimously that the Board accept the directors and officers liability and general liability insurance policies obtained through Western States Insurance Company.

4.12. Designation of depositories of funds and adoption of banking resolutions:
Motion: Eleanor Schieffelin moved, Nadim Issa seconded and it was passed unanimously that the Board resolve to designate First Interstate Bank of Commerce, Livingston Office to be the depository of funds for the Glastonbury Landowners Association, Inc. and to require two signatories for each check.
Motion: Marjorie Lombard moved, Eleanor Schieffelin seconded and it was passed unanimously that the Board resolve to designate the duly elected

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president, vice president, and treasurer, to be the signatories for the checking account.
Motion: Nadim Issa moved, Eleanor Schieffeln seconded and it was passed unanimously to pay Western States Insurance Invoice No. 2075 in the amount of $3,633.53 for the balance of the annual premium for the directors and officers liability and general liability insurance.

4.13. **Authorization of Officers to act within any prescribed limitations or parameters, if desired:** No action taken.

4.14. Initiation of Budgetary Process:
Motion: Marjorie Lombard moved, Nadim Issa seconded and it was passed unanimously that the treasurer form an ad hoc committee to present a plan for the initiation of the budgetary process.

4.15. **Acknowledge disbanding of Glastonbury Comprehensive Planning Committee (GCPC) by resolution of the board of directors of Church Universal and Triumphant, Inc. and assumption of GCPC functions by the board of directors of Glastonbury Landowners Association:** Patrick Wolberd acknowledged receipt of the Certificate of Corporate Resolution of Church Universal and Triumphant, Inc. dated May 22, 1997 disbanding the GCPC and asked that it be put in the Association's corporate minutes book.
Motion: Marjorie Lombard moved, Walter Wunsch seconded and it was passed unanimously that the Board accept the resolution of the board of directors of Church Universal, Inc. to dissolve the GCPC and assume the functions of the GCPC.

4.16. GCPC Unfinished Business:

4.16.1. Sullivan and Tabarraci Bill:
Motion: Marjorie Lombard moved, Walter Wunsch seconded and it was passed unanimously that the Board accept Ed Dratz's offer made in his June 5, 1997 letter to reimburse the Glastonbury Planning Fund in the amount of $190.20 for work done for him by Sullivan & Tabarri on February.26 and 27 and invoiced to the Glastonbury Comprehensive Planning Committee.
Motion: Marjorie Lombard moved, Walter Wunsch seconded, and it was passed unanimously that the Board authorize Patrick Wolberd to pursue with Alexandra Volkerts the question of the $867.60 amount invoiced for work done prior to the authorization by the GCPC.

4.16.2. Reimbursement of community assessment fund for planning expenditures:
Motion: Carla Ann Healy moved, Joan Murphy seconded and it was passed unanimously to request the Church reimburse the Glastonbury Landowners Association from the Glastonbury Planning Fund a total of

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$4,346.80 for land planning expenses paid to Michael von Hausen and associated workshop expenses paid out of the community assessment fund.

4.16.3. **Other unfinished business:**

Motion: Nadim Issa moved, Marjorie Lombard seconded and it was passed unanimously that the Board submit to the Church the Berg, Lily, Andriolo & Rollefsen Invoice #23793 in the amount of $675 for legal expenses for payment from the Glastonbury Planning Fund.

5. **Request by Johansson for reimbursement for road work:** Tabled.
6. **Other organizational business:** None
7. **Open Floor Comment Period:** No comments
8. **Next Meeting:** July 12 - 9:00 a.m. at the North Glastonbury Teaching Center
9. **Adjournment:** 11:15 p.m

Carla Ann Healy, Acting Secretary

:cah
7-30-97

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Glastonbury Landowners Association
Board of Directors Meeting

Agenda

June 16, 1997

1) Reading and Disposition of Minutes
2) Report of Officers and Committees
3) Ombudsman Report
4) Unfinished Business
5) New Business:
   a) Attached Agenda Items
   b) Community Assessment Accounting
   c) GCPC Unfinished Business
      i) Sullivan and Tabarraci Bill
      ii) Reimbursement of community assessment fund for planning expenditures
      iii) Other unfinished business
   d) Request by Johansson for Reimbursement for Road Work
   e) Other Organizational Business
6) Open Floor Comment Period
7) Adjournment

:cah

6-12-97

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AGENDA ITEMS FOR ORGANIZATION MEETING OF GLASTONBURY LANDOWNERS ASSOCIATION, INC.

1. Election of initial board of directors by incorporator
2. Waiver of Notice of organization meeting by new board of directors
3. Confirmation of quorum of board
4. Receipt of filed articles of incorporation and confirmation of date of incorporation
5. Adoption of bylaws
6. Appointment of initial officers
7. Approval of Assignment of Declaration of Covenants from the Church
8. Set date, time and place of the first annual meeting of the members
9. Prescribe the opening date and the closing date for the filing and nomination of candidates for directors and the mailing date for the notice of the first annual meeting of the members
10. Appoint Nominating Committee and adopt procedures, if desired
11. Appoint any other standing committees, if desired
12. Designation of depositories of funds and adoption of banking resolutions
13. Approval of Insurance Provisions
14. Authorization of officers to act within any prescribed limitatons or parameters, if desired
15. Initiation of budgetary process for first annual meeting of members
16. Acknowledge disbanding of Glastonbury Comprehensive Planning Committee (GCPC) by resolution of the board of directors of Church Universal and Triumphant, Inc. and assumption of GCPC functions by the board of directors of Glastonbury Landowners Association, Inc.

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TELEPHONE TREE AND ANNOUCEMENT

June 13, 1997

To: Glastonbury Landowners
From: Glastonbury Landowners Association

The first meeting of the Glastonbury Landowners Association will be held at 7:30 p.m. on Monday, June 16, 1997 at the North Glastonbury Teaching Center. The agenda for the meeting is posted on the bulletin board outside the chapel. This is an organizational meeting and landowners are welcome to attend.

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6/12/97

GLASTONBURY LANDOWNERS ASSOCIATION

BOARD OF DIRECTORS

HORUS BRAILSFORD	P.O. Box 374 Emigrant, MT 59027	Hm: 333-4316 Fax: 333-4877
PHILIP COVINGTON	P.O. Box 484 Emigrant, MT 59027	Hm: 333-4378 Fax: 333-4378
ANDREW FIELD	P.O. Box 500 Emigrant, MT 59027	Hm: 333-4567 Fax: 333-4907
PHILIP HOAG	P.O. Box 206 Emigrant, MT 59027	Hm: 333-4707 Cell: 223-1230
PEGGY KEATHLEY	P.O. Box 144 Emigrant, MT 59027	Hm: 333-4718 Wk: 222-5203 Fax: 222-7474
DANIEL KEHOE, JR.	P.O. Box 499 Emigrant, MT 59027	Hm: 333-4222 Fax: 333-4379
JOAN MURPHY	P.O. Box 245 Emigrant, MT 59027	Hm: 333-4792
DAVID NEWHOUSE, SR.	P.O. Box 1620 Emigrant, MT 59027	Hm: 333-4242
MARIA SCOBLE	P.O. Box 1686 Emigrant, MT 59027	Hm: 333-4306
PATRICK WOLBERD	P.O. Box 458 Emigrant, MT 59027	Hm: 333-4722
	2417 Elizabeth Street Billings, MT 59102	Wk: 223-2002 Wk & Fax: 656-2224
WALTER G. WUNSCH	P.O. Box 36 Emigrant, MT 59027	Hm: 333-4727 Fax: 333-4013
		Wk: 333-4967 Fax: 333-4259

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6/12/97

OMBUDSMAN

North Glastonbury: Margaret Roach
P.O. Box 323
Emigrant, MT 59027
Hm. & Fax: 333-4380

South Glastonbury: Laurel Matthews
P.O. Box 1683
Emigrant, MT 59027
Hm: 333-4565
Fax: 333-4850

ASSISTANT SECRETARY: Lucia Hodges
P.O. Box 143
Emigrant, MT 59027
Hm: 333-4487

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GLASTONBURY LANDOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
MINUTES OF MEETING
July 12, 1997

1. Call to Order: Invocation. The meeting was opened by Patrick Wolberd at 9:25 a.m.
   Present: Patrick Wolberd, Eleanor Schieffelin, Joan Murphy, Carla Ann Healy, Walter Wunsch, Nadim Issa, Philip Hoag.
   Absent: Dan Kehoe, Sr., Marjorie Lombard

2. Reading and Disposition of Minutes
   Motion: Eleanor Schieffelin moved, Philip Hoag seconded and it was passed unanimously that the m odified minutes be approved.

3. Reports of Officers and Committees
   3.1 Nomination Committee
   Eleanor Schieffelin reported she has received three nomination letters.
   Follow-up: The Nominating Committee will send out a telephone tree listing the phone number for people to call in nominations for the new Board of Directors of the Landowners Association and remind people of the deadline.

   3.2 Treasurer's Report
   See written Treasurer's Report.
   Patrick Wolberd said we need to contract temporarily with someone for bookkeeping until the new Board comes on.
   Follow-up: Walter Wunsch agreed to talk with Hildegarde Krammer to keep our books on a temporary basis.

   3.3 Budget Committee
   One nomination has been received.
   Follow-up: Nadim Issa will prepare a telephone tree to let people know we are looking for individuals who want to be on the ad hoc budget committee and also include a request for volunteers to the ad hoc road maintenance committee.

   3.4 Road Committee
   Follow-up: It was agreed that Joan Murphy write a thank you note to George Elliot for donating the services of his grader and paying Richard Johnson for grading the North Glastonbury roads.

4. Ombudsman Report - None

5. Unfinished Business
   5.1 Reimbursement of community assessment fund for planning expenditures:
   Follow-up: Carla Healy and Nadim Issa will request the documentation for the necessary reimbursement from the Church.

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5.2 Berg, Lily, Andriolo & Rollefsen Invoice
Follow-up: Carla Healy will check with the Accounting Department of the Church to confirm if the invoice has been paid.

5.3 Glastonbury Landowners Association
Patrick Wolberd gave the Assistant Secretary, Joan Murphy, the official documents for the Glastonbury Landowners Association and the corporate seal.

5.4 Sullivan and Tabarraci Bill
Since this involves Dan Kehoe, Sr., who could not be here today, as well as Ed Dratz, who was present, it was agreed to table this item and set up an Executive Meeting as soon as possible to discuss this.

5.5 Western States Insurance
The Treasurer reported that Invoice No. 2075 in the amount of $3,633.53 for the balance of the annual premium for the directors and officers and general liability insurance was paid the end of June.

5.6 Johansson request for reimbursement for road work
Follow-up: Walter Wunsch will call Raya Johansson on this.
Motion: Walter Wunsch moved that the request for reimbursement for road work be denied, Philip Hoag seconded the motion and it was passed unanimously.

6 New Business

6.1 Shelter requirement in the Covenants
Motion: Carla Healy moved that we table the item regarding the shelter requirement in the Covenants pending a complete research on the impact this requirement has on obtaining financing for mortgages in Glastonbury. Philip Hoag seconded the motion and it was passed unanimously.

6.2 Fee Simple Upgrade costs
Follow-up: Walter Wunsch, Eleanor Schieffelin and Dan Kehoe, Sr. will get together for a final draft to the Executive Board regarding the issues of getting the Covenants out expeditiously, the concern about the fee simple issue and the press release. Either by telephone or fax they will get copies of this to each of the Board members to approve it.

6.3 $120 Assessment on Vacant Lots
Follow-up: Carla Healy will give a list of landowners to Nadim Issa to determine the projected income for the Association.

7 Open Floor Comment Period
Nadim Issa requested tht an item be put on the next meeting agenda to discuss providing experience for court-ordered young people in Glastonbury for mowing, removing rocks, and serving the Landowners Association. Nadim Issa will also pursue the mowing of the roadside weeds in the most effective way.

Next Meeting: August 2, 1997, at 9:00 a.m, the North Glastonbury Teaching Center.
Adjournment: 1:25 p.m.

Pearl Munyer, Acting Secretary

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WAIVER OF NOTICE

SPECIAL MEETING OF BOARD OF DIRECTORS
OF
GLASTONBURY LANDOWNERS ASSOCIATION, INC.

We, the undersigned, being the Board of Directors of the Glastonbury Landowners Association, Inc., a corporation organized and existing under the laws of the State of Montana, DO HEREBY WAIVE NOTICE of the time and place of a special meeting of the said Board of Directors and of the business to be transacted, whether provided by statute or otherwise.

We designate, Saturday, July 12, 1997 at 9:00 a.m. as the time and the North Glastonbury Teaching Center in Emigrant Montana as the place of the meeting of said Board of Directors, the purpose of said meeting being for the transaction of such business as may be necessary or advisable for the corporation to carry on its contemplated business. And WE DO HEREBY WAIVE all the requirements of the laws of the State of Montana, both as to notice and publication thereof of the time, place and object of the meeting; and WE DO CONSENT to the transaction of such business as may come before the said meeting.

Dated: July 12, 1997

Patrick M. Wolberd

Eleanor J. Schieffelin

Eleanor J. Schieffelin

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Nadim Issa

Joan T. Murphy

Walter G. Wunsch

Carla Ann Healy

Daniel J. Kehoe, Sr.

Eleanor J. Schieffelin for Marjorie A. Lombard (see attached proxy)

Philip L. Hoag

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Glastonbury Landowners Association

Minutes of Board of Directors Meeting
August 2, 1997

1. Call to Order: Patrick Wolberd opened the meeting at 9:25 a.m.
   Present: Patrick Wolberd, Chairman, Joan Murphy, Secretary, Carla Ann Healy, Philip Hoag, Dan Kehoe, Sr., Walter Wunsch
   Absent: Nadim Issa, Marjorie Lombard and Eleanor Schieffelin
2. Reading and Disposition of Minutes - The Minutes were approved as revised. It was agreed that a sign-up sheet be circulated among those who attend the meetings and be kept for the record by the secretary.
3. Order of Business: No change.
4. Reports of Officers and Committees

   4.1. Treasurer's Report - None
   Walter Wunsch reported that he had located a temporary bookkeeper. Hildegard Kramer agreed to manually set up the accounting books and work for $8.00 an hour.
   Disscussion: Everyone agree that it would be better to set up the books on a computer.
   Motion: Walter Wunsch moved, Dan Kehoe seconded and it was passed unanimously that we contract an independent consultant who is computer literate, preferablably knowledgable in Quick Books to set up the books for the Glastonbury Landowners Association, Inc.
   Action: Walter Wunsch and Nadim Issa to price out bookkeeping services in the area. It is the board's preference that we find a firm with both bookkeepers and accountants. Walter will approach Hildegard Kramer to see if she will agree to post entries and he is to give a status report to Patrick Wolberd by August 9, 1997.
   Discussion: Concern was voiced that the records that the Church transferred to the GLA did not reflect all payments made by landowners. Further, landowners are still sending their checks to the Church and some are not sending in their assessment payments because they are not getting statements.
   Follow-up: Philip Hoag to draft a letter to landowners advising of the following:
   4.1.1. There have been some problems with accounting records in the transition period.
   4.1.2. The GLA wants to make sure that their accounting records are accurate.
   4.1.3. Please carefully examine your last statement from the Church to make sure it is accurate.
   4.1.4. Reminder to make checks payable to the Glastonbury Landowners Association, Inc.
   4.1.5. Reminder to send in assessments because landowners will not be receiving a statement until the GLA has set up the bookkeeping system.

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4.2. Ad Hoc Budget Committee Report - Nadim Issa was not at the meeting to give a report. Joan Murphy stated that a telephone tree had been sent out asking for volunteers to the committee.

4.3. Nominating Committee Report – Joan Murphy reported that a telephone tree on the nomination deadline had been sent out by Eleanor Schieffelin. Dan Kehoe reported that John Glover recommended that the GLA wait until the Restated Covenants are accepted and recorded before holding an election.

Action: It was agreed to postpone the election for the new Board of Directors until after the Restated Covenants are passed. The following schedule was agreed upon:

4.3.1. The GLA will request that Edward Francis make available copies of the final draft of Restated Covenants for distribution to all members of the former Governance Subcommittee by August 15.

4.3.2. The Restated Covenants to be mailed to all former Governance Subcommittee members by August 15 or 16.

4.3.3. The GLA Board Meeting scheduled for August 23 will be specifically to review the Restated Covenants and to approve the final revision of the covenants.

4.3.4. The GLA to send to Edward Francis their comments on the covenants by August 25.

4.3.5. Edward to respond Patrick Wolberd on the GLA's comments by August 26.

4.3.6. The Church to mail the final Restated Covenants on or before the August 30 to landowners for balloting.

4.3.7. Mail-in ballots to be postmarked by September 20.

4.3.8. Balloting to take place in Glastonbury on September 20 from 5:00 to 8:00 p.m. and Sunday, September 21 for one hour before and after the Sunday Service at North and South Glastonbury Teaching Centers and from September 15 to 19 from 3:30 to 5:30 p.m. at the Business Office.

4.3.9. September 27 the GLA to announce the outcome of the election and the nominating committee to recommend to the Board the slate of candidates to go on the ballot for Board of Directors.

4.3.10. October 1 the ballots for the Board of Directors and the Notice of the First Annual Meeting of the Glastonbury Landowners Association, Inc. to be sent out and the Notice of Annual Meeting set on about November

Action: It was agreed that the Board of Directors of the GLA would strongly recommend that landowners vote to approve the Restated Covenants.

4.4 Ad hoc Road Committee Report – No report by the committee. Joan Murphy reported that a telephone tree soliciting committee members was sent out by Nadim Issa. She also reported that she sent a thank you note to George Elliot for supplying a grader and operator free of charge to grade some of the roads in North Glastonbury.

5. Ombudsman Report – None

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6. Unfinished Business

6.1. Community Assessment Fund Reimbursement from the Community Planning Fund - Carla Healy reported that Edward Francis would not sign the check request. She suggested that an explanatory cover letter from Patrick accompany the check request.
Follow-up: Dan Kehoe to draft a cover memo.

6.2. Berg, et al Invoice Payment: Carla Healy verified that it had been paid on July 3, 1997.

6.3. Sullivan and Tabarraci Bill - Patrick Wolberd reported that an Executive Meeting of the board was held to discuss issues relating to the Sullivan and Tabarraci billing. A report on the meeting submitted by Joan Murphy was read and is attached for reference.
Motion: Joan Murphy moved, Walter Wunsch seconded and it was passed unanimously to pay Sullivan and Tabarraci the balance owing for legal fees in the amount of $867.60.

6.4. Johansson Road Work Reimbursement Request
Follow-up: Walter Wunsch to call Raya Johansson to inform her of the Board decision

6.5. Fee Simple Upgrade Conversion - Patrick Wolberd reported that he had sent a letter to Ed Francis requesting a meeting with Executive Board on this issue. - Carla Healy reported that the Executive Board had invited the GLA to meet with them at 4:00 p.m. August 14.
Follow-up: Joan Murphy to notify board members who were not in attendance at today's meeting.

6.6. New Assessment Format – Carla Healy reported that she was not able to get the figures yet.
Follow-up: Carla to give information needed to project income and expenses to Nadim Issa by August 8.
Follow-up: Dan Kehoe and Walter Wunch agreed to work with Nadim to prepare an income and expense report by August 12.

7. Tabled Business

7.1. Shelter Requirement in the Covenants – Dan Kehoe reported that Glover said this requirement is part of the old exclusive model. He said we should not have requirements like this one that are peculiar to the general public. Furthermore it creates a marketability and enforcement problem. Carla Healy reported that Edward Francis was planning to remove this requirement from the Restated Covenants. It was agreed to table this item until the August 23 meeting.

8. New Business

8.1. Court Ordered Community Service - Nadim Issa - Tabled

8.2. Covenants Vote
Follow-up: Carla Healy to convey the new schedule to Edward Francis.

8.3. William Pitt's "No Trespassing" Signs – Tabled until complaint form has been finalized.

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8.4. Knapweed Spraying - Carla Healy submitted attached memo.
Action: It was agreed to put landowners on notice by telephone tree and at the teaching centers that landowners are responsible for controlling knapweed on their property up to and including the road easement and to give them the name of Mark Nardin to call to spray their property.
Follow-up: Philip Hoag to draft and send out a telephone tree.

8.5. Hite - Parcel 21, Glastonbury South – Dan Kehoe reported that Rex Hite gave permission to Istvan Kiss to plant trees. He did not give him permission to move the old trailer and other items on to the parcel. Dan informed Rex of Section 5.5 - Nuisances and Eyesores and 6.01 Grantor's Approval of the Covenants for Glastonbury. Rex said Istvan realizes that he has to move the items off the site and needs approval of the Project Review Committee. Rex posted a notice at the site that Istvan must move the items and, if he does not remove them in a reasonable length of time, he will do so and bill Istvan for the cost of removal. Walter spoke to Istvan and visited the site. He reported that the structures were meant as temporary storage buildings and the materials were for construction purposes. Patrick Wolberd asked that in the future complaints be put in writing and signed. The complainant should explain the problem and identify what kind of action he would like the board to take
Follow-up: Patrick Wolberd to draft a letter to Istvan Kiss, the Hites and co-tenants of Parcel 21 which includes the Brailsfords asking for a remedy in writing to be proposed within 10 days of receipt of the letter.

8.6. Kathleen Ullrich –Carla Healy reported that Kathleen Ullrich had moved an old junky trail on to Parcel 51, North without approval of the owners of the parcel or of the GLA.
Action: It was agreed that Patrick Wolberd would send a written Notice of Violation of the Covenants to Deanna Campbell with a copy to the Brailsfords (who were looking after her property while she was out of the country) and Kathleen Ullrich, and a letter to Kathleen Ullrich with a copy to Deanna Campbell and the Brailsfords asking Kathleen and Deanna to respond in writing within 10 days of receipt of the letter with a proposed remedy to the violation.
Follow-up: Patrick Wolberd to draft letter
Follow-up: Philip Hoag to draft a complaint protocol form.

9. Open Floor Comments – None

10. Next Meeting - August 23 at 9:00 a.m. at the North Glastonbury Teaching Center.

11. Adjournment: 1:00 p.m.

Carla Ann Healy, Acting Secretary

10/20/1997

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Glastonbury Landowners Association
Board of Directors Meeting
Agenda
August 2, 1997

1. Call to Order, Invocation (and waiver of notice if required)
2. Reading and Disposition of Minutes
3. Order of Business
4. Reports of Officers and Committees
   - 4.1 Treasurer Report

     Follow-up: Walter Wunsch - locate temporary bookkeeper
   - 4.2 Ad hoc Budget Committee Report

     Follow-up: Nadim Issa - phone tree on committee membership
   - 4.3 Nominating Committee Report

     Follow-up: Eleanor Schiefflelin - phone tree on nomination deadline
   - 4.4 Ad hoc Road Committee Report

     Follow-up: Nadim Issa - phone tree on committee membership

     Follow-up: Joan Murphy - Thank you to George Elliot
5. Ombudsman Report
6. Unfinished Business
   - 6.1 Community Assessment Fund reimbursement from Community Planning Fund

     Follow-up: Carla Healy/Nadim Issa - request reimbursement
   - 6.2 Berg, et al Invoice Payment

     Follow-up: Carla Healy - Verify payment
   - 6.3 Sullivan and Tabarraci Bill

     Follow-up: Patrick Wolberd - Chair executive session re committee problems and recommendation to Board
   - 6.4 Johansson Road Work Reimbursement Request

     Follow-up: Walter Wunsch - Call Rai Johansson re Board decision

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Glastonbury Landowners Association
Board of Directors Meeting
Agenda
August 2, 1997

6.5 Fee Simple Upgrade Conversion

Follow-up: Patrick Wolberd - Send comt. composed letter to Ed Frances

6.6 New Assessment Format

Follow-up: Carla Healy - Give Nadim Issa info. needed to project income

Follow-up: Nadim Issa - Project income on new plan vs old plan

7. Tabled Business

7.1 Covenants Shelter Requirement - Pending receipt of more complete information re lenders position on shelters

Follow-up: John Waid/Lubertus VanHulsen - Check with lenders re any problems

8. New Business

8.1 Court Ordered Community Service - Nadim Issa

8.2 Covenants Vote - Carla Healy

8.3 William Pitt No Trespassing Signs - Carla Healy

8.4 Nap Weed Spraying - Carla Healy

8.5

8.6

8.7

8.8

9. Open Floor Comments

10. Next Meeting

11. Adjournment

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PATRICK WOLBERD, President
Glastonbury Landowners Assoc., Inc.
P. O. Box 312
Emigrant, MT 59027

June 24, 1997

Attn: Alexandra Volkerts
Sullivan & Tabaracci, Attorneys at Law
430 Ryman
Missoula, MT 59802

Dear Ms. Volkerts,

Thank you for your response to my letter of 5/31/97, clarifying the $867.60 billing for the period of 2/3-7/97 and the $190.20 billing for the period of 2/26 & 27/97. Your clarifications, as well as those received from Dr. Dratz, were very helpful. Based on these responses, I will be recommending to the committee that the balance of your bill be paid in full. It was very considerate of you to offer some adjustment on the remaining balance. Being a nonprofit group, we would appreciate any adjustment you deem appropriate. Please send a final bill to my attention, C/O Glastonbury Landowners Association, Inc., P.O. Box 312, Emigrant, MT 59027.

As I am certain you are aware that groups working with community money must thoroughly document the details of all expenditures. As a group of volunteers we meet at irregular intervals and decisions are made by the group, not unilaterally, hence approvals require more time There were some initial difficulties obtaining documentation from your office due to the a misunderstanding as to who was authorized access to your records of our project, complicated by Dr. Dratz being back east for an extended period of time. I do acknowledge that we also dropped the ball by thinking that this situation was being handled over a period of several weeks, when in fact it was not. You have my most sincere apology for any inconvenience this has caused your office, and hope you will understand that we have never had any intention to not honor our obligation once we received all the documentation and understood what work was done, when and for what purpose.

It may take a couple of weeks to obtain committee approval for this final payment and get a check cut and sent to you. If any problems develop with this process I or Carla Healy will be in touch with your office to keep you informed of our progress.

Thank you for your patience and kind consideration in this matter.

Sincerely,

Patrick Wolberd, President

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Memo to Glastonbury Landowners Ass'n.
Attn: Patrick Wolbert chairman
Re. agenda meeting 7/12/97.
Date 7/11/97.

fax
8484508

I hereby request that you add to agenda of 7/12/97 meeting of Landowners Ass'n Board.
the following point:
- the issue of a shelter requirement for landowners in the new, revised Glastonbury Covenants, to be voted on soon.

Comment: I strongly oppose this requirement, since it will nullify the effect of fee simple ownership, if we decide to go that direction as El Morya recommends. Potential landowners and banks will not accept this requirement. Therefore it is urgent that we address this A&AF.

Lubertus Vanthulzen, Landowner
1303 E. Montana Livingston
222-3639.

cc. Edward Francis

INSTY-PRINTS LIV ID:406-222-8216 JUL 11'97 15:51 No.003 P.01

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GREENRAY SURVEYS

HENRY F. LEE, L.S.
P.O. BOX 194 • CHELSEA, VERMONT 05038
(802) 685-3057

June 25,1997

Dear Carla and Patrick;

I am writing you both with my concerns about the "shelter" clause in the draft copy of the new covenants the "Association" will use to govern the Community of Glastonbury.

I am very excited about the new direction the Community is taking towards being a more inclusive outer Community of the Church. The availability of Fee Simple ownership for those desiring it will be the catalyst necessary to bring needed capital to bear in its development. The ability to borrow from the larger business community is a must for those souls with a dream and energy but no funds.

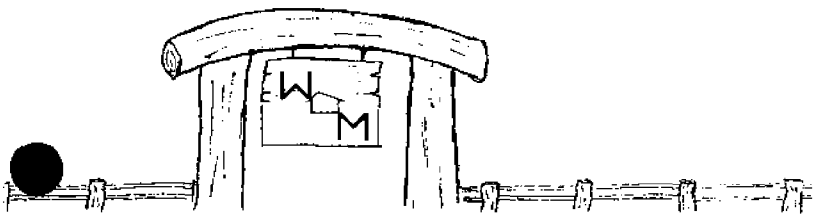
The retention of the requirement for shelter space with any dwelling or habitation will only keep the status quo of "unborrowability" perpetuated. As sensible and practical a need as it might be for the landowner, show me the loan officer willing to extend a line of credit another 10 to 20 to 30 thousand, depending on the size of the family, to purchase the "required" shelter space. Shelters are at best a life saving insurance policy against a possible future event. We all grumble about the cost of insuring our cars, health and homes against possilble future calamity and buy that coverage we can best afford. The money we put towards insuring ourselves is an intangible asset whose value might never be realized by the investor. It is only our beliefs, as respecters of life and adherents to the tenets of the Church, which give the shelters any tangible value. Bankers do not invest in beliefs. They want resellable assets in the event of a foreclosure.

These truths apply to Keepers just as powerfully as non-Keepers. If the Community of Glastonbury is going to become the dynamic crossection of Lightbearers we all envision as the vital outer Community the new people, as well as present capital needy owners, are going to have to be able to get financing from the outside.

The greatest motivator in life is personal choice. If the covenants give a "recommendation" that owners become aware of and manage their personal risk by having a shelter space available for their families, and when they look at the people in the Community and see them supplying and maintaining that need, out of their love for life and the Teachings, the motivation will be there. Legislating compliance to a belief has never held the same force as personal committment and I feel Glastonbury would be best served by doing everything they can to give new dreams, and the money needed to bring them forth, a chance to flourish by being truly inclusive.

Sincerely;

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WESTERN HOME MORTGAGE CORPORATION

July 17, 1997

Bert VanHulzen
1303 E. Montana
Livingston MT 59047

Dear Bert,

Per our conversation earlier this week, the purpose of this letter is to address the effects of a proposed covenant requiring fallout shelters for homes in the Glastonbury area. It is my opinion that this requirement would have two adverse affects on these properties. The first being marketing of the properties, and the second being financing.

As we all are aware, Paradise Valley is a very desirable area for prospective homebuyers. If property covenants require items that are not standard or required on other similar properties, that property becomes less desirable.

In order to obtain financing on any residential property, we require an appraisal be performed. The appraiser is required to compare the subject property to a minimum of three similar properties that have sold within the last six months. For properties with fallout shelters, the appraiser would have to find other properties with fallout shelters that have recently sold, and state that they are common and typical to our area. When a property is considered unique or non-typical, our underwriters are hesitant to approve the property for financing.

We have recently been unsuccessful in obtaining financing on properties with alternative energy sources, earth berm homes, and numerous outbuildings. Several years ago it was difficult to finance log homes, because they were not common and typical to our area.

Should you have any further questions regarding this matter, please feel free to contact me.

Sincerely,

Cyndy R. Rigler
President

Corporate Office
123 East Callender • Livingston, MT 59047
email: homemrtg@alpinet.net
(406) 222-3900 • Fax (406) 222-3961

Miles City Branch
2503 Main St. • P.O. Box 340 • Miles City, MT 59301
email: ckalfellwhm@mcn.net
(406) 232-2260 • Fax (406) 232-2264

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8-2-97 GLA Boulder
Attendees

NAME	PHONE
HORUS BRAILSFORD	333-4316
Evelyn Hall	3-4369
DANIEL T. WOODRIFF	3-4789
Fred Morrell	333-4960

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Glastonbury Landowners Association
Board of Directors Meeting
Minutes of Meeting
August 23, 1997

1. **Call to Order, Invocation** - Patrick Wolberd opened the meeting at 9:20 a.m. Present: Patrick Wolberd, Eleanor Schieffelin, Joan Murphy, Walter Wunsch, Nadim Issa, Philip Hoag, Marjorie Lombard and Dan Kehoe, Sr. Carla Healy was absent.

2. **Reading and Disposition of Minutes** - The Minutes of August 2nd were approved as corrected. Sign-in sheet was circulated for community members to register.

3. **Order of Business** - It was agreed that focus of the meeting would be on the Fee Simple Policy (6.5), the Nominating Committee Report Follow-up (4.3) and the Covenants Shelter Requirement (7.1) and to table the remaining agenda after the Treasurer's Report.

4. **Reports of Officers and Committees**

Treasurer's Report - Nadim Issa reported that as of August 20th the Association has received community assessments in the amount of $2,407.28. As of last report on June 23, 1997 there was a balance of $2,567.88. There is now a total balance of $4,975.16. Notes have been received regarding the requirement to send accurate and easy to understand statements.

6. Unfinished Business (Order of Business)

6.5 Fee Simple Upgrade Conversion - Joan Murphy reminded all that on March 11th El Morya recommended Glastonbury become fee simple. She stated that on July 12th the GLA was presented with a fee simple proposal from the Ranch. Joan Murphy read the letter dated July 17th sent to Edward Francis in reply to this proposal. This letter was signed by Patrick Wolberd and was sent on behalf of GLA. Copies of this letter went to all members of the Executive Board of the Church. This letter asked for a meeting of the GLA with the Executive Board. Copy of this letter is filed herewith.

Report of Meeting - The meeting requested took place on August 18th. Dan Kehoe, Walter Wunsch, Nadim Issa, Joan Murphy, Marjorie Lombard and Philip Hoag reported on this meeting. The GLA Board was not in ageement with the Consumer Price Index inflationary aspect of the proposal and stated that real estate values do not go up with inflation and are, in fact, based on regional values, and that Glastonbury is basically a depressed area. Real estate transactions are based on what an informed buyer and an informed seller are willing to agree on. Group dynamics were in operation during this meeting with all members of the Executive Board, including the GLA , contributing to the discussion. Tentative agreement finally reached provides what the last page of the Draft Fee Simple Upgrade Policy reflects, copy filed herewith. The highlights are that

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there is no inflation factor and upgrades will have to be in cash with all assessments paid. For the 99 year lease there will be no extra payment to bring it up to value. The 55 year lease will require approximately 10% and the life estate approximately 18%. The Executive Board tentatively agreed to return to Glastonbury the fee simple upgrade process in a 30-50% ratio - this still being under discussion. These agreements will hold for one year. There will be an approximately 5% increase after the first year, and after the second year the land will be at market value. Tenants in common must all upgrade to fee simple together or subdivide and act individually.

Comments and Questions of Community Members :

Stephen Howard congratulated the GLA Board for the letter sent to Edward Francis.

Jerry Dirkers wanted to know about the assessments since he has paid for the whole year of 1997. Answer: He will be billed in January 1998.

Dan Kehoe, Jr. asked if real estate taxes had to be current to upgrade. Answer: This issue was not addressed.

Ruth Brown congratulated the GLA Board on their fine work and asked if parcels are subdivided will the assessments be changed. Answer: Probably not, the excess funds to go into a reserve fund.

Lubertis vanHulzen added his thanks to the GLA Board and asked for clarification of the percentages on each lease. Answer: Percentages were repeated.

Copies of the Draft Fee Simple Upgrade Policy were distributed to all community members present.

4.3 Nominating Committee Report Follow-up; Community meeting to review restated covenants: (Order of Business)
Patrick Wolberd stated only the changes made since the last community meeting would be reviewed.

7.1 Covenants Shelter Requirement (Order of Business) - The revised covenants now read in paragraph 6.06 under Fallout Shelters, "It is the policy of this development to **recommend but not require** the construction, installation or availability of a fallout shelter underneath, behind, in the basement of or **within reasonable** proximity to every dwelling or habitation placed upon any parcel." The word "recommend " is used rather than "required".

Discussion:
P. Wolberd stated there has been concern from some landowners about the effects of having a required shelter on the sale and resale value of land in Glastonbury. Financial

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lending institutions may or may not have a problem with shelters on properties considered for loans. Unsightly shelters on neighboring land may present problems, also. Pamela Kniffen suggested calling the shelters "wine cellars".

Andrew Field wanted to know the timetable for acceptance of the covenants. Answer: See the August 2,1997 minutes of the GLA Board Meeting, Sec. 4.3, 3-9.

Fred Morsell asked about the question of people who do not have shelters; that is, what will they do in time of an emergency. Answer: This problem already exists and the building of shelters cannot be forced. Fred Morsell then stated that the Board should remind everyone of the need to have a shelter. Patrick Wolberd replied that construction plans should have a place for a shelter even though one is not required.

Lubertlus vanHulzen stated a local neighbor was not interested in buying property with a shelter on it even though it had been previous owned by the family.

Ruth Brown commented that the strongest tool for collecting assessments would be the desire to go fee simple since all assessments must be paid current to do so.

Andrew Field stressed creating the best community that we can possibly build in order to attract good people.

Walter Wunsch said we need to re-define our mission for the community since the GCPC encompassed everyone whereas now the GLA focuses on landowners.

Joan Murphy stated the language in 11.03 Annual Community Assessment had been clarified with no change in content.

Patrick Wolberd stated that the Board is in full support of the new restated covenants. Vote was taken by written ballot of all community members present to accept or reject the covenants with the current changes. Vote was Yes - 26, No - 2.

Motion: Marjorie Lombard moved to send the revised covenants back to Edward Francis. Dan Kehoe seconded the motion. Motion passed unanimously.

8.1 New Business.
Philip Hoag stated that Fridley Creek was dry due to a log jam in Fridley Creek - this in answer to one community member's concern. He stated David Newhouse would address the problem and would be at the next meeting.

4. Reports of Officers and Committees (continuing)

4.1 Treasurer's Report
Walter Wunsch reported he contacted Blakely and Walters for quotes on services. Also, Doug

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Holm was contacted for his fees. From Blakely a monthly financial report would cost $50; a quarterly statement, $100; and a yearly reconciliation $150 -200.
Doug Holm would expect about $35 monthly, $65 quarterly and $150-200 yearly.
Discussion: Doug Holm knows the community and people in the community know him. Doug Holm is a CPA and has good reputation.
Motion: Walter Wunsch moved to retain Doug Holm for financial services. Nadim Issa seconded the motion. Motion passed unanimously.
Follow-up: Walter Wunsch will write a letter of thanks to H. Kramer telling her of the Board's decision. Follow-up: Walter Wunsch will obtain a letter of understanding with Doug Holm.

Follow-up: P. Hoag will have draft letter to landowners re five points next meeting.

4.2 Ad hoc Budget Committee Report
Follow-up: Nadim Issa will move on phone tree on committee membership.

4.3 Nominating Committee Report (Moved up on agenda to 3. Order of Business)

4.4 Ad hoc Road Committee Report: Road Committee will have first meeting soon.

5. Ombudsman Report (none)

6. Unfinished Business
6.1 Community Assessment Fund reimbursement from Community Planning Fund
Follow-up: Dan Kehoe drafted cover memo on reimbursement request and sent it to Carla Healy. Reply has not been received.

6.2 Sullivan and Tabarraci Bill
Follow-up: Carla Healy is handling this matter.

6.3 Johannson Road Work Reimbursement Request
Follow-up: Raya Johannson has not returned yet.

6.4 Fee Simple Upgrade Conversion (Moved up to 3 on agenda. Order of Business)

6.5 New Assessment Format
Follow-up: Format is being worked on.

6.6 Covenants Vote Time Table
Follow-up: Time table is in process.

6.7 Knap Weed Spraying Notice to Landowners
Follow-up: P. Hoag reported notice went out. Residents need to spray or remove weeds up to the road.

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6.8 Hite/Segal/Brailsford Parcel Complaint
Follow-up: Complaint has been resolved. D. Kehoe and W.Wunch facilitated solution. Brailsfords also obtained legal help in solving problem. Letter was drafted.
Follow-up: Patrick will send a letter to the Brailsfords for their records.

6.9 Kathleen Ullrich Junky Trailer Complaint
Follow-up: Letter sent. P. Hoag has talked to Kathleen and she has promised to remove the trailer. Current covenants require board to allow 14 days for response after receipt of letter. P. Hoag will call Kathleen again in a few days.

6.10 Complaint Procedure
Follow-up: P. Hoag presented draft of Community of Glastonbury Landowner Covenant Complaint Form. Copy of this form is filed herewith. P. Hoag emphasized that complaints must be presented in writing and be signed. Complaints will be sent back if it is assessed that the complaint stems from emotional reaction. D. Kehoe suggested that the header be moved higher to allow more room for the History of Problem.

9. Open Floor Comments:
Dan Kehoe, Jr. pointed out that there is a typo in Paragraph 4.02 in the Covenants. He also said that Paragraph i and Paragraph j are redundent. Discussion followed. P. Wolberd commented that probably j would be deleted leaving i

D. Lundberg commented that there is a junky car on Kathleen Ullrich's property which is an eye-sore. He was told he can submit a complaint as long as he is a landowner.

10. Next meeting - September 15, 1997 at the North Glastonbury Teaching Center.

11. Adjournment - 12:05 p.m.

Laurel Matthews

Laurel Matthews, Acting Secretary

8-27-97

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Glastonbury Landowners Association
Board of Directors Meeting
Agenda
August 23, 1997

1. Call to Order, Invocation (and waiver of notice if required)
2. Reading and Disposition of Minutes
3. Order of Business

   6.5 Fee Simple Upgrade Conversion

   Follow-up: J. Murphy - notify Board of ex. comt. mtg. & rpt. back to Board

   4.3 Nominating Committee Report

   Follow-up: Board to hold community mtg re restated covenants

   7.1 Covenants Shelter Requirement

   Follow-up: tabled to August 23rd community meeting

4. Reports of Officers and Committees

   4.1 Treasurer Report

   Follow-up: W. Wunsch & N. Issa - price out accounting/bookkeeping firms

   Follow-up: W. Wunsch - speak with H. Kramer re posting assessments

   Follow-up: P. Hoag - draft letter to landowners re five points noted

   4.2 Ad hoc Budget Committee Report

   Follow-up: Nadim Issa - phone tree on committee membership

   4.3 Nominating Committee Report (Moved up on agenda to 3. Order of Business)

   Follow-up: C. Healy - request of E. Francis, final draft of restated covenants

   Follow-up: J. Murphy - mail restated covenants to all former Governance Subcommittee members

   Follow-up: GLA Board - hold community meeting re restated covenants

   4.4 Ad hoc Road Committee Report

5. Ombudsman Report
6. Unfinished Business

   6.1 Community Assessment Fund reimbursement from Community Planning Fund

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Glastonbury Landowners Association
Board of Directors Meeting
Agenda
August 23, 1997

Follow-up: D. Kehoe - draft cover memo on reimbursement request

6.2 Sullivan and Tabarraci Bill

Follow-up: C. Healy - get check cut from Community Planning Fund & sent

6.3 Johansson Road Work Reimbursement Request

Follow-up: Walter Wunsch - call Rai Johansson re Board decision

6.4 Fee Simple Upgrade Conversion (Moved up on agenda to 3. Order of Business)

Follow-up: J. Murphy - notify Board of ex. comt. mtg. & rpt. back to Board

6.5 New Assessment Format

Follow-up: Carla Healy - Give Nadim Issa info. projected income by 8/8/97

Follow-up: Nadim Issa - Project income on new plan vs old plan by 8/12/97

6.6 Covenants Vote Time Table

Follow-up: C. Healy - convey suggested time table to E. Francis

6.7 Nap Weed Spraying Notice to Landowners

Follow-up: P. Hoag - draft phone tree re need to spray

6.8 Hite/Segal/Brailsford Parcel Complaint

Follow-up: P. Wolberd - send notice of covenants violation to landowners

8.9 Kathleen Ullrich Junky Trailer Complaint

Follow-up: P. Wolberd - send notice of covenants violation to K. Ullrich

8.10 Complaint Procedure

Follow-up: P. Hoag - draft complaint form and procedure

7. Tabled Business

7.2 Court Ordered Community Service - Nadim Issa

7.3 William Pitt No Trespassing Signs - Carla Healy

Follow-up: tabled pending completion of complaint form

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Glastonbury Landowners Association
Board of Directors Meeting
Agenda
August 23, 1997

8. New Business

   8.1

   8.2

   8.3

   8.4

9. Open Floor Comments

10. Next Meeting - September 27, 1997

11. Adjournment

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DRAFT

FEE SIMPLE UPGRADE POLICY

Upgrade Fees:

The fee to upgrade a parcel from a life-estate or estate-for-years ownership to fee simple ownership is based on a formula that takes the original purchase price and multiplies it by a factor to convert it to the market value listed on our published price list in effect at the time of original purchase. This figure, which is also called the Unadjusted Upgrading Fee, is multiplied by an inflation factor based on the percentage change in the Consumer Price Index (CPI) from the time of purchase to the time of upgrading. Full credit will be given for any upgrade fees previously paid for less than fee simple title. The following tables and examples show the formulas that will be used.

Original Purchase Price	
Description of Ownership	Discount Given
99-Year Estate for Years	Market Value x 95%
55-Year Estate for Years or Joint-Owner Life Estate	Market Value x 85%
Normal Life Estate	Market Value x 75%

Formula for Upgrading to Fee Simple Ownership	
Description of Upgrade	Upgrade Fee Formula
Normal Life Estate To Fee Simple	Original Purchase Price x .333 + Inflation Factor*
Joint-Owner Life Estate To Fee Simple	Original Purchase Price x .176 + Inflation Factor*
55-Year Estate for Years to Fee Simple	Original Purchase Price x .176 + Inflation Factor*
99-Year Estate for Years to Fee Simple	Original Purchase Price x .053 + Inflation Factor*

*Inflation Factor = Unadjusted Upgrading Fee x % Change in the CPI from date of closing of original purchase to the date of closing of upgrade transaction. Note: CPI is the department of Labor Bureau of Labor Statistics Consumer Price Index for "U.S. City Average All Urban Consumers."

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Examples:

1. 99-Year Estate Purchase in March 1985 for $34,722.50

a) Unadjusted Upgrading Fee: Original Purchase Price x .053	$1,840.29
b) Inflation Factor: 50.3% x Unadjusted Upgrading Fee	927.51
c) Fee Simple Upgrade Fee	$2,767.80

2. 55-Year Estate Purchased in March 1987 for $33,150

a) Unadjusted Upgrading Fee: Original Purchase Price x .176	$5,843.40
b) Inflation Factor: 42.8% x Unadjusted Upgrading Fee	2,500.97
c) Fee Simple Upgrade Fee	$8,455.37

3. Life Estate Purchased in March 1989 for $25,500

a) Unadjusted Upgrading Fee: Original Purchase Price x .333	$8,491.50
b) Inflation Factor: 31% x Unadjusted Upgrading Fee	2,632.36
c) Fee Simple Upgrade Fee	$11,123.86

Fee Simple Upgrading for Subdivided Tracts:

Any tract that has been legally subdivided may be upgraded to fee simple ownership. The same formula will be used except that the Fee Simple Upgrade Fee will be multiplied by the percentage of acreage of the original parcel that has been subdivided. Undivided interests may only be upgraded with the entire parcel.

Example:

55-Year Estate Purchased in March 1987 for $33,150 was subsequently subdivided. Tract A is 2 acres which is 10% of the original tract.

a) Unadjusted Upgrading Fee: Original Purchase Price x .176	$5,843.40
b) Inflation Factor: 42.8% x Unadjusted Upgrading Fee	2,500.97
	8,455.37
c) Fee Simple Upgrade Fee x 10%	$ 845.53

Standard Terms and Conditions:

- Cash payment in full at time of closing.
- This policy is effective upon approval and recordation of Restated Declaration of Covenants
- Fees and terms are subject to change without notice.
- Parcels to be upgraded are subject to the terms and conditions of a standard purchase agreement and covenants, conditions, restrictions and easements of record.

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Critique of Draft Proposal For Fee Simple Upgrade Policy

The draft articulates a formula for changing ownership from estate-for-years and life estates to fee simple for the Community of Glastonbury.

The proposal under review is based on a formula that converts the original purchase price upward to the price list in effect at the time of original purchase.

The fairness of such a formula is based on the assumption that the column entitled "Estimated Current Market Value" in the literature entitled "Parcel Pricing, Discounts, and Purchase Information" was indeed a fair and accurate representation of the actual market value of such property. Most of the existing landowners do not accept such an assumption as correct. They consider that the Estimated Market Value was overstated.

Further, the formula goes on to add an Inflation Factor on the difference between the Actual Purchase Price and the column entitled "Estimated Current Market Value." The fairness of this next addition to the price is based on the assumption that the land values in the Community of Glastonbury rose along with our nation's Consumer Price Index (CPI). The landowners contend that the CPI has hardly any impact on Glastonbury land values.

Further, the formula assumes that the above two factors are the only factors affecting property values in the Community of Glastonbury. Most Landowners contend that, considering the other factors affecting the value of Glastonbury property, there have been several negative influences.

Consumer Price Index (CPI)

The CPI is a measure of living costs based on changes in the cost of certain services and consumer goods derived from periodic surveys. The CPI is widely used to measure changes in the cost of maintaining a certain standard of living. A number of nations use such an index, but they compute them in various different ways.

The U. S. index data pertains only to wage and salary earners in large population areas and such limitations in the coverage is often overlooked by people who use it. For broad analytical uses, such as measuring changes in the national welfare, a more comprehensive index is needed that covers the whole population, including persons living in rural areas, single persons and high income families.

The CPI has a fundamental conceptual difficulty in that it is defined in terms that are not really appropriate for many of the uses to which it is presently applied. For the most part, the CPI simply gives an indication of the amount of yearly inflation in the national economy. The yearly amount of inflation in the national economy expressed as a percentage change from the previous year is simply another way of describing the decrease in the purchasing power of the dollar.

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The Board of Directors of the Glastonbury Landowners Association (GLA) objects to the existing fee simple proposal, which we shall refer to as Proposal #1. Our Board would like to see Proposal #1 replaced by one of the following proposals. When you review these proposals, please keep in mind that as of May 1, 1997 the GLA has been assigned the Church's responsibility for the mangement of the Community of Glastonbury.

The GLA Board feels that if Proposal #1 is forced upon our Community, the backlash from the landowners would cause serious problems for the GLA and our Church. In the following proposals, the "Original Market Value" is identical to the amount listed for a 99 Year Term on the attached document entitled "Parcel Pricing, Discounts, And Purchase Information."

Formulas For Upgrading To Fee Simple Ownership:

Proposal #	Ownership Description	Cash Settlement	Transfer Cost Paid By
2	99 Year Lease	- 0 -	Landowner
	55 Year Lease	- 0 -	"
	Life Estate	- 0 -	"
3	99 Year Lease	- 0 -	Landowner
	55 Year Lease	5% Payment	"
	Life Estate	10% Payment	"

The GLA wouild also suggest that a portion of the proceeds goes to the Glastonbury Assessment Fund to help meet the financial needs of the GLA.

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Examples:

		Estimated Negotiated Formula ↓
1. 99-Year Estate Purchase in March 1985 for $34,722.50		
a) Unadjusted Upgrading Fee: Original Purchase Price x .053	$1,840.29	-0-
b) Inflation Factor: 50.3% x Unadjusted Upgrading Fee	927.51	-0-
c) Fee Simple Upgrade Fee	$2,767.80	-0-
2. 55-Year Estate Purchased in March 1987 for $33,150		
a) Unadjusted Upgrading Fee: Original Purchase Price x .176	$5,843.40	x 10% 3,315.
b) Inflation Factor: 42.8% x Unadjusted Upgrading Fee	2,500.97	-0-
c) Fee Simple Upgrade Fee	$8,455.37	3,315.
3. Life Estate Purchased in March 1989 for $25,500		
a) Unadjusted Upgrading Fee: Original Purchase Price x .333	$8,491.50	x 20% 5,100.
b) Inflation Factor: 31% x Unadjusted Upgrading Fee	2,632.36	-0-
c) Fee Simple Upgrade Fee	$11,123.86	5,100

Fee Simple Upgrading for Subdivided Tracts:

Any tract that has been legally subdivided may be upgraded to fee simple ownership. The same formula will be used except that the Fee Simple Upgrade Fee will be multiplied by the percentage of acreage of the original parcel that has been subdivided. Undivided interests may only be upgraded with the entire parcel.

Example:

55-Year Estate Purchased in March 1987 for $33,150 was subsequently subdivided. Tract A is 2 acres which is 10% of the original tract.

a) Unadjusted Upgrading Fee: Original Purchase Price x .176	$5,843.40
b) Inflation Factor: 42.8% x Unadjusted Upgrading Fee	2,500.97
	8,455.37
c) Fee Simple Upgrade Fee x 10%	$ 845.53

Standard Terms and Conditions:

- Cash payment in full at time of closing.
- This policy is effective upon approval and recordation of Restated Declaration of Covenants
- Fees and terms are subject to change without notice.
- Parcels to be upgraded are subject to the terms and conditions of a standard purchase agreement and covenants, conditions, restrictions and easements of record.

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Community of Glastonbury
Land Owner Covenant Complaint Form

Date _____

Name Of Land Owner Complainant: _____
address

Specific section in Covenants relating to alleged violation # _____
Regarding: _____

History of Problem:_____
_____
_____
_____
_____
_____
_____
_____(attach sheet if more space needed)

Name of Landowner involved in purported violation: _____

Have you communicated with this landowner and tried to resolve the alleged violation? _____ (If no, please do so before submitting a complaint.)

If you have attempted to communicate and resolve the problem on your own give the date and time and details of the exchange: _____
_____
_____
_____
_____
_____(attach sheet if more space needed)

Reviewed by Land Owners Association Board on:_____

Recommended Action: _____
_____
_____
_____
_____
_____

Date received by Land Owners Association Board: _____

Mail this completed form to Glastonbury Land owners Association, P.O. Box ___ Emigrant, MT 59027. Forms submitted with incomplete information will be returned to the complainant for completion.

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GLASTONBURY LANDOWNERS ASSOCIATION, INC.

P.O. Box 312
Emigrant, MT 59027

July 17, 1997

Edward Francis
C.U.T. Executive Board
P.O. Box 5000
Corwin Springs, MT 59030

Dear Edward,

We are writing with regard to the new partnership being established between Glastonbury and Church Universal and Triumphant. We believe that in addition to having fallen short in its objective as an Ascended Master Community, Glastonbury is also a failed real estate development. The new paradigm, as we understand it, is for us to work collaboratively to reenergize Glastonbury as a community as well as a successful real estate development project. It is with the belief that we are in a survival mode that requires extraordinary measures, and in the Spirit of cooperation that we are writing.

All of us, not just our church (as the developer), have a stake in the manner in which this conversion to fee-simple ownership takes place. This subject is very sensitive, especially to long-standing Glastonbury landowners who are your strongest allies in rejuvenating this project.

It is essential that any public statements or actions by church authorities regarding Glastonbury be coordinated with the Glastonbury Landowners Association (GLA) and/or the Glastonbury Teaching Centers. The credibility of the church leadership and Glastonbury leadership rests on this premise. This having been said, we are requesting a meeting with the Executive Board to discuss the method by which Glastonbury property ownership is converted from estate-for-years/life to fee-simple ownership, before a final decision or notice is sent out to the current landowners.

Some of our thoughts on this matter are:

1. It is very difficult to determine land valuation in Glastonbury, since no comparisons truly exist. Many landowners believe the price was inflated at purchase and has subsequently been devalued as a result of inadequate covenant enforcement and the absence of community facilities other than basic infrastructure. The high percentage of mobile homes, their noncompliance with the existing covenants, their close proximity to site-built homes, and the occurrence of unsightly and incomplete structures (especially shelters), are some examples.

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2. Many of the early purchasers of Glastonbury property are longtime Church supporters, yet at the present time are just barely able to economically sustain themselves. These are not entitlement-conscious people who go through life looking for handouts. These are people who made a sacrifice coming here, came with faith and generosity to be part of the vision to build an Ascended Master Community in Glastonbury. For Glastonbury to be put on a new course, the existing landowners need to be highly motivated and enthusiastic to turn this community into a going concern. This will require several years of hard work and enthusiasm on the part of the current landowners. It is imperative, therefore, that a collaborative partnership be established up front for Glastonbury to become successful.

3. With the changes that have taken place over the last few years, many landowners are rethinking where they should live. These are very dedicated church members who are having second thoughts about the importance of continuing to live here, wondering if the need for Glastonbury is of sufficient importance to continue the sacrifice.

4. The landowners of Glastonbury need a taste of success and a hope for a community victory. Glastonbury desperately needs to know it will have a close working relationship with an understanding and cooperative church leadership who will make positive and progressive decisions concerning Glastonbury, and be true partners in a unified vision.

5. We encourage you to consider that it would be advantageous for Church Universal and Triumphant, as the real estate developer and owner of all prospective commercial and recreational land, to protect its financial interests in this community by nurturing its relationship with its most valued customers, the current landowners, in addition to doing some development to attract new customers to Glastonbury. We believe it is vital that a dynamic and trusting relationship with the current landowners be embraced to accomplish this end. This, in turn, is what will attract outside buyers and developers. In the long view, this is an important key to making Glastonbury a successfully integrated community and profitable real estate development.

Please let us know at your earliest possible convenience when we might meet with the Executive Board to further discuss this matter.

In the Spirit of cooperation and with best regards,

Patrick Wolberd, President
Glastonbury Landowners Assoc., Inc.

c: Gilbert Cleirbaut
Andreas Fortino
Rev. Neroli Duffy
Murray Steinman
Kathleen Boyle
Teresa McNicholas
Richard Smith
William Malik

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GLA 00054

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Glastonbury Landowners' Association Meeting
Board of Directors Meeting
Minutes of Meeting
September 15, 1997

1. Call to Order, Invocation -- Patrick Wolberd opened the meeting at 7: 40 p.m.
Present: Patrick Wolberd (President), Eleanor Schieffelin (Vice President), Joan Murphy (Secretary), Nadim Issa (Treasurer), Walter Wunsch , Carla Healy and Marjorie Lombard.
Absent: Philip Hoag and Dan Kehoe.

2. Reading and Disposition of Minutes -- The Minutes of August 23rd were approved as corrected.

3. Order of Business -- It was agreed that the initial focus of the meeting would be clarification of the Restated Declaration of Covenants and the mail-in vote timetable.

4. Current Business --

4.1 Ullrich Letter. An acknowledgment letter to Kathleen Ullrich from the GLA Board regarding her removal of her non-compliant mobile home from Glastonbury North was read.

4.2 Kenley Letter. A letter dated 9-9-97 from Malkolm and Jennifer Kenley to Edward Francis was read. A copy of the letter is attached.

4.3 Review of Restated Covenants. President Patrick Wolberd asked the audience of Glastonbury residents to follow the usual protocol for asking questions, and to keep their comments to the point. He stated that this was not the time to discuss making changes to the covenants, rather to seek clarification. He also reminded the audience that there would always be a chance to revise the Covenants in the future, probably on an item-by-item amendment basis.

It was also stated at the outset that the number of voters needed to pass the Covenants was tallied differently than in regular county elections. In the latter, 51% of those who actually vote put a candidate into office. In the case of the Covenants, it is 51% of all the membership, not just those voting, who will decide. And thus, at least 51% of the membership must respond. If many of the Glastonbury voting members are indifferent and do not vote, the new Covenants could be struck down due to lack of affirmative votes.

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Questions or comments about the final draft of the Restated Covenants were solicited on a page-by-page basis. The main comments and any responses are as follows, referencing the sections and subsections of the Restated Covenants:

4.4 Section 2.06. Adoption of Land Use Master Plan.

4.4.1 Nadim Issa read a letter from John Alexander et al. which voiced concerns that because the Land Use Master Plan (LUMP) is unknown at this time, we may be giving up rights that we will later regret. Board Members responded that the LUMP will also need a 51% vote of the membership, just like the covenants, and that each member will have a chance to respond to them.

4.4.2 John Alexander voiced concern that 51% is not consensus. The President responded that when the GCPC was formed, Edward Francis recommended that the planning process operate from consensus, but that implementation would always require a vote.

4.4.3 One resident inquired whether on not current structures would be allowed under a LUMP. A Board member stated that this would be a matter for the voting members to decide, but that he would not support a LUMP that does not allow grandfathering of structures that were already in compliance with the current Covenants. Under the original Covenants, all Glastonbury landowners who want to build any structure on their property have always needed to go through the Glastonbury Project Review Committee (GPRC). It was also noted that the GLA Board can only make rules in accordance with the Covenants, to clarify those Covenants.

4.5 Section 3.16. Landowner (definition).

One audience member said that she had bought 2 acres from a landowner but that the subdivision paperwork was not ready, and thus they don't own their land yet, even though they have developed it. She wanted to know if they could still vote on the Covenants. A Board member responded that if one doesn't hold a valid deed to land, you can't vote on the Covenants. However, it was suggested that the questioner either get the landowner to give her a limited power of attorney, or to try to persuade the owner to vote as she would vote.

4.6 Section 4.02. Landowners' Animals.

4.6.1 One audience participant commented that he thought landowners should be able to have a dog that would threaten humans when people trespass onto their property without asking permission. He said this should include road easements, which are owned by the landowner. The clarification was that the landowner has the right to use his land that has an easement in a manner that does not infringe on the easement use. This has been true under the old Covenants, and will remain true under the new ones.

4.6.2 Another Board member commented that "we can't change the proposed Covenants now, because they are already in the hands of the members. If they are approved,

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and if you have a disagreement with the Covenants, you will need to work on amending them at a later date."

4.6.3 There was a general discussion about governance. It was observed that there seemed to be a concern among some landowners that they can't trust anyone who governs. But without any Covenants at all, we would have a community without any rules. It was also stated that although power can be abused, rules can also free us up, and that possible abuse was no reason to vote against reasonable rules. We were reminded that under the old or the new Covenants, any landowner can go through due process using arbitration or the court system.

4.7 Section 5.13. Mineral Rights.
Question - Do we get mineral rights with a fee-simple title? Answer - No. Some are retained by the developer and some by a previous owner. If you want mineral rights, negotiate their purchase with the developer. You do retain subsurface water rights.

4.8 Section 8.01. Platted Road Easements.
Subsection "I" -- Someone asked if the "valid operator's license" language included a learner's permit. Response: Yes.
Subsection "j" -- In response to a concern that one couldn't do what one wanted on one's own road easement land, a response was that the Covenants were designed to protect the landowners' rights as well as those of the ones needing to use the easement.

4.9 Section 9.06. Review Process.
Question - Does a propane tank needed to be approved by the GPRC? Answer -- No. The structure requiring the tank does.

4.10 Section 10.02. Enforcement of Covenants.
P. Wolberd commented that with one of the earlier drafts of the Restated Covenants, there was a concern that a landowner would have no choice but go into binding arbitration. He had asked Edward to modify this to not *require* arbitration and preempt someone's right to go to a court of law. The language was changed so that binding arbitration would rule only if all parties agree.

4.11 Section 11.06. Effect of Non-Payment of Assessment.
4.11.1 Question -- Does a lien that gets recorded at the Recorder's Office affect one's land title? Answer: Yes, any lien can complicate a sale, and that's the clout of a lien. A lien has never been put on a Glastonbury landowner's property due to unpaid assessments, but the Association might wish to do so in the future. In addition, if landowners sell their parcel and have such a lien, the amount due would just be paid out of the proceeds. It was pointed out that, although there is no authority for the Board to impose fines, the Covenants do allow the Board to make a rule as to when to put a lien on property. If someone is

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considering selling their property, they must take note and be very clear who is responsible for paying the lien.

4.11.2 Another concern: 1.5% interest/mo is 18% per year and this seems too high. Response: This is a common rate of interest on credit cards and businesses. We are not a lending institution. We must compete with others in the business world or we could reasonably be the last to be paid by a landowner with his money. In fact, Glastonbury is now almost $20,000 behind in unpaid assessments.

4.11.3 Clarification was requested for paying the 1998 assessments under the new Covenants. Response: For each legal parcel, payment is $120 for land/yr. Each dwelling is $120/yr. If it is a co-tenancy parcel, each co-tenant pays $120 for land and $120 for his dwelling, as if he owned a subdivided piece. It would no longer be $240 divided by the co-tenants. Thus, this assessment structure gives no incentive to avoid subdividing.

4.11.4 The question arose as to whether common land on one's own parcel was subject to assessments. Answer: No, if not a separately subdivided tract. Yes, if it is a separately subdivided tract.

4.12 Section 12.02. Districts.
Question -- How do special districts get formed? Answer - It is a decision not to be made by the Board, but requires the "written consent of the Association." See the Bylaws for this, since Section 10.01 states that the "Association... shall manage its affairs in accordance with its...bylaws." The Bylaws describe how the Association decides to take action on something (Pages 3 & 4, Article 5, Section F4). They state that the governing percentage would be 51% of the total membership interest who cast votes at the meeting. They also state that there must be advance notice of an agenda, which would include any voting. Therefore, it wouldn't be possible for someone to slip a hidden voting agenda into a meeting without notifying the entire community. A quorum is 25% of all landowners of the Association.

4.13 Section 5.08. Cottage Industry and Light Manufacturing.
A landowner wrote a concern that it was difficult to establish these industries in the Community, and that this would be greatly helped if the developer would give land for a central point for warehousing, etc. The questioner was encouraged to join the LUMP committee and to work with his ideas in that group, as this was not a Covenant matter.

5. Open Floor Comments. Review of the Covenants was concluded. Other points of discussion:

5.1 Someone mentioned that there were at least four roads that desperately needed work. Carla Healy acknowledged that this was the case and something would be done. Someone

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else mentioned that this was a good reason to collect assessments, and that if the funds of the GLA run out, the GLA has no obligation to plow certain roads. In essence, the GLA can't be required to do something if there is no money to do it.

5.2 Question - Where does the land for the teaching centers fit into the picture? Answer - Someone commented that they remembered Edward had originally said that the developer would give 20 acres of land to the Teaching Centers and that they could pick out their spot, but that later they heard he said he was not including the right to choose from Reserved Land. Patrick Wolberd stated that the Board is arranging a meeting between the GLA Board, the executive Board of the developer, and representatives of the two Glastonbury Teaching Centers to discuss this matter.

5.3 Question - When will the LUMP be completed? Answer - P. Wolberd said he hopes it will be when the first elected Board of Directors of the GLA takes office, and that a first priority will be to form a LUMP committee.

5.4 A comment was made that Michael Van Hausen has some time available now, and that maybe it was a good time for him to help us with the LUMP.

5.5 Patrick Wolberd concluded in a statement for the Board that the Restated Covenants are being presented for a vote by the membership as a package, not piecemeal. He said that if you object to one or a few things, it is better to vote for them and then amend them later, than to vote against them or abstain from voting (since an abstention counts basically as a "no" vote by decreasing the percentage needed to pass the vote). If the membership does not vote for the Restated Covenants, the original Covenants will remain in effect. The new Covenants are important because they create the right of landowners to self-govern. He said it is also important to realize that our attorneys have advised us that the old Covenants probably won't stand a court challenge of being a closed community, and that such a lawsuit is only a matter of time. The attorneys we hired felt we were at high risk for such a lawsuit. All landowners got a letter stating clearly that the Board is encouraging all members to vote *for* the new Covenants. It is hoped all members will do so in the spirit of moving forward. Then, if there are concerns about certain points in the new Covenants, he encouraged members to bring these concerns to the first annual meeting (or soon thereafter) and ask that they be examined as possible amendments to the new Covenants. If we don't vote these Covenants in, we will have a Landowner's Association vulnerable to law suits. He encouraged people to look at the big picture, weighing any doubts against the impact of voting no.

5.6 A member in the audience commented that this document was a product of consensus, and it would not be a perfect document. He said that even the U.S. Constitution, which has terrible flaws, is still the best government in the world. It is the people in the community

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that will make it work. This system will allow good people to do well. He encouraged people to be active and participate.

5.7 The vote will take place on Saturday evening, 9-20-97, during the St. Germain services at each Glastonbury.

5.8 Someone commented that the developer still owns 66 parcels and so under the new Covenants they would pay Glastonbury about $660/month in assessments.

5.9 Patrick said that Edward Francis had told him that when we pass a LUMP, the developer could then endorse Reserved Land being brought under the Covenants.

5.10 There was also a question regarding the 51% needed to change the Covenants. The concern was that a new developer might buy land in Glastonbury; if the new developer held a large block of land he might then have a controlling interest. The current developer has a large block and is in this position.

5.11 It was stated that the last day to vote on the Covenants is September 20, 1997, and that the ballots must only be postmarked (not received) by this date. Concern was voiced that the ballots were not sent out until September 6, and that it typically takes 10 days, perhaps more, to reach Europe. Some landowners are even farther away, for example, in Tasmania. The point was made that even if these landowners received their ballot by September 16, they would have only 4-5 days to read the Covenants and respond. Although it was generally agreed that the lack of consideration time for overseas members was a regrettable error and oversight, the only way to rectify this would probably be to redo the entire voting process, which would take a considerable amount of time and money. Carla Healy stated that the developer had received only a few written comments from the field about the new draft Covenants that were sent out in April.

5.12 The question arose when the voting for the new Board would occur. Answer: sometime in November.

6. Old Business --

6.1 Walter Wunsch asked for formal Board approval of $500 for Glastonbury North and $500 for Glastonbury South for road maintenance. Walter moved to authorize payment of road bills up to $500 for Glastonbury North and $500 for Glastonbury South. The motion was seconded and passed unanimously.

6.2 Eleanor Schieffelin handed out copies of a memo on knapweed to each Board member. The comment was made that the Community must spray at the right time or we will miss the cycle to control the knapweed. In addition, we must spray during a dry time, or most of the

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poison will be washed off. The President agreed to put this matter on the Agenda as a new business item for the September 27 meeting.

7. **Adjournment.** The meeting was adjourned at 11 pm.

8. **Next Meeting.** The next meeting date is scheduled for September 27, 1997 at 9:00 am at the North Glastonbury Teaching Center.

Submitted by Lucia Hodges
Assistant Secretary

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Glastonbury Landowners Association
Board of Directors Meeting
Agenda
September 15, 1997

1. Call to Order, Invocation (and waiver of notice if required)
2. Reading and Disposition of Minutes
3. Order of Business
4. Reports of Officers and Committees
   - 4.1 Treasurer Report

     Follow-up: W. Wunsch & N. Issa - retain Doug Holm & obtain a letter of understanding regarding services provided

     Follow-up: W. Wunsch - send letter to H. Kramer re booking decision

     Follow-up: P. Hoag - draft letter to landowners re five points noted
   - 4.2 Ad hoc Budget Committee Report

     Follow-up: Nadim Issa - phone tree on committee membership
   - 4.3 Nominating Committee Report (Moved up on agenda to 3. Order of Business)
   - 4.4 Ad hoc Road Committee Report
5. Ombudsman Report
6. Unfinished Business
   - 6.1 Community Assessment Fund reimbursement from Community Planning Fund

     Follow-up: C. Healy - response to Kehoe draft reimbursement request memo
   - 6.2 Sullivan and Tabarraci Bill

     Follow-up: C. Healy - get check cut from Community Planning Fund & sent
   - 6.3 Johansson Road Work Reimbursement Request

     Follow-up: Walter Wunsch - call Rai Johansson re Board decision
   - 6.4 Fee Simple Upgrade Conversion
   - 6.5 New Assessment Format

     Follow-up: Nadim Issa - Project income on new plan Vs old plan by 8/12/97
   - 6.6 Covenants Vote Time Table

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Glastonbury Landowners Association
Board of Directors Meeting
Agenda
September 15, 1997

6.7 Nap Weed Spraying Notice to Landowners

6.8 Hite/Segal/Brailsford Parcel Complaint

Follow-up: P. Wolberd - send a file copy of letter to Brailsfords

6.9 Kathleen Ullrich Junky Trailer Complaint

Follow-up: P. Hoag - call K. Ullrich on notice of covenants violation

6.10 Complaint Procedure

Follow-up: P. Hoag - present final complaint form for Board approval

6.11 Fridley Creek Blockage

Follow-up: D. Newhouse - progress report

7. Tabled Business

7.2 Court Ordered Community Service - Nadim Issa

7.3 William Pitt No Trespassing Signs - Carla Healy

Follow-up: tabled pending completion of complaint form

8. New Business

8.1

8.2

8.3

8.4

9. Open Floor Comments

10. Next Meeting - September 27, 1997

11. Adjournment

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GLA - Board of Directors Meeting - 9-15-97

Landowners & Community Members in attendance:

Christina M. Strauss
Regina M. Wunsch
Raya Johansson
Laurel Matthews
Roelof Varkevisser
Lorene Hull
Merle Wolford
J Alexander
David Kehoe
Jacob Meyer
Steven Webb
Margaret Roach
Andrew Field
Richard Adams
Joan Healy

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Glastonbury Landowners' Association Meeting
Board of Directors Meeting
Minutes of Meeting
September 27, 1997

1. Call to Order, Prayer -- Patrick Wolberd opened the meeting at 9:20 a.m.
Present: Patrick Wolberd (President), Eleanor Schieffelin (Vice President), Joan Murphy (Secretary), Dan Kehoe, Sr., Walter Wunsch , Marjorie Lombard, and Carla Healy.
Absent: Philip Hoag and Nadim Issa (Treasurer). It was agreed by all present that the meditation music "Pomp and Circumstance" would be played at the opening of each meeting.

2. Reading and Disposition of Minutes -- The minutes of September 15 were approved as corrected.

3. Order of Business -- It was agreed that results of the vote on the Restated Declaration of Covenants would be taken out of order and discussed first.

3.1 Comments, Vote Outcome. (Item 8.1)

3.1.1 Voting Results. C. Healy announced that the Restated Covenants had been voted in by the landowners, and that she has filed the Covenants in the Park County Clerk and Recorder's Office at 4:00 p.m.on September 26, 1997. At the time of filing of the Covenants, there was a total of 88.173 affirmative votes out of a possible 140 votes (i.e. 62.98%) from Glastonbury landowners other than the Church . In order for the Covenants to pass at the required 51% of all members, 71.4 votes from non-Church landowners were needed.

3.1.2 The Church Vote. C. Healy said that Edward Francis voted on behalf of the Church late on the evening of September 20, after all voting other than the remaining mail-ins had taken place. The Church has 66 tracts, and thus 66 votes, out of the total of 206 tracts. This brought the total number of affirmative votes to 154.173 out of a total possible number of votes of 206. Thus, there was a 74.8% majority of parcels/tracts registering an affirmative vote for the Restated Covenants.

3.1.3 Disqualified and Other Types of Votes. C. Healy noted that there were several votes that were disqualified for various reasons. Two had been postmarked after the specified date of 9-20-97. Two were photocopies, and thus could not be recorded. In addition, there may still have been votes that were re-routed in the mail and/or not received as of the date of this meeting. There was a total of 1.67 "no" votes, which came from the votes of five landowners who objected to the new Covenants. Most of those objecting had written letters explaining their rationale for doing so. Linda Ullrich sent in one such letter, but afterwards changed her mind and sent another letter saying she would like to go on record as supporting the new Covenants.

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3.1.4 Reporting the Results of the Vote.
Discussion: The point was made that out of 242 landowners (actually quite a few more individuals if you count spouses separately), only 5 or so individuals had objected to the new Covenants. Many in attendance felt it was important to stress this fact when reporting the results of the vote.
Follow-up: C. Healy is to collate the voting results. She is also to draft a brief announcement of the results for the Saint Germain services this evening. She will give Kim Michaels the information he needs to write an article on the vote of the Covenants.

3.1.5 Thanks. W. Wunsch thanked Joan Murphy, Eleanor Schieffelin, Carla Healy and Margaret Alfaro for calling landowners and reminding them to vote for this important document. An association member commented that all but one landowner in South Glastonbury turned out to vote, and that this was a heartening development that should be reported in the Glastonbury Herald. She said it indicated that many landowners were happy with the new paradigm, and interested in welcoming others into the community.

4. Officer and Committee Reports --

4.1 Treasurer's Report. No report.

4.1.1 Accountant/Bookkeeper.
Discussion: W. Wunsch reported an informal quote Doug Holmes had given to him to act as our accountant. He also said that Hildegarde Krammer had agreed to pick up mail at the Glastonbury post office box, do a manual entry of all checks received, tally them manually, and give the information to Doug. Once a month he is then to give a report to the Board. Through this process, Hildegarde will be keeping her own ledger and can provide a double check for the accountant. She will also distribute or reroute any other Glastonbury mail to the proper person. W. Wunsch said that Hildegarde would be able to start this task immediately, and would be willing to work with the developer to help iron out any current assessment problems and discrepancies, as this needs to be done as soon as possible.
Action: W. Wunsch moved and C. Healy seconded to retain Hildegarde Krammer as a volunteer to act as the Glastonbury assistant bookkeeper as had been discussed, and as a liaison between the GLA and Doug Holm's accounting firm. The motion passed unanimously. It was agreed that the GLA would reimburse Hildegarde for any direct out-of-pocket expenses she might incur in this position.
Follow-up: W. Wunsch will consult with Doug Holm and get him to finalize his offering of services in a letter of agreement for Board approval. N. Issa is to meet with Hildegarde and relay any relevant accounting information. J. Murphy is to give Hildegarde a PO box key. C. Healy is to show Hildegarde how to interpret the Special and Community Assessment accounting format, and work with her to take the Church figures and transfer them to the new GLA bookkeeping account. After Hildegarde has done all the necessary data entry, W. Wunsch will draft a letter to all landowners explaining the new accounting/bookkeeping system.

4.2 Ad Hoc Budget Committee Report. No report.

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4.3 Nominating Committee Report

4.3.1 Nominations.

Discussion: The process for completing nominationns was discussed.
Action: J. Murphy and E. Schieffelin will coordinate finalizing the nominations.

4.3.2 The ballots.

Discussion: E. Schieffelin presented a sample ballot. It was felt that there needed to be two separate kinds of ballots -- one for those present for voting in Glastonbury, and one for those absent. Those in absentia should be required to sign their name on a ballot or cover sheet, in order to prevent anyone from voting more than once. It was decided that a secret ballot was preferable to an open one, but that this would only work for landowners voting in person. One Board member suggested that there should be very clear instructions on a sheet separate from the ballot. Also to help with clarification, there should be separate ballots for North and South. If anyone wishes to volunteer to research the matter, the Board would like to know what other landowner associations do for their voting procedures for officers. Finally, it was noted that according to the Bylaws, in Board elections co-tenants have only a fractional vote, and that it takes 51% of total members in good standing who are *voting*, i.e. not 51% of all landowners, as was the case for the ratification of the Covenants.
Action: The general format of the ballots were agreed to as discussed. It was also agreed that the official voting date would be at the annual meeting on November 16, as this would give landowners overseas about a month to consider the nominations and to get in their vote. To be valid, a ballot must be *received* by that date.
Follow-up: Secretary J. Murphy will get the ballots out as soon after the next GLA meeting of 10-6-97 as possible, since the Board decided to give final approval of the ballot at that time.

4.3.3 Voting Protocol - in Person

Discussion: In order to be sure no landowner votes more than once, and to be able to prove after the fact that the election was valid, certain protocols would need to be established. For example, in municipal elections, each person coming in to vote must sign in a record book for that precinct. It was commented that voting lists, one for the eligible landowners of Glastonbury North and one for those in Glastonbury South, and indicating the fractional vote of each landowner, could be used as an official membership role, and could be updated as needed.
Action: It was agreed that there would be two Board members at each of the polling places to act as polling officials. The polling officials would be responsible for accepting the ballots and seeing that each landowner signs hiher name on the appropriate place on the list. The polling officials are to certify at the end of the election in a notarized statement that the voting occurred lawfully, as specified in the Covenants.
Follow-up: C. Healy will prepare the voting list, separating the eligible landowners of Glastonbury North and South, and indicating the fractional vote of each landowner. Secretary J. Murphy will prepare a statement for each polling official to sign and have notarized after the voting. E. Schieffelin will revise the ballot, using as the format the ballot used for the GCPC election.

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4.3.4 Voting Protocol - via Proxy or Mail.

Anyone not able to attend the annual meeting may vote by mail or by proxy. A vote by mail must be received by the meeting day. Anyone choosing to vote by proxy may give their signed proxy to anyone who will be in attendance. D. Kehoe and E. Schieffelinn offered their names as proxies for Glastonbury South and North, respectively, for anyone who does not have a designated proxy. The proxies may be mailed to them to PO Box 316, Emigrant, MT 59027, or faxed to them. D. Kehoe's fax number is 406-333-4379; E. Schieffelin's fax number is 406-333-4495 (call first before faxing). All proxies will be filed with the voting roll sheet.

Follow-up: Margaret Alfaro and Dan Kehoe are to provide E. Schieffelin with a sample generic proxy statement. Eleanor is to have the proxy ready by the next meeting for Board review.

4.3.5 Voting by Fax.

Discussion: It was asked whether the Board would accept a fax vote for this ballot, i.e. for voting in officers of the GLA.

Action: Yes. The Board established a rule that the GLA will accept a fax communication on any item but one which requires a legal filing.

4.3.6 Voting Eligibility - Community Assessments.

Discussion: A 5-point proposed newsletter from P. Hoag to send to all landowners was also read (see attached). The new Covenants specify that in order to vote in a Glastonbury election, one needed to be "in good standing," and that in order to be in good standing, landowners must be paid up on their community assessments (Article V, Page 22, Section F). There followed discussion about appropriate dates (1) by which payment must be paid through, and (2) by which payment must be received and noted in the Glastonbury office.

Action: It was agreed that landowners must be paid current on their assessments through September 30, 1997, with payment received by October 31, 1997.

Follow-up. J. Murphy will work with H. Krammer and C. Healy to determine the list of landowners eligible to vote. C. Healy is to prepare the wording for a Telephone Tree to the TCs mentioning that many people owe community assessments, and requesting that landowners get their payments in before the winter snowplowing so that we can afford to plow their roads.

4.3.7 Voting Eligibility - Proof of Ownership.

Discussion: Question -- an individual said he had just purchased land and wanted to know if he was eligible to vote and/or run for office. Answer -- If a buyer has not previously notified C. Healy about a land transfer, he must do by October 31, 1997, by presenting proper documentation (i.e., a deed) to C. Healy in order to be eligible to vote in the 11-16-97 election.

4.3.8 Letter to Accompany Ballots.

Discussion: D. Kehoe presented a letter he had drafted to accompany the ballots to all landowners.

Follow-up: J. Murphy is to finalize this cover letter. The letter should include a statement similar to the following: "Some payments you have made for Community Assessments may

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not have been reflected on your last statement. If you are not in agreement with the amount owed, you still must pay the amount due in order to be eligible to vote. Any credit due you after the vote will be credited to your account as soon as the Association's new accountant can make a final determination."

4.3.9 Ombudsman.

Discussion. The Board noted that the position of Ombudsman was an elected one, and thus needed to be added to the ballot. A member commented that Linda Ullrich might be interested in being the ombudsman.

Action: Since the GLA Board is also the Nominating Committee, it was decided to send forth a Telephone Tree asking if anybody wanted to fill this position. They also decided to mention in the same Tree that if anyone was interested in running for the new Board of Directors they should call Joan Murphy.

Follow-up: J. Murphy will talk to Linda to see if she would like to be nominated for Ombudsman. She will also draft a Telephone Tree soliciting nominations, and the Board will review the draft Tree at the next meeting.

4.4 Ad Hoc Road Committee Report.

Discussion. W. Wunsch gave a road committee report. He, David Newhouse, James Healy and Norm Garwood had toured all of North Glastonbury. They made notes of the work that needed to be done immediately, as well as of less pressing work for the future. He said there were many gray areas of responsibility between the developer and GLA in regards to road maintenance. For example, he said there were many places where the roads had deteriorated due to lack of maintenance, and that therefore the developer has a responsibility to bring it up to proper standards. He also said that Norm (working for Archie Mann) had done an excellent job on past road grading.

Follow-up: W. Wunsch and the Road Committee will tour South Glastonbury this Sunday and take notes as they did for the North. He will then submit a written report about the findings to Secretary J. Murphy by October 3, including any detailed questions that the Committee feels will need to be submitted to the developer.

5. Ombudsman Report -- No report.

6. Unfinished Business --

6.1 Community Assessments for Community Planning Fund.

Discussion: The question was raised if we could not pursue this matter at thiis time. It was noted that we can't change a motion without giving adequate notice.

Action: The matter was tabled.

6.2 Tabarraci Bill. C. Healy noted that this had been paid.

6.3 Johansen Road Work. J. Murphy noted that this situation had been handled by W. Wunsch.

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6.4 Fee Simple Upgrade Conversion. The meeting was held. See the Church letter of Sept. 5, 1997 about this.

6.5 New Assessment Format. The Board determined this project was no longer applicable. No further action required.

6.6 Knap Weed Spraying.
Discussion: E. Schieffelin handed out a memo from Nicola Woywitka, which summarized important questions concerning knap weed in the community (see attached). One Board member commented that the situation was serious and that we're losing the battle each year. It was mentioned that forming noxious weed districts might be one way to tackle the problem.
Action: The Board agreed that this was a matter for a Committee, and that the stage for that Committee must be set this winter, in preparation for an all-out knapweed assault next year.
Follow-up: J. Murphy will talk to Linda Ullrich to see if she wants to be a Chairman for a Noxious Weed Committee that would develop guidelines and recommendations to the GLA on how exactly to implement such a program.

6.7 Complaint Procedure.
Discussion: P. Hoag submitted a complaint form, and several changes were discussed.
Follow-up: L. Hodges is to format the changes and present it to the Board at the next meeting.

7. Tabled Business --

7.2 Court Ordered Community Service. No action taken.

7.3 William Pitt "No Trespassing" Signs. No action taken.

8. New Business --

8.1 Covenants Vote Outcome. See 3.1 above.

8.2 Possible Church Land Donated to the Glastonbury TCs.
Follow-up: President Wolberd is to send a memo to the Church Executive Board, with a copy to consultant Gilbert Cleirbaut, proposing a meeting with the TC directors and GLA Board representatives about this.

9. Open Floor Comments. None not noted earlier.

10. Next Meeting --
Discussion: Many of the Board members felt it would be wise to establish a standard meeting time and place for each GLA meeting, so that they could better plan it into their personal schedules. The Toastmasters are currently using the North Glastonbury Teaching Center on Monday evenings for their program, however the Board felt this also seemed the best place for the GLA meetings.

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Action: There was a consensus that the Board would meet every 1st and 3rd Monday at 7:30 p.m. at the North Glastonbury Teaching Center. It was hoped that this would allow the necessary work to be done in a few hours or less, and meetings to be concluded at a reasonable hour of the evening. The next meeting date is scheduled for the first Monday in October (10-6-97) at 7:30 p.m. at the North Glastonbury Teaching Center. The following meeting will be on Monday, 10-20-97.
Follow-up: E. Schieffelin is to talk to Glen Trussell about Toastmasters finding a different place for their meetings.

11. **Adjournment --** The meeting was adjourned at 12:45 pm.

_____

Submitted by Lucia Hodges
Assistant Secretary

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Glastonbury Landowners Association
Board of Directors Meeting
Agenda
September 27, 1997

1. Call to Order, Invocation (and waiver of notice if required)
2. Reading and Disposition of Minutes
3. Order of Business
4. Reports of Officers and Committees
   - 4.1 Treasurer Report

     Follow-up: W. Wunsch & N. Issa - retain Doug Holm & obtain a letter of understanding regarding services provided

     Follow-up: W. Wunsch - send letter to H. Kramer re booking decision

     Follow-up: P. Hoag - draft letter to landowners re five points noted
   - 4.2 Ad hoc Budget Committee Report

     Follow-up: Nadim Issa - phone tree on committee membership
   - 4.3 Nominating Committee Report (Moved up on agenda to 3. Order of Business)
   - 4.4 Ad hoc Road Committee Report
5. Ombudsman Report
6. Unfinished Business
   - 6.1 Community Assessment Fund reimbursement from Community Planning Fund

     Follow-up: C. Healy - response to Kehoe draft reimbursement request memo
   - 6.2 Sullivan and Tabarraci Bill

     Follow-up: C. Healy - get check cut from Community Planning Fund & sent
   - 6.3 Johansson Road Work Reimbursement Request

     Follow-up: Walter Wunsch - call Rai Johansson re Board decision
   - 6.4 Fee Simple Upgrade Conversion
   - 6.5 New Assessment Format

     Follow-up: Nadim Issa - Project income on new plan Vs old plan by 8/12/97
   - 6.6 Covenants Vote Time Table

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Glastonbury Landowners Association
Board of Directors Meeting
Agenda
September 27, 1997

6.7 Nap Weed Spraying Notice to Landowners

6.8 Hite/Segal/Brailsford Parcel Complaint

Follow-up: P. Wolberd - send a file copy of letter to Brailsfords

6.9 Kathleen Ullrich Junky Trailer Complaint

Follow-up: P. Hoag - call K. Ullrich on notice of covenants violation

6.10 Complaint Procedure

Follow-up: P. Hoag - present final complaint form for Board approval

6.11 Fridley Creek Blockage

Follow-up: D. Newhouse - progress report

7. Tabled Business

7.2 Court Ordered Community Service - Nadim Issa

7.3 William Pitt No Trespassing Signs - Carla Healy

Follow-up: tabled pending completion of complaint form

8. New Business

8.1 Eleanore Schieffelin - Knapp Weed Memo

8.2

8.3

8.4

9. Open Floor Comments

10. Next Meeting -

11. Adjournment

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Date _____

Glastonbury Landowners' Association
Complaint Form

Name of Landowner Complainant(s) _____

Name of Landowner(s) involved in alleged violation _____

Specific Section and Title in Covenants
relating to alleged violation _____

History of the Problem _____

Have you communicated with the other landowner(s) involved in the alleged violation, and tried to resolve the situation amicably? (If not, please do so before submitting this complaint.) _____

Date, time and details of your communication for attempted resolution: _____

(Attach separate sheet if more space is needed)

_____ Parcel No. _____, Glastonbury _____
Signature

Address _____

Please mail this completed form to the Glastonbury Landowners' Association, P.O. Box 312, Emigrant, MT 59027. Forms submitted with incomplete information will be returned to the complainant for completion.

Date received _____ Date reviewed _____

Recommended Action _____

Disposition _____

Board Member Reviewing Complaint _____
Signature

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Attendance Sheet

Meeting – GLA Board of Directors

9-27-97

David & Patricia Newhouse

Maffan

Rajiv Wunsch

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Glastonbury Landowners Association Meeting
Board of Directors Meeting Minutes

October 6, 1997

1. Call to Order, Prayer -- Patrick Wolberd opened the meeting at 7:30 p.m.
Present: Patrick Wolberd (President), Eleanor Schieffelin (Vice President), Joan Murphy (Secretary), Nadim Issa (Treasurer), Walter Wunsch, Philip Hoag and Carla Healy. Absent: Dan Kehoe, Sr. and Marjorie Lombard.

2. Reading and Disposition of Minutes -- The minutes of September 27, 1997 were approved as corrected.

3. Order of Business -- The following items were discussed out of order:

3.1 (Agenda item 8.2) Review of Lunden Subdivision for Approval.
Discussion: C. Healy presented the Anders Lunden (Glastonbury South, Parcel 32) subdivision report for Board review. The developer no longer has this review responsibility since the establishment of the GLA. Since the developer's Project Review Committee has been disbanded, and since such subdivision requests must be approved by the GLA before being submitted to the county, it was decided that the Board be the acting Project Review Committee. In addition, it was noted that the developer's approval of a subdivision is still needed for any parcel in which it retains a remainder interest (i.e. any parcel which is not fee-simple).

3.1.1 Multi-family water system.
Discussion: A request was made to approve the project with the water system to be completed later (3b, "Final Subdivision Review Checklist/Committee Action" form). C. Healy said that the developer recommended not approving the subdivision until this requirement had been met.
Action: See Action under item 3.1.3.

3.1.2 Road Easement Language.
Discussion: It was noted by C. Healy that according to the "Policies and Standards for the Review of Proposed Subdivisions," there were several places on the plat where the proper easement language should be "existing private access," not "existing 60 ft. wide private access." There was a consensus that the language used was inconsequential and required no correction.

3.1.3 Extension of Electrical and Power Lines to Individual Tracts.
Discussion: A variance was requested to not install electrical and power lines to proposed tracts 32-D and 32-E (2a, 2b), thereby leaving the cost of these extensions to be negotiated between the buyer and the seller. It was observed that the Board now had the authority to

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change this rule if they wished. It was suggested that it would be best to not change rules in the middle of a particular situation, but do so after sufficient research and discussion.
Action: C. Healy made a motion, E. Schieffelin seconded that the Board not grant the utility variance, and thus not accept the proposed Lunden subdivision until such time as items 2a, 2b, 3b were completed. The motion failed, 1 for (C. Healy), 4 opposed, no abstentions.
Action: P. Hoag moved, W. Wunsch seconded that a variance of items 2a and 2b be granted in this particular instance, requiring only a utility easement, pending reconsideration when the water system requirement is met. It was further agreed that the Board would agree to table the examination of Section 4.4 of the "Community of Glastonbury Policies and Standards for Subdivisions." The motion passed 5 in favor, 1 opposed (C. Healy), no abstentions.
Follow-up: Secretary J. Murphy is to inform the applicant of the Board's decision.

3.2 (Agenda item 4.4) Ad Hoc Road Committee Report.
W. Wunsch presented a Road Report from the committee (see attached).

3.2.1 County Road Responsibilities.
Action: W. Wunsch moved, N. Issa seconded that the GLA send a letter to Park County advising them of the deficiency at the bottom of Capricorn Drive and requesting its correction. The letter is to be prepared by W. Wunsch for President Wolberd's signature. The motion carried unanimously.
Follow-up: W. Wunsch is to prepare the letter for P. Wolberd's signature by the next meeting.

3.2.2 Landowner Road Responsibilities.
Action: W. Wunsch moved, N. Issa seconded that a letter be written to each co-tenant of the parcels belonging to L. Bodoh, the Quarrels and the McDonalds, identifying the road problems noted in the Committee's memo, and requesting a correction. The letter is to be prepared by W. Wunsch for President Wolberd's signature. The motion carried unanimously.
Follow-up: W. Wunsch is to prepare the letter for P. Wolberd's signature by the next meeting.

3.2.3 Developer Road Responsibilities.
Action: W. Wunsch moved, N. Issa seconded that a letter be written to the developer, detailing the work the Road Committee feels is the responsibility of the developer, and requesting a response and a meeting with the developer. The motion carried unanimously.
Follow-up: W. Wunsch is to prepare the letter for P. Wolberd's signature by the next meeting.

3.2.4 Road Maintenance and Schedule.
Action: W. Wunsch moved, N. Issa seconded that the GLA request a bid from Archie Mann for ongoing road maintenance in both North and South Glastonbury for a period of 6 months, at an hourly rate not to exceed $65/hr, without any added travel or mileage fees, and

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according to a schedule to be specified by the Road Committee and approved by the Board. The motion carried unanimously.
Follow-up: W. Wunsch is to prepare a schedule of maintenance suggested by the Road Committee, noting which roads will be worked on in what order for the Board review at the next meeting.
Follow-up: W. Wunsch to obtain A. Mann bid by 10-20-97.

3.2.5 Snowplowing.
Action: W. Wunsch moved, N. Issa seconded that the GLA authorize the Road Committee to research the snowplowing options and costs, including transfer of the Royal Teton, Ltd.'s pick-up and plow to either Richard Johnson or to the GLA. The motion carried unanimously.
Follow-up: W. Wunsch is to present the results of its snowplowing research to the GLA Board at the next meeting.

3.2.6 Snow Fences.
Action: W. Wunsch moved, P. Hoag seconded that the Road Committee contact Richard Johnson to give the GLA a bid on repairing and installing snow fences in North and South Glastonbury, in accordance with the attached memo. The motion carried unanimously.
Follow-up: W. Wunsch is to present R. Johnson's bid to the GLA Board at the next meeting.

3.2.7 Road Side Weed Cutting.
Discussion: One of the members mentioned that Andrew Field had said he would find somebody to do this.
Follow-up: N. Issa will call Andrew about this and present the options to the GLA Board at the next meeting.

3.2.8 Gate on Hercules Road.
Discussion: An informal poll was taken concerning whose responsibility it was to move this gate, if necessary, for proper snowplowing.
Action: It was agreed that the gate is the responsibility of the GLA.

3.2.9 Trees Cut for Road Work.
Discussion: One of the members noted an objection that in the recent past, Archie Mann had pushed over several trees in Glastonbury South when doing roadwork there. W. Wunsch said he had given permission for Archie to do this, since they were in the path needed for snow plowing.
Follow-up: All interested Board Members should drive up to the area where the trees were bulldozed and see what they think. The matter was carried over until the next meeting.

3.2.10 Committee Composition.
Discussion: Concern was raised regarding possible conflict of interest regarding some committee members who may bid for contract services.
Action: Carried over to next meeting.

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4. Reports of Officers and Committees --

4.1 Treasurer's Report.

4.1.1 September Report. Between 8-20-97 and 9-15-97, $988.50 was received in assessment fees. As of 9-15-97, the total amount received had been $4,739.44, and the balance in the checking account was $5,935.40. It was noted that some of the funds are for Special Assessments and must go to the developer, but the exact % was unclear. There had been $108 and some change in petty cash prior to reimbursing Secretary J. Murphy for stamps, copies and supplies. As of the meeting date there was $74 in petty cash.

4.1.2 October Report. Between 9-15-97 and 10-6-97, $639 was received in assessment fees. As of 10-6-97, the total amount received had been $5,378.44, and the balance in the checking account was $6,574.49.

4.1.3 Road Work Bill.

Discussion: N. Issa submitted a bill for $300 from George Elliott for road work. The GLA had authorized $500 of road work, of which George had already been paid $250, but discovered through the present bill that he had done an additional $300 of work.
Action: N. Issa moved, P. Hoag seconded that the Board authorize sufficient money for the road work done by Archie Mann and George Elliott to pay the undisputed bills. The motion carried unanimously.
Follow-up: N. Issa to pay the bills.

4.1.4 Petty Cash Fund Amount.

Discussion: The need for a petty cash fund was discussed.
Action: N. Issa moved, E. Schieffelin seconded that the Board establish a petty cash fund of $100, to be managed by the Treasurer. The Treasurer would be authorized to disburse funds up to $100 without additional Board authorization. Petty cash fund reimbursement, however, will require Board approval. The current motion included reimbursement up to $100. The motion carried unanimously.
Follow-up: N. Issa to establish a Petty Cash Fund and procedures for its use.

4.1.5 H. Krammer Follow-up.

J. Murphy has already given her the PO box key.
Follow-up: N. Issa is to meet with H. Krammer on 10-7-97, and will transfer all needed records to her at that time. C. Healy is to meet with her this week and will complete instruction and transfer to her by the next meeting.

4.1.6 D. Holm Follow-up.

Follow-up: W. Wunsch has done the letter to retain D. Holm, and will get it to N. Issa for Board review by the next meeting.

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4.1.7 Letter Explaining New Assessments.

Discussion: A draft letter cannot be done until the new assessment system is in place, hopefully, in November. C. Healy said it can be combined with the Notice of Assessments which will go out in November/December.
Follow-up: W. Wunsch to draft a letter in time for the November Assessment Notice.

4.2 Ad Hoc Budget Committee Report.

Discussion: The committee, currently composed of Kenneth Mueller, Pedro Angel, John Alexander, and perhaps Mike Dirkers, has not met yet, since they have been waiting for the road memo detailing road expenses.
Action: It was decided this report can be tabled until the new board is elected.

4.3 Nominating Committee Report.

4.3.1 Cover letter and voting forms.

Discussion: Secretary Murphy read the annual meeting announcement cover letter and accompanying documents to landowners. Date, time and location were discussed. Nominees were finalized. Phone tree was done.
Action: The letter was approved by the Board as modified, with 11-15-97 as the new date. The proxy form, polling official statement and ballots were also approved. J. Murphy is to check Emigrant Hall, or other possible location for the meeting. She is also to verify prior to issuing the ballot that all Board candidates are paid up on their assessments.
Follow-up: J. Murphy is to report on the annual meeting place rental at the next meeting.

4.3.2 Landowner List for Election.

Action: C. Healy is to prepare this and get it to Secretary Murphy by 10-31-97. She is also to provide a copy of the Glastonbury form agreement wherein landowners agree to abide by the Covenants.
Follow-up: C. Healy to prepare list and bring form.

4.3.3 Ombudsman Nominee.

Discussion: Linda Ullrich declined. Margaret Roach accepted.

4.3.4 Board Nominees.

Discussion: The list of nominees was submitted and approved (see attached).

5. Ombudsman Report -- No report.

6. Unfinished Business --

6.1 Knap Weed.

J. Murphy said that Linda Ullrich had said she might be interested in forming a noxious weed committee.
Follow-up: J. Murphy is to confirm this with Linda.

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6.2 Complaint Form.
Action: P. Hoag moved, E. Schieffelin seconded that the Board accept the GLA complaint form as modified. The motion carried unanimously.
Follow-up: L. Hodges is to make the changes and get the final form to J. Murphy.

6.3 Teaching Center Land Letter.
Discussion: P. Wolberd presented a letter he had drafted to send to the CUT Executive Board. The letter was approved by the Board (see attached).
Action: P. Hoag moved, C. Healy seconded that the Board accept the letter as drafted. The motion was unanimous.
Follow-up: P. Wolberd to mail letter.

7. Tabled Business --

7.2 Community Service -- no action. (N. Issa)
7.3 No trespassing signs -- tabled pending completion of complaint form. (C. Healy)
7.4 Response to assessment reimbursement memo -- no action. (C. Healy)

8. New Business --

8.1 Photocopies of GLA Records. (J. Murphy)
Discussion: A member requested copies of all the voting documents pertaining to the new Covenants vote. The member also asked that as a member of the Budget Committee, would he be allowed to take the ballots for study and then return them? There ensued a number of peripheral questions concerning this matter, such as "What is considered 'reasonable access'?" and "Should we charge the same as the county for a member to make copies of our records?" and "Will we allow letters sent to the GLA to also be copied?"
Action: Regarding this specific request, it was agreed by consensus that since the voting results are on file in the county, the member could get any copies there. If copies of minutes are also requested, approval to copy them should be sought from the director of the North or South Glastonbury Teaching Center. Approval in this specific instance was granted to the member to go to the Secretary's house to look at the documents, but not be allowed to remove them from her possession.
Action: It was agreed that the Secretary or her designated representative be the only ones authorized to handle original GLA documents.
Action: Members should cogitate on the more general questions noted above. Further discussion tabled.

8.2 Review of Lunden Subdivision for Approval. (C. Healy, see 3.1 above)

8.3 Record of Procedures. (P. Wolberd)
Follow-up: It was agreed that the Assistant Secretary is to keep a list of policies or guidelines extracted from the minutes for easy reference.

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8.4 Committee Membership Approval.
Action: Tabled.

8.5 Deed Records Transfer. (P. Wolberd).
Action: Tabled.

8.6 Public Access on Roads. (P. Hoag).
Action: Tabled.

8.7 Alexander Letter Copy. (J. Murphy)
Action: Tabled.

8.8 Glastonbury South Fire Water Reservoir Requirement. (N. Issa).
Action: Tabled.

8.9 Extension of Electrical and Power Lines to Individual Tracts. (P. Wolberd)
Action: Tabled.

8.10 Trees Cut for Road Work.
Action: Tabled.

9. Open Floor Comments -- None.

10. Next Meeting -- Monday, October 20, 1997, 7:30 p.m. at North Glastonbury.

11. Adjournment -- The meeting was adjourned at midnight.

_____
Submitted by Lucia Hodges
Assistant Secretary

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Glastonbury Landowners Association
Board of Directors Meeting
Agenda
October 6, 1997

1. Call to Order, Opening Prayer (and waiver of notice if required)
2. Reading and Disposition of Minutes
3. Order of Business
4. Reports of Officers and Committees

4.1 Treasurer Report

Follow-up: W. Wunsch & N. Issa - retain Doug Holm & obtain a letter of understanding regarding services provided

Follow-up: N. Issa - meet with Hildegarde Krammer to set up bookkeeping

Follow-up: J. Murphy - Get a P.O. Box key to H. Krammer

Follow-up: C. Healy - Get with H. Krammer to transition bookkeeping

Follow-up: W. Wunsch - Draft landowner letter explaining new assessment and bookkeeping system

4.2 Ad hoc Budget Committee Report

Follow-up: Nadim Issa - phone tree on committee membership

4.3 Nominating Committee Report

Follow-up: J. Murphy & E. Schieffelin - Coordinate finalizing nominees

Follow-up: J. Murphy - Mail annual mtg. notice and ballots by 10/10/97

Follow-up: C. Healy - Prepare eligible voter list for election

Follow-up: J. Murphy - Prepare polling official statement to sign & notarize

Follow-up: E. Schieffelin - Revise ballot for approval at next meeting.

Follow-up: D. Kehoe & Margaret Alfaro - Develop a proxy statement for approval at next meeting

Follow-up: C. Healy - Prepare phone tree re paying community assessments

Follow-up: J. Murphy - Draft annual mtg. letter for approval at next mtg.

Follow-up: J. Murphy - Discuss Ombudsman nomination with Linda Ulrich

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Glastonbury Landowners Association
Board of Directors Meeting
Agenda
October 6, 1997

4.4 Ad hoc Road Committee Report

Follow-up: W. Wunsch - Submit road report to secretary by 10/3/97

5. Ombudsman Report

6. Unfinished Business

6.1 Nap Weed Spraying Notice to Landowners

Follow-up: J. Murphy - Ask Linda Ulrich to chair a noxious weed committee

6.2 Complaint Procedure

Follow-up: L. Hodges - format complaint form for Board approval

6.3 Teaching Center Land Donation

Follow-up: P. Wolberd - Memo church ex. comt. re meeting

7. Tabled Business

7.2 Court Ordered Community Service - Nadim Issa

7.3 William Pitt No Trespassing Signs - Carla Healy

Follow-up: tabled pending completion of complaint form

7.4 Community Assessment Fund reimbursement from Community Planning Fund

Follow-up: C. Healy - response to Kehoe draft reimbursement request memo

8. New Business

8.1 J. Murphy - What is the Board position on providing copies of association documents to the members? One member has asked for a copy of the covenants voting documents.

8.2

8.3

9. Open Floor Comments

10. Next Meeting - Friday, 7:20 p.m., October 20, 1997, North Glastonbury

11. Adjournment

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GLA - Board of Directors Meeting
10-6-97
In attendance:
Christina Strom
Neil Kiemer
Laurel Matthews

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Glastonbury Landowners Association Meeting
Board of Directors Meeting Minutes

October 20, 1997

1. Call to Order, Prayer -- Patrick Wolberd opened the meeting at 7:40 p.m. Present: Patrick Wolberd (President), Eleanor Schieffelin (Vice President), Joan Murphy (Secretary), Dan Kehoe, Sr., Marjorie Lombard and Carla Healy. Absent: Nadim Issa (Treasurer), Walter Wunsch, Philip Hoag.

2. Reading and Disposition of Minutes -- The minutes of October 6, 1997 were approved as corrected.

3. Order of Business -- The following items were discussed out of order:

3.1 (Agenda Item 8.5) Kramer Subdivision.
Discussion: Neil and Linda Kramer presented to the Board a temporary minor subdivision plat for Parcel No. 18, Glastonbury South. The Kramers said that all of the other co-tenants of the parcel had given them approval to subdivide the land into two tracts, with only the Kramer homesite on the northern tract. There was discussion about this, as well as about the nomenclature for "tract," and whether or not the GLA should retain that nomenclature in the future.
Action: Since all the co-tenants share a joint well, the Board advised that the Kramers either secure a Well Agreement prior to subdivision with the other co-tenants, or drill their own well.
Action: It was agreed that any past points of non-compliance with Glastonbury rules would not be deemed "approved" should the GLA agree to any subdivision of the parcel into tracts.
Follow-up: C. Healy will provide the Kramers with a preliminary subdivision review checklist by the next Board meeting. Once the Kramers have completed the required items on the checklist, the Board will take the subdivision proposal to the next level. The matter of nomenclature was tabled.

3.2 (Agenda Item 4.4) Ad Hoc Road Committee Report.
Discussion: D. Newhouse gave a road report for Chairman W. Wunsch. D. Newhouse also presented a draft budget for road and related matters that he and J. Healy had put together, with the details as follows.

3.2.1 Road Work - Grading and ditching, snowfencing, snow removal and weed cutting.
Discussion: A. Mann had told J. Healy that he would charge $65/hr for road grading and ditching. D. Newhouse said he assumed this would include no charge for travel costs, and indicated he would confirm this with Mann. Regarding snowfencing, the

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Road Committee estimated that it would take 4 days for Richard Johnson to install and repair snowfences in North and South Glastonbury; the rough estimate provided was 4 days at $10/hr for a total of $320 for labor plus $85 for materials. Regarding snow removal, the Road Committee presented the Board with an estimated cost of $5,000. It was noted by a Board member that the bill for snowplowing was $15,000 last year. C. Healy said that the Church had retained A. Mann to do snow removal in both the Golden Age Village and the road at the bottom of Sirius Dr. Norm Garwood will be doing the work for him, and plans to keep the grader at his lot in the Golden Age Village during the winter. Regarding weed cutting along the roads, no one had been contacted to bid on this. The Road Committee estimated that it would take around $1,000 do to the job in North and South Glastonbury combined.

Action: It was decided that the Board should obtain all bids in writing. M. Lombard moved, D. Kehoe seconded that the GLA Board authorize a maximum of $3,000 for winter road preparation work (grading and ditching) for North and South Glastonbury combined, once the Mann contract has been signed and approved. The vote was unanimous.

Action: C. Healy moved and D. Kehoe seconded that the GLA enter into a contract with R. Johnson to install and repair existing snow fencing in North and South Glastonbury, at a cost not to exceed $450, using his own or rented equipment. The vote was unanimous.

Follow-up: D. Newhouse is to negotiate the contract with A. Mann for an ongoing road maintenance agreement, including snowplowing, for the next 6 months. The Board asked that he represent the interests of the GLA and try to negotiate for a contract without travel costs; however, he is to use his discretion regarding this matter. The Board approved P. Wolberd to sign the contract if it is within the limits of the motion approved in section 3.2.4 of the October 6 minutes. If there is any deviation from that motion, he will call for a phone poll of the Board regarding the bid.

Follow-up: C. Healy is to contact R. Johnson to ask him to submit a formal written bid for snow fence work.

3.2.2 Road maintenance schedules.

Discussion: The revised road report for North Glastonbury was submitted by D. Kehoe for W. Wunsch and the Road Committee (see attached). It was noted that in addition to the report, a prioritized schedule of road maintenance was still needed.

Follow-up: W. Wunsch is to see that a member of the Road Committee prepare and present a schedule for road work in both North and South Glastonbury to the Board at the next meeting.

3.2.3 (Agenda Item 8.3) Alexander Road Letter. The Board was presented with a letter dated 9-20-97 that had been submitted to Royal Teton, Ltd. by John and Eileen Alexander, with a copy to the GLA, detailing their road problems (see attached).

Follow-up: W. Wunsch is to reply for the GLA Board to the developer's response to the Alexander letter once it had been received. D. Newhouse volunteered to help by talking to the Alexanders to see if they will accept the degree of road steepness as it currently

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exists if the developer will agree to grade and ditch the road properly. C. Healy is to do what she can to expedite action on the part of the developer.
Follow-up: P. Wolberd is to send a letter of acknowledgment to the Alexanders relaying that the GLA received a copy of their letter, and that he trusts the ongoing negotiations will help to work out a solution. He is also to relate that many of the Alexander's items of concern had been included in the Board's road report to the developer.

3.2.4 Road letter from the GLA to the developer. P. Wolberd read a draft letter, to which was attached the revised road report of 10-20-97 (see attached).
Action: It was agreed to send the letter to the developer as written.
Follow-up: P. Wolberd to send the letter.

3.2.5 Road Committee Follow-ups.
Follow-up: Wunsch - Submit revised road report to secretary by 10-20-97 -- done.
Follow-up: Wunsch - Prepare Capricorn Dr. letter to county -- carry over.
Follow-up: Wunsch - Bodeaux et al. and MacDonalds et al. letter -- carry over.
Follow-up: Wunsch - Prepare developer letter -- mailed 10-20-97.
Follow-up: Wunsch - Prepare road maintenance schedule -- carry over.
Follow-up: Wunsch - Obtain Mann bid -- to be completed by D. Newhouse.
Follow-up: Wunsch - Present snowplowing research -- carry over.
Follow-up: Wunsch - Obtain Johnson snowfence bid -- verbal only. See 3.2.1 above.
Follow-up: Issa - Obtain weed cutting info -- carry over.
Follow-up: GLA Board - Inspect High South tree demolition along road by Kehoe shelter -- tabled.
Carry over: Committee composition conflict of interest -- There was consensus that anyone serving on the Board or a Committee of the GLA who finds himself in a conflict of interest in a capacity in which he is serving, shall abstain from any voting on such a matter. *(Guideline)*

4. Reports of Officers and Committees --

4.1 Treasurer Report - None.
Follow-up: Wunsch & Issa - Retain D. Holm and obtain a letter of understanding regarding services -- carry over.
Follow-up: Issa - meeting with H. Krammer to set up bookkeeping -- done.
Follow-up: Healy - Get with H. Krammer to transition bookkeeping -- done. It was noted by J. Murphy that she had been opening all the Glastonbury box mail, and giving to H. Krammer the checks to process. The Board agreed that it was best for a Board member to open the mail. *(Guideline)*
Follow-up: Draft landowner letter explaining new assessment and bookkeeping system with Assessments -- tabled.
Follow-up: Issa - Pay Mann and Elliot bills -- carry over.
Follow-up: Issa - Set-up petty cash fund and procedures -- carry over.

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4.2 Ad hoc Budget Committee Report. None.

4.3 Nominating Committee Report.

4.3.1 Ballot date and time.

Discussion: J. Murphy reported that she had mailed the meeting notifications and ballots. She said the "Glastonbury Herald" had printed the date for the voting as Nov. 16, but that the Telephone Tree had correctly said Nov. 15.

Action: It was decided to send out another Telephone Tree as a reminder, stating the correct date, time and place, and also to have this announced at all services the weekend before the annual meeting.

Follow-up: J. Murphy is to be sure the tree and announcements are provided to those distributing the messages.

4.3.2 Nominating Committee Follow-ups.

Follow-up: Healy - Prepare landowner/voter list for election by 10-31-97 -- carry over.
Follow-up: Murphy - Prepare polling official statement - done.
Follow-up: Murphy - Secure annual meeting location -- done (Emigrant Hall).
Follow-up: Murphy - Certify which landowners are eligible to vote -- carry over.

4.4 Ad hoc Road Committee Report. See 3.2 above.

5. Ombudsman Report -- None.

6. Unfinished Business --

6.1 Knap weed spraying notice to landowners.

Discussion: Linda Ulrich is not interested in the job of chairing a noxious weed committee.

Action: The formation of such a committee was tabled.

6.2 Complaint procedure.

L. Hodges finalized the complaint form and a copy was handed out to each member.

Follow-up: J. Murphy is to provide copies of the form at the Annual Meeting for any interested landowners.

6.3 Teaching Center land donation.

P. Wolberd mailed a letter to the church regarding a meeting. A response was received from E. Francis that the issue would be presented to the executive board of the Church.

6.4 Lunden subdivision review.

J. Murphy informed the applicant of the Board's decision.

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6.5 Procedure/guideline book.
L. Hodges established a guidelines book and will continue to maintain it.

7. Tabled Business --

7.1 Court Ordered Community Service -- (N. Issa)
7.2 William Pitt No Trespassing Signs -- (C. Healy)
Follow-up: Tabled pending completion of complaint form.
7.3 Response to assessment reimbursement memo --(C. Healy)
7.4 Community Assessment Fund reimbursement from Community Planning Fund --
Follow-up: C. Healy to respond to Kehoe draft reimbursement request memo.
7.5 Ad hoc Budget Committee budget development -- tabled until after elections.
7.6 Review of the "Community of Glastonbury Policies and Standards for Subdivisions" section 4.4 (installation of utilities) for possible revision.
7.7 Establish a protocol for committee membership approval.
7.8 Public Access on Roads -- (P. Hoag).
7.9 Glastonbury South Fire Water Reservoir Requirement -- (N. Issa)

8. New Business --

8.1 Developer transfer of deeds and other relevant records to GLA. (P. Wolberd)
Action: It was agreed that the Board would only request from the developer those deeds and other documents related to parcels/tracts with an active status before the Board. *(Guideline)*

8.2 Public access on Glastonbury roads. (P. Hoag). Tabled at previous meeting.

8.3 Alexander letter presentation. (J. Murphy) - See 3.2.6 above.
8.4 Glastonbury South fire water reservoir requirement (N. Issa) -- tabled at previous meeting.

8.5 Kramer subdivision. See 3.1 above.

8.6 Roach arbitration letter.
Discussion: Margaret Roach wrote a letter requesting that the GLA Board arbitrate a subdivision line dispute between the co-tenants of Parcel 47 North (see attached). There was discussion regarding the ongoing nature of disputes on the parcel, and the probable lack of objectivity on the part of each of the Board members.
Action: M. Lombard moved and E. Schieffelin seconded that the Board advise M. Roach that it would be in the best interests of the co-tenants of Parcel 47 North that they resolve their dispute(s) through either binding arbitration or the courts. The vote was unanimous.
Follow-up: P. Wolberd is to relay this decision to M. Roach.

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8.7 Fee simple clarification. C. Healy asked that if anyone had questions about the fee simple conversion process they should contact her about them directly.

8.8 Project reviewer - identification and payment.
Discussion: It was decided that the GLA will need to hire someone to do subdivision review on a regular basis.
Action: The issue was tabled until the new Board could address it.
Follow-up: C. Healy is to ask James Healy if he would be willing to do this review for the GLA.

9. Open Floor Comments -- None.

10. Next Meeting -- Monday, November 3, 1997, 7:30 p.m. at South Glastonbury.

11. Adjournment -- The meeting was adjourned at 10:30 pm.

_____
Submitted by Lucia Hodges
Assistant Secretary

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Glastonbury Landowners Association
Board of Directors Meeting
Agenda
October 20, 1997

1. Call to Order, Opening Prayer (and waiver of notice if required)
2. Reading and Disposition of Minutes
3. Order of Business
4. Reports of Officers and Committees

4.1 Treasurer Report

Follow-up: W. Wunsch & N. Issa - retain Doug Holm & obtain a letter of understanding regarding services provided by 10/20/97

Follow-up: N. Issa - meet with Hildegarde Krammer to set up bookkeeping by 10/7/97

Follow-up: C. Healy - Get with H. Krammer to transition bookkeeping by 10/20/97

Follow-up: W. Wunsch - Draft landowner letter explaining new assessment and bookkeeping system in time for November assessment notice

Follow-up: N. Issa pay Man and Elliot bills

Follow-up: N. Issa set up petty cash fund and procedures

4.2 Ad hoc Budget Committee Report

4.3 Nominating Committee Report

Follow-up: J. Murphy - Mail annual mtg. notice and ballots by 10/10/97

Follow-up: C. Healy - Prepare landowner/voter list for election by 10/31/97

Follow-up: J. Murphy - Prepare polling official statement to sign & notarize

Follow-up: J. Murphy - Secure an annual meeting location

Follow-up: J. Murphy - Certify which landowners are eligible to vote

4.4 Ad hoc Road Committee Report

Follow-up: W. Wunsch - Submit revised road report to secretary by 10/20/97

Follow-up: W. Wunsch - Prepare Capricorn Dr. letter to County by 10/20/97

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Glastonbury Landowners Association
Board of Directors Meeting
Agenda
October 20, 1997

Follow-up: W. Wunsch - Prepare Bodoh, et al letter by 10/20/97

Follow-up: W. Wunsch - Prepare developer letter by 10/20/97

Follow-up: W. Wunsch - Prepare road maintenance schedule by 10/20/97

Follow-up: W. Wunsch - Obtain A. Mann bid by 10/20/97

Follow-up: W. Wunsch - Present snowplowing research at 10/20/97 meeting

Follow-up: W. Wunsch - Obtain R. Johnson bid by 10/20/97

Follow-up: N. Issa - Obtain weed cutting info by 10/20/97

Follow-up: All Board Members - Inspect High South tree cutting along road by Kehoe shelter for further discussion

Carry Over: Committee composition conflict of interest

5. Ombudsman Report

6. Unfinished Business

6.1 Nap Weed Spraying Notice to Landowners

Follow-up: J. Murphy - Confirm Linda Ulrich's interest in chairing a noxious weed committee

6.2 Complaint Procedure

Follow-up: L. Hodges - Finalize complaint form format & give to J. Murphy

6.3 Teaching Center Land Donation

Follow-up: P. Wolberd - Mail letter to church ex. comt. re meeting

6.4 Lunden Subdivision Review

Follow-up: J. Murphy - Inform the applicant of the Board's decision

6.5 Procedure/Guidelines book

Follow-up: L. Hodges - Establish a guidelines book

6.6

7. Tabled Business

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Glastonbury Landowners Association
Board of Directors Meeting
Agenda
October 20, 1997

7.1 Court Ordered Community Service - Nadim Issa

7.2 William Pitt No Trespassing Signs - Carla Healy

Follow-up: Tabled pending completion of complaint form

7.3 Community Assessment Fund reimbursement from Community Planning Fund

Follow-up: C. Healy - Response to Kehoe draft reimbursement request memo

7.4 Ad hoc Budget Committee budget development tabled until after elections

7.5 Protocol for documents review and copying

7.6 Review the Community of Glastonbury Policies and Standards for Subdivisions, section 4.4 (installation of utilities) for possible revision.

7.7 Establish a protocol for committee membership approval.

8. New Business

8.1 Developer transfer of deed records to GLA - P. Wolberd

8.2 Public access on Glastonbury roads - P. Hoag

8.3 Present Alexander letter copy - J. Murphy

8.4 Glastonbury S. fire water reservoir requirement re. subdivision - N. Issa

8.5

8.6

8.7

8.8

9. Open Floor Comments

10. Next Meeting - Friday, 7:30 p.m., November 3, 1997, South Glastonbury

11. Adjournment

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Dec. 4 - court date hearing
everyone agree to financial responsibility
get advice from atty. on feasibility
get written consent from all co-tenants

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116 West Callender
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Phone: 406/222-0135
Facsimile: 406/222-8517

October 15, 1997

Margaret Roach
P.O. Box 323
Emigrant, MT 59027

RE: LANDOWNERS ASSOCIATION/INTERVENTION INTO PENDING SUIT
PARCEL 47, NORTH GLASTONBURY

Dear Margaret:

I have reviewed the material which you brought to me concerning the formation and establishment of a Landowners Association in North Glastonbury.

I think that it is a great idea and in fact it is mandated by Montana law that there be a homeowners association to take over the governing duties of the property. This association will generally be used to settle disputes, maintain roads, and do other things all for the common good of the people owning property within the subdivision.

As you know, the language contemplated allows for intervention by the association into any lawsuit between neighboring landowners. This is important and critical in the overall master plan and an orderly development of North Glastonbury. If the association was not involved in the lawsuit, they would have no say as to how each individual dispute is resolved. This would be a form of "micro-governing" as opposed to looking at an overall view toward implementing a valid, acceptable master plan.

I would urge that you encourage the association to intervene in this lawsuit and ask the court for another mediation or any other form of alternative dispute resolution for the matters actually at issue.

In reviewing the recent correspondence between Dulce and Nancy, it appears as though things have moved closer together and then moved somewhat apart. Hopefully with a fair sounding before

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some of her peers, Nancy would be agreeable to go back to the resolution as suggested and worked out back in May of 1997. If I can be of any further assistance, please do not hesitate to call or write.

Best Wishes,

KARL KNUCHEL

KK:rn

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Glastonbury Landowners Association Meeting
Board of Directors Meeting Minutes

November 3, 1997

1. Call to Order, Prayer -- Eleanor Schieffelin opened the meeting at 7:35 p.m. Present: Eleanor Schieffelin (Vice President), Joan Murphy (Secretary), Dan Kehoe, Sr., Walter Wunsch, Philip Hoag and Carla Healy. Absent: Patrick Wolberd (President), Nadim Issa (Treasurer), Marjorie Lombard.

2. Reading and Disposition of Minutes -- The minutes of October 20, 1997 were approved as corrected.

3. Order of Business -- The following items were discussed out of order:

3.1 (Agenda Item 6.3) Roach arbitration request.
Discussion: Margaret Roach presented a letter dated 10-15-97 from Karl Knuchel, Esq. to her (see attached). She once again requested that the GLA Board assist in arbitration with the unresolved problems on Parcel 47 North, prior to their court date of December 4.
Action: P. Hoag moved, J. Murphy seconded that (1) the matter was one for the new Board, and (2) before the matter could be even be presented to that new Board, all co-tenants of Parcel 47 North would need to sign a unanimous written consent that they would abide by any and all arbitration on the part of that Board, should they decide to arbitrate. The vote was unanimous.
Follow-up: There was consensus that once a new Board had been elected, someone on that Board should get advice from an attorney to see if the GLA has any sort of responsibility to arbitrate in disputes between landowners.

3.2 (Agenda Item 8.2) Baughman letter.
Discussion: J. Murphy presented a letter Jack Baughman had written to Edward Francis, with a copy addressed to P. Wolberd (see attached). C. Healy read E. Francis' response to Baughman (see attached). There followed discussion about duplicate enforcement of various subdivision requirements, such as whether or not landowners needed to submit to both the GLA and Park County for approval and enforcement of modification of their community water systems. One member noted that the county had a number of pending subdivisions in Glastonbury that it would like to complete. Another member reminded the group that when the Glastonbury Project Review Committee (GPRC) was first formed, the county had very few if any subdivision requirements, and that the county later patterned their own requirements after those of the GPRC.
Action: D. Kehoe moved, P. Hoag seconded that the matter be tabled until the new Board was established and had formed a new GPRC to study any duplications or redundancies in project reviews, in hopes of more streamlined procedures. The vote was unanimous.

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Follow-up: J. Murphy will call Jack and Carla Baughman to tell them that although the GLA Board might be inclined to grant them a water system variance, nothing could be done until both the Baughmans had submitted the appropriate paperwork and the new Board had been elected.
Follow-up: It is hoped that the new Board will look into the matter of requirement duplications, with an eye towards streamlining development requirements for the landowners.

3.3 (Agenda Item 4.3) Nominating Committee Report.

3.3.1 Agenda for annual meeting.

Discussion: The Board discussed matters that they would like to see included in the upcoming annual meeting on Saturday, November 15.
Action: There was consensus that there would be a table at the entrance to the meeting to determined which landowners were available to vote. The table would be staffed by two members of the Board, who would collect assessments should any landowner wish to pay them in order to qualify to vote.
Action: W. Wunsch moved, P. Hoag seconded that, due to confusion in the transfer of bookkeeping from CUT to the GLA administration, in the case of any dispute about assessment payments during the annual meeting, the GLA will allow any landowner to vote if it appears he is in arrears of $100 or less, and that resolution of the amounts owed should be worked on at a later date. The vote was unanimous.
Action: There was consensus that J. Murphy, E. Schieffelin and L. Hodges should meet to determine the exact order of the items to be incorporated at the meeting, as well as to organize and secure necessary materials for the meeting. They will then run the agenda by C. Healy. L. Hodges is to finalize the voting checklists for North and South Glastonbury.
Follow-up: J. Murphy, E. Schieffelin and L. Hodges are to meet this week and plan the meeting agenda. J. Murphy is to distribute the printed agenda to each Board member prior to the meeting.
Follow-up: C. Healy is to provide L. Hodges with a disk containing one list for all the Glastonbury North landowners and one list for all the Glastonbury South landowners, and the status of amounts owed in community assessments by each.
Follow-up: L. Hodges is to design 3 lists and get them to J. Murphy prior to the annual meeting: one for the assessment table with amounts owed by each landowner, and one each for Glastonbury North and South residents with room for their signatures.
Follow-up: C. Healy is to determine prior to the meeting if the Church is paid up on its assessments and, if not, to get a check in the proper amount to H. Krammer.

3.3.2 Nominating committee follow-ups.

Follow-up: C. Healy - Prepare eligible landowner/voter list for election -- see 3.3.1.
Follow-up: J. Murphy - Prepare landowner/voter list -- see 3.3.1.
Follow-up: E. Schieffelin - Revise ballot for approval at next meeting -- done.
Follow-up: D. Kehoe and M. Alfaro - Develop proxy statement -- done.
Follow-up: C. Healy - Prepare phone tree re paying assessments -- done.
Follow-up: J. Murphy - Certify which landowners are eligible to vote -- see 3.3.1 above.

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Follow-up: J. Murphy - Complete follow-up annual meeting letter and phone tree by 11-8-97. It was decided that Joan would send the announcement to the local area landowners (Livingston residents, Bozeman residents, Board members and Board candidates), as well as post the letter at each Glastonbury Teaching Center. C. Healy is to prepare the phone tree and get it to J. Murphy, who is to see that, in addition to being called out, it is read at each weekend service prior to the annual meeting.

3.3.3 Ad hoc Road Committee meeting with the developer.

Discussion: It was mentioned that the first day Edward Francis and others from the developer can meet to discuss the GLA's Road Committee Report and proposal is Monday evening, December 1, at The Ranch Kitchen.

Follow-up: P. Wolberd is to respond to E. Francis regarding setting a time for the meeting of the GLA Road Committee with the Church.

Follow-up: C. Healy is to ask J. Healy about the status of the grading of the Alexander road in Glastonbury North.

4. Reports of Officers and Committees --

4.1 Treasurer's Report - None.

Follow-up: Wunsch & Issa - Retain D. Holm and obtain a letter of understanding regarding services -- done (see attached).

Follow-up: Draft landowner letter explaining new assessment and bookkeeping system in time for Assessment notice -- carry over to the new Board.

Follow-up: Issa - Pay Mann and Elliot bills -- done.

Follow-up: Issa - Set-up petty cash fund and procedures -- carry over.

4.2 Ad hoc Budget Committee Report. None.

4.3 Nominating Committee Report. See 3.3 above.

4.4 Ad hoc Road Committee Report. See 3.3. above.

Follow-up: W. Wunsch - Prepare Capricorn Drive letter to County -- carry over.

Follow-up: W. Wunsch - Prepare Bodeaux et al. letter -- carry over.

Follow-up: W. Wunsch - Prepare road maintenance schedules for G. North and G. South -- carry over.

Follow-up: W. Wunsch - Obtain Mann contract -- done.

Follow-up: W. Wunsch - Present snowplowing research -- carry over.

Follow-up: D. Kehoe - Obtain bid from Mann for snowplowing not involving his larger equipment -- carry over.

Follow-up: C. Healy - Obtain Johnson snowfence bid -- carry over.

Follow-up: N. Issa - Obtain weed cutting information -- carry over. It was noted that ditching had taken care of many of the weed problems.

5. Ombudsman Report -- None.

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6. **Unfinished Business --**

6.1 Alexander copy of letter to developer.
Follow-up: P. Wolberd - acknowledge receipt of letter by 11-3-97 -- done (see attached).

6.2 Kramer subdivision application.
Follow-up: C. Healy - review and complete check list for Kramers -- C. Healy asked that another person on the GLA Board volunteer or be assigned to take over this duty. Carry over to the new Board.

6.3 Roach arbitration request.
Follow-up: P. Wolberd - call M. Roach with Board decision not to pursue -- done.

6.4 GLA complaint form distribution
Follow-up: J. Murphy - distribute form at annual meeting.

6.5 Teaching Center land donation.
Follow-up: P. Wolberd - follow-up on E. Francis response letter -- carry over.

6.6 Lunden subdivision application.
Follow-up: J. Murphy - inform applicants of Board decision -- done.

7. **Tabled Business --**
- 7.1 Court Ordered Community Service -- (N. Issa)
- 7.2 William Pitt No Trespassing Signs -- (C. Healy)
- 7.3 Community Assessment Fund reimbursement from Community Planning Fund -- Follow-up: C. Healy to respond to Kehoe draft reimbursement request memo.
- 7.4 Ad hoc Budget Committee budget development -- tabled until after elections.
- 7.5 Protocol for documents review and copying
- 7.6 Review of the Community of Glastonbury Policies and Standards for Subdivisions section 4.4 Installation of Utilities for possible revision.
- 7.7 Establish a protocol for committee membership approval.
- 7.8 Public access on Roads -- (P. Hoag). It was noted that a sign was needed at the bottom of Arcturus and Sirius. Tabled for the new Board.
- 7.9 Glastonbury South fire water reservoir -- (N. Issa)
- 7.10 Tree destruction in High South
- 7.11 Noxious weed committee formation
- 7.12 Discuss hiring of Project Reviewer and cost -- (C. Healy)

8. **New Business --**

8.1 Providing copies of association documents to members. (J. Murphy)
Discussion: A landowner asked Secretary Murphy for a copy of the Bylaws. She asked what fee, if any, should be charged.
Action: There was consensus that in this instance she would charge the landowner $2.50 plus postage.

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Follow-up: The general question of providing copies, and at what cost, is to be carried over for the new Board.

8.2 Copy of Baughman letter to E. Francis. See 3.2 above.

8.3 Annual Meeting agenda. (J. Murphy) See 3.3.1 above.

9. Open Floor Comments -- None.

10. Next Meeting -- This will be the first annual meeting, Saturday, November 15, 1997, starting at 10:00 a.m. sharp at Emigrant Hall.

11. Adjournment -- The meeting was adjourned at 10:15 pm.

Submitted by Lucia Hodges
Assistant Secretary

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1997-11-03_BDGNAUX.pdf

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Church Universal and Triumphant®

November 3, 1997

Mr. Jack Baughman
Post Office Box 951
Emigrant, Montana 59027

Dear Jack,

I sympathize with your plight as expressed in your recent letter.

I do not generally agree with granting variances from subdivision requirements if it would result in a substandard condition that a future buyer would not expect to find. As you know, we have granted delays in meeting required conditions in many cases in the community. In some cases the conditions have been subsequently satisfied and in other cases they have not. An important factor in these cases is whether there is any mechanism that will insure future compliance.

Actually, the Glastonbury Landowners Association (GLA) did not follow our recommendation regarding a requested variance in another similar case. In that case, the owner had asked for a variance to not have to pay for the installation of electrical and telephone service to the boundary of the new tracts and to delay the upgrade of an existing shared water system until after filing of the final plat in a manner similar to you.

I recommended to the GLA board, through Carla Healy, that a variance not be given for withholding electric and telephone service because that is normally a responsibility of a developer and all of the other vacant lots in Glastonbury have been sold with those services on-site. I also

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recommended that, if a variance was to be given, that it be for upgrading the water system since the system was already in place and operating.

The GLA board, for reasons I am not fully aware of, did not follow those recommendations and instead allowed a variance for the electric and telephone services and denied the variance for delaying the upgrading of the existing water system.

I do not personally see why you should not be given the variance you are seeking. However, this decision is now wholly in the hands of the GLA board.

Very truly yours,

Church Universal and Triumphant, Inc.

Edward L. Francis
Executive Vice President

ELF:cah

cc: Glastonbury Landowners Association

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Jack Baughman

October 26, 1997

Edward L. Francis
Royal Teton Ranch
P.O. Box 5000
Corwin Springs, Montana 59030-5000

Dear Edward:

I am writing you about a situation that I am anticipating will occur relating to my efforts to complete a minor subdivision here in North Glastonbury. William Smith has been commissioned by me to manage this project and it is through him that I am aware of this impending problem which I will describe to you.

We have been informed by the state that they will require changes to a community water service system that we have been using on lot 10 for about 8 years. This change involves removing a pumping facility that is currently installed below ground in a concrete structure and placing it above ground. To do this we will have to build an above ground structure to house the pumps, pressure tanks, distribution piping and electrical service. Willliam has a design for this structure and we had intended to build it next spring when the weather permits. The state will allow us to go forward with our subdivision on the basis that we have a design that meets their requirements and have expressed our intent to complete it in a timely manner.

The situation that I have alluded to is that William has been to the Glastonbury Landowners Association (GLA) with a request for a variance on their permit to allow a subdivision on parcel 32 in South Glastonbury, which has a similar need for a water system modification, and has been denied. When William asked the reason for their denial he was informed that such variances were being denied on your recommendation because Glastonbury landowners have a history of not living up to their obligations. To impose this requirement to complete the water system modifications, before allowing the subdivision to go ahead, places a severe time constraint on a project that has already been delayed for nearly two years because of various reasons relating to the restructuring of the arrangements between the Church and the Community. In delaying our submittal to the County we are also facing the possibility of needing to request an extension at a time when they are trying to get Glastonbury subdivision matters terminated. The cost to the Lot 10 owners for this modification is not insignificant, being approximately $4000.

Carla and I feel quite chagrined that we have been placed in a classification of persons that are irresponsible in attending their obligations. Over the years, since the Church first became involved in looking for and then acquiring the properties in Montana, we have been substantial supporters with both our supply and our devotions. We have taken positions in line line with the Church's efforts in public forums particularly with the environmental impact statements.

P.O. Box 951, Emigrant, Montana 59027 (406) 333-4326 Email: jackb@in-tch.com

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all this time we have been diligent in attending our obligations.

The stated reason for denying this type of variance is not substantial because the state will follow up to assure that the requirement has been met. In responding to the state William has, in effect, vouched for the completion of this project by attaching his signature as a professional engineer in the State of Montana.

I realize that the action in refusing the variance was that of the GLA, and not yours. However, your influence in establishing guidelines for their action is not insignificant and should not be made as all encompassing but treated on a case-by-case basis.

Sincerely yours,

Jack Baughman

cc: Patrick Wolberd
William Smith

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GLASTONBURY LANDOWNERS ASSOCIATION, INC.

P.O. Box 312
Emigrant, MT 59027

November 3, 1997

John & Eileen Alexander
P.O. Box 1633
Emigrant, MT 59027

Dear John & Eileen,

The GLA Board is in receipt of the copy of your 9-20-97 letter to the developer. Many of the items noted in your letter were addressed in our road report which was also sent to the developer. We understand that David Newhouse, a road committee member, has also been working with you and offering some helpful suggestions.

We trust that on-going negotiations with the developer will remedy the concerns we all have expressed.

Please keep us informed and we will do likewise.

Sincerely,

Patrick Wolberd, Board President
Glastonbury Landowners Association

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Final

Glastonbury Landowners Association Meeting
Board of Directors Meeting Minutes

November 17, 1997

1. Call to Order, Prayer -- Patrick Wolberd opened the meeting at 7:00 p.m.
Present: Patrick Wolberd (President), Daniel Kehoe, Jr. (Vice President), Joan Murphy (Secretary), Maria Scoble (Treasurer), Horus Brailsford, Philip Covington, Andrew Field, Peggy Keathley, David Newhouse, Walter Wunsch. Also present were Laurel Matthews and Margaret Roach, Ombudsmen.
Absent: Philip Hoag. Secretary J Murphy passed around a Waiver of Notice of Meeting, which was signed by all present Board members.

2. Reading and Disposition of Minutes -- The minutes of November 3, 1997 were approved as corrected.

3. Order of Business -- There were no Agenda items discussed out of order:

4. Reports of Officers and Committees --

4.1 Treasurer's Report.
Discussion: J. Murphy asked to be reimbursed for $144 for the annual meeting costs. Question: Who are the signatories on the GLA account? Answer: M. Scoble had requested that the bank note P. Wolberd, D. Kehoe, Jr. and herself as the signatories. It was felt that all officers should be signatories, as well as one more person from South Glastonbury.
Action: A. Field moved, H. Brailsford seconded that Secretary J. Murphy and W. Wunsch be added as signatories on the GLA account. The motion passed unanimously.
Follow-up: M. Scoble - Reimburse J. Murphy $144 prior to the next meeting.
Follow-up: M. Scoble - Add herself, J. Murphy and W. Wunsch as signatories on the GLA account.
Follow-up: M. Scoble - draft landowner letter explaining new assessment and bookkeeping system to accompany next assessment notice.
Follow-up: M. Scoble - Set-up petty cash fund and procedures by 12-15-97.

4.2 Finance Committee Report.
Discussion: P. Wolberd suggested that there be a member of the Road Committee on the Finance Committee, since so many of the assessment funds are used for road maintenance.
Follow-up: M. Scoble - Begin to solicit landowners for the Finance Committee.

4.3 Nominating Committee Report.
Discussion:
C. Healy - Prepare eligible landowner/voter list for election -- done.
J. Murphy - Prepare landowner/voter list -- done.
E. Schieffelin - Revise ballot for approval at next meeting -- done.

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D. Kehoe and M. Alfaro - Develop proxy statement -- done.
C. Healy - Prepare phone tree re paying assessments -- done.
J. Murphy - Certify which landowners are eligible to vote -- done.
J. Murphy - Complete annual meeting notice and phone tree -- done.
J. Murphy/L. Hodges - Prepare and distribute annual meeting agenda -- done.
C. Healy - Prepare landowner/assessment disk -- done.
L. Hodges - Prepare landowner/assessment lists -- done.
C. Healy - confirm with H. Krammer Church assessment paid -- done for 1996 only.
Follow-up: M. Scoble is to contact C. Healy re the 1997 assessments which are still due.

4.4 Road Committee Report.

Discussion: Regarding road grading, W. Wunsch mentioned that there are still areas in the High South that need to be graded, but that all of the allocated funds had already been spent. He also said that G. Elliott is interested in selling his grader for around $3,500. D. Newhouse said he had done most of the Alexander road grading, but that it still needed a bit more ditching. Regarding snowplowing, W. Wunsch read the letter he had sent to E. Francis requesting that the developer give the GLA the old snowplow and truck which had formerly been used on the Glastonbury roads (see attached). D. Newhouse said R. Johnson had told him he would snowplow for the community with the Elliott grader any time necessary. Regarding snowfencing, W. Wunsch said this had been done by R. Johnson, but that neither a written bid nor a statement had been obtained. Regarding weed cutting, P. Wolberd noted that most road weeds had been taken care of by the recent grading, but that some work still needed to be done. D. Newhouse suggested first grading the weeded roadside areas, and then mowing them as follow-up maintenance.
Follow-up: W. Wunsch - Call E. Francis to confirm that the developer will have an answer on the old snowplow and truck by the 12-1-97 meeting.
Follow-up: D. Newhouse -- Contact R. Johnson, W. Mansaw (light snow only) and A. Mann for snowplowing bids by 12-15-97.
Follow-up: D. Newhouse - Obtain a written bid and statement from R. Johnson for the snowfencing work already done and for that still to be done by 12-1-97.
Follow-up: D. Newhouse - Present a proposal to the Board regarding road weed maintenance by 12-15-97.
Follow-up: W. Wunsch - Prepare Capricorn Drive letter to County by 12-1-97.
Follow-up: W. Wunsch - Prepare Bodeaux et al. letter by 12-1-97.
Follow-up: W. Wunsch - prepare a proposal for road maintenance still needed in the High South by 12-15-97.
Follow-up: D. Newhouse - Prepare road maintenance schedules for G. North and G. South by 12-15-97.
Follow-up: D. Newhouse - Finish volunteer ditching of J. Alexander road.

5. Ombudsmen Reports -- None.

6. Unfinished Business --

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6.1 Kremer subdivision application.
Follow-up: P. Hoag - Obtain reviewer to complete check list for Kremers by 12-1-97.

6.2 Roach arbitration request.
Discussion: P. Wolberd said that Dan Kehoe, Sr. had called John Glover, the GLA attorney, regarding the Parcel 47 North request for arbitration. He read a response letter that he had received from the attorney (see attached). M. Roach requested that she be allowed to have a copy of the letter to give to her attorney.
Action: A. Field moved, H. Brailsford seconded that a copy of the letter be given to both M. Roach and N. Wintroub to provide to their respective attorneys. The motion passed unanimously.
Follow-up: J. Murphy is to give M. Roach and N. Wintroub copies of the letter as soon as possible.

6.3 GLA complaint form distribution.
J. Murphy reported that she had distributed this form at the annual meeting, and also to each of the Board members at the present meeting.

6.4 Teaching center land donation.
Follow-up: P. Wolberd - follow-up on E. Francis response letter by 12-1-97.

6.5 Baughman letter.
J. Murphy reported that she had notified both Jack and Carla Baughman of the GLA's decision.

6.6 Streamlining project review standards.
Follow-up: P. Hoag and A. Field - Review the Community of Glastonbury Policies and Standards for Subdivisions Section 4.4 "Installation of Utilities" for possible revisions, and present them in written form to the Board.

6.7 Document copies.
Action: J. Murphy moved, and it was seconded that if a document has been recorded in the county, a landowner should request copies from the county, not the GLA. The motion passed unanimously.
Follow-up: J. Murphy - recommend a fee guideline for copies to landowners of documents not recorded in the county.

7. Tabled Business --

7.1 Court Ordered Community Service -- (N. Issa)
7.2 William Pitt No Trespassing Signs -- (C. Healy) - See 8.2.
7.3 Community Assessment Fund reimbursement from Community Planning Fund -- Discussion: It was mentioned that since there was now a fair amount of money in the assessment fund, it might not be as important to follow up on this request as it

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had been when the GLA was founded. Since there was not consensus on this view, it was agreed that the Board not withdraw the request.

7.4 Ad hoc Budget Committee budget development tabled-- see 4.1.

7.5 Protocol for documents review and copying -- see 6.7.

7.6 Omitted from agenda.

7.7 Establish a protocol for committee membership approval.

7.8 Public access on Roads -- (P. Hoag). See 8.9.

7.9 Glastonbury South fire water reservoir -- (N. Issa)
Discussion: One member explained that the county fire chief had said that subdivisions would probably not be granted in the High South until there was a fire water reservoir.
Action: There was consensus that this matter be tabled until someone in the High South requested approval of a subdivision or until the LUMP committee is formed.

7.10 Tree destruction in High South -- dropped. It was noted that anyone giving instructions to A. Mann or others regarding snowplowing or grading in the High South should be very specific about the way any trees that are in the way should be handled.

7.11 Noxious weed committee formation

7.12 Discuss hiring of Project Reviewer and cost -- (P. Hoag) - See 6.1.

8. New Business --

8.1 Kremer resignation letter. *(J. Murphy)*
Discussion: P. Wolberd read a resignation letter from Linda Kremer (see attached).
Action: P. Keathley moved, M. Scoble seconded that the Board accept Linda's resignation. Nine members voted yes, J. Murphy abstained. The motion carried.
Follow-up: Each Board member is to deliberate upon the best method for filling the vacant position.
Follow-up: P. Wolberd is to send a letter of acknowledgment to Linda.

8.2 Alfaro complaint. *(J. Murphy)*
Discussion: The members read a complaint form regarding William Pitt submitted by Colon Alfaro (see attached).
Action: The matter was tabled pending completion of a complaint protocol to be reviewed by the Board.
Follow-up: H. Brailsford will note the location of the No Trespassing and No Parking signs by the next meeting.
Follow-up: D. Kehoe, Jr. and A. Field - Provide a rough draft of a complaint protocol to the Board by the next meeting.

8.3 Wintroub complaint. *(J. Murphy)*
Discussion: The members read a complaint form regarding M. Roach submitted by Nancy Wintroub (see attached). M. Roach explained the problem from her perspective,

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using photographs to further illustrate the situation. She stated that her driveway construction had been approved by the GPRC. In the absence of concrete evidence from the Wintroubs that Section 6.01 of the Restated Covenants had been violated, the Board felt that the question of M. Roach's driveway was part of the ongoing dispute involving the cotenants of the parcel, and would be dealt with in the upcoming court hearing on the parcel's subdivision dispute.
Action: P. Keathley moved, H. Brailsford seconded that if a complaint regarding the driveway is still unresolved after the court hearing or other non-Board arbitration, the Board would then consider a revised complaint at that time. Until then, the complaint would be dismissed. The motion passed unanimously.
Follow-up: J. Murphy is to relay this decision to the Wintroubs.

8.4 Boyle letter. *(J. Murphy)*
Discussion: J. Murphy read a letter the GLA had received from an A. Boyle, who had requested general information on the Glastonbury area, as well as information on the land and developments that were for sale (see attached). There was consensus that the Livingston Chamber of Commerce would be the appropriate authority to respond to inquiries about general area information.
Follow-up: P. Keathley will consult with Carla Healy and send Mrs. Boyle a response by 12-1-97 regarding specific land and properties for sale. She will then bring a copy of the letter to the Board by the next meeting.

8.5 List of new Board members. *(J. Murphy)*
Discussion: Secretary Murphy said she would like to have a list of the names, addresses, phone and fax numbers of each new board member.
Action: A list was completed during the meeting of the desired information.
Follow-up: J. Murphy is to provide a copy of the list to each Board member by the next meeting.

8.6 Covenant/Bylaw voting discrepancy. *(L. Hodges)*
Discussion: It was noted that although Section 3.20 of the Restated Covenants says that in a landowner election each co-tenant gets one full vote, Article V(F)(3) of the Bylaws says that co-tenants get only a fractional vote in proportion to their ownership interest.
P. Wolberd noted that the Covenants rule over the Bylaws, and that therefore the Bylaws did not need to be amended at this time.
Follow-up: P. Murphy and L Hodges - Prepare a guideline based on the protocol of the past election regarding voting details, and submit it to the Board by the next meeting.

8.7 Issa voting results request. *(J. Murphy)*
Discussion: J. Murphy said that Nadim Issa had called her to request the number of votes he had received in the recent election of the Board of Directors, and J. Murphy gave him the information. She then asked the Board if they wanted to set a guideline about giving out the results of balloting in the future.

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Action: There was consensus that the actual number of votes someone had received could be relayed. *(Guideline)*

8.8 Glover bill.
Discussion: J. Murphy mentioned that there was a late payment charge on the Glover bill for legal fees.
Action: There was consensus to add the late fee to payment of the next bill.

8.9 J. Alexander request for "No Trespassing" sign.
Discussion: J. Alexander requested permission to place a "No Trespassing" sign on the community road to his property in order to protect it from trespassers, especially hunters. Several members noted that there was a fair amount of gun shooting in the High South, that hunters had been observed there, and that perhaps something should also be done on the roads to the High South.
Action: H. Brailsford moved, W. Wunsch seconded that D. Newhouse is to tell J. Alexander that he should bring a proposal to install a "Dead End" sign and/or a "No Forest Service Road Access" sign at the base of the road to his property. He is to show the sign(s) to the Board for approval prior to installation. The motion passed unanimously.
Follow-up: D. Newhouse - inform J. Alexander about the Board's decision.

8.10 Brailsford ditching request.
Discussion: H. Brailsford said that there is an irrigation ditch crossing Virgo Road that needed to be cleaned out with a backhoe periodically. He said it had not been maintained well in the past, and so it annually flooded, causing erosion in a section of Virgo Road by his house.
Follow-up: D. Newhouse- address this problem with the Road Committee and bring a recommendation to the Board by the next meeting.

9. Open Floor Comments -- None.

10. Next Meeting --
Action: W. Wunsch moved, M. Scoble seconded that P. Wolberd contact E. Francis to formally request a closed executive meeting between both the GLA Board and the Church Executive Board on 12-1-97 at 7:30 p.m. at The Ranch Kitchen. The motion passed unanimously.
Follow-up: P. Wolberd - Contact E. Francis re same.

11. Adjournment -- The meeting was adjourned at 10:20 pm.

Submitted by Lucia Hodges
Assistant Secretary

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Glastonbury Landowners Association
Board of Directors Meeting
Agenda
November 17, 1997

1. Call to Order, Opening Prayer (and waiver of notice if required)
2. Reading and Disposition of Minutes
3. Order of Business
4. Reports of Officers and Committees

4.1 Treasurer Report

Follow-up: M. Scoble - Draft landowner letter explaining new assessment and bookkeeping to accompany next assessment notice

Follow-up: M. Scoble - Set up petty cash fund and procedures

4.2 Ad hoc Budget Committee Report

4.3 Nominating Committee Report

Follow-up: C. Healy - Prepare eligible voter list for election

Follow-up: J. Murphy - Prepare landowner/voter list for election by 10/31/97

Follow-up: E. Schieffelin - Revise ballot for approval at next meeting.

Follow-up: D. Kehoe & Margaret Alfaro - Develop a proxy statement for approval at next meeting

Follow-up: C. Healy - Prepare phone tree re paying community assessments

Follow-up: J. Murphy - Certify which landowners are eligible to vote by 11-14-97

Follow-up: J. Murphy - Complete follow-up annual meeting letter and phone tree by 11-8-97

Follow-up: J. Murphy/L. - Hodges prepare & distribute annual mtg. agenda

Follow-up: C. Healy - Prepare landowner/assessment disk for L. Hodges

Follow-up: L. Hodges - Prepare landowner/assessment lists for annual mtg.

Follow-up: C. Healy - Confirm with H. Krammer Church assessment paid

4.4 Ad hoc Road Committee Report

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Glastonbury Landowners Association
Board of Directors Meeting
Agenda
November 17, 1997

Follow-up: W. Wunsch - Prepare Capricorn Dr letter to County by 10-20-97

Follow-up: W. Wunsch - Prepare Bodoh, et al letter by 10-20-97

Follow-up: W. Wunsch - Prepare road maintenance schedule for G. North and G. South by 10-20-97

Follow-up: W. Wunsch - Present snowplowing research by 10-20-97

Follow-up: D. Newhouse - Obtain a bid from A. Mann for snowplowing not involving his larger equipment

Follow-up: D. Newhouse - Obtain R. Johnson bid by 10-20-97

Follow-up: D. Newhouse - Obtain weed cutting info by 10-20-97

Follow-up: P. Wolberd - Confirm with E. Frances GLA/Developer 12/1/97 Roads mtg.

Follow-up: D. Newhouse - Check with J. Healy on Alexander road grading

5. Ombudsman Report

6. Unfinished Business

6.1 Kremer subdivision application

Follow-up: P. Hoag - Obtain reviewer to complete check list for Kremers

6.2 Roach arbitration request

Follow-up: D. Kehoe - Call attorney re Roach request to intervene

6.3 GLA complaint form distribution

Follow-up: J. Murphy - distribute form at annual meeting

6.4 Teaching Center land donation

Follow-up: P. Wolberd - follow-up on E. Francis response letter

6.5 Baughman Letter

Follow-up: J. Murphy - Call Baughmans re board action

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Glastonbury Landowners Association
Board of Directors Meeting
Agenda
November 17, 1997

6.6 Streamlining Project Review Standards

Follow-up: P. Hoag - Review the Community of Glastonbury Policies & Standards for Subdivisions including section 4.4 Installation of Utilities for possible revision

6.7 What is the Board position on providing copies of association documents to the members? One member has asked for a copy of the covenants voting documents.

Follow-up: J. Murphy - Recommend a guideline

7. Tabled Business

7.1 Court Ordered Community Service - Nadim Issa

> **7.2 William Pitt No Trespassing Signs - Carla Healy**

Follow-up: tabled pending completion of complaint form

7.3 Community Assessment Fund reimbursement from Community Planning Fund

Follow-up: C. Healy - response to Kehoe draft reimbursement request memo

> **7.4 Ad hoc Budget Committee budget development tabled until after elections**

7.5 Protocol for documents review and copying

> **7.7 Establish a protocol for committee membership approval**

7.8 Public access on roads - P. Hoag

7.9 Glastonbury South fire water reservoir - N. Issa

> **7.10 Tree destruction in High South**

7.11 Noxious Weed Committee Formation

> **7.12 Discuss hiring of Project Reviewer and cost - P. Hoag**

8. New Business

8.2 Alfaro complaint

8.3 Winthrope complaint

8.4

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Glastonbury Landowners Association
Board of Directors Meeting
Agenda
November 17, 1997

8.5

8.6

9. Open Floor Comments

10. Next Meeting - Monday, 7:00 p.m., December 1, 1997, Ranch Kitchen. This will be an executive session (closed meeting) due to the sensitive negotiation nature of this meeting.

11. Adjournment

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BERG, LILLY, ANDRIOLO & TOLLEFSEN
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November 12, 1997

Board of Directors
Glastonbury Landowner's Association
c/o Mr. Daniel J. Kehoe, Sr.
P.O. Box 436
Emigrant, MT 59027

VIA FAX(406) 333-4379

Re: Glastonbury Landowner's Association, Inc.
First Annual Meeting

Dear Dan:

It was nice to visit with you today and to discuss some of the questions the Board has in connection with the first annual meeting. I would like to briefly address these questions in writing so that you can more easily share my advice with the Board.

Questions 1 and 2:

With regard to the requirements for voting, I agree with your conclusion that because of the questionable state of the books and the uncertainties of who is fully paid and who is not, that a reasonable attempt should be made by the Board to encourage participation by those members who have paid assessments, but who may not be paid in full due to difficulties with the bookkeeping. As you noted, under Item 12.01 of the Covenants, the Association, i.e., the Board, has the right to waive the strict requirements of the Covenants and grant a variance where it believes that doing so would be in the best interest of the community. I think your goal should be to encourage participation by as many of the members as possible, but not at the expense of waiving the good standing requirement in its entirety. To do so would set a dangerous precedent and would not encourage members to stay current on their assessments in future years.

Procedurally, I believe the best way to handle this is to announce at the outset of the meeting, that the Board has passed a resolution granting a

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variance of this nature and emphasize that it applies strictly to the 1997 meeting. Perhaps a one page copy of the Board's resolution could be distributed at the door of the meeting so that members would know immediately before attending the meeting whether or not they would be entitled to vote.

Questions 3:

With regard to the pending litigation between the parties in common ownership of Lot 47, it does not sound as though the issues involved are proper for Association involvement or intervention. What you described is simply a conflict between common owners of a parcel over such minor things as driveway maintenance and allotment of tax bills. These are essentially private disputes and I do not believe that it would be appropriate for the Association to take one side or the other. Furthermore, intervention into such a law suit would be costly for the Association and could subject the Board to some measure of liability by an aggrieved party. As a transactional attorney, rather than a litigator, my advice is generally to avoid litigation like the plague. It is rarely cost effective. I would be happy to look into the matter in greater detail if the parties' attorneys were to contact me directly.

For your information, I do not have a copy of the recorded covenants in my file. I would appreciate a copy from the Park County Clerk and Recorder's Office at your convenience.

I hope the first meeting is a success. Please call if I can be of further assistance.

Sincerely,

John T. Glover, Jr.

JTG:trs

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Glastonbury Landowners Association
P. O. BOX 312
EMIGRANT, MT 59027

November 5, 1997

FACSIMILE TRANSMISSION

Edward Francis
Royal Teton Ranch
P. O. Box 5000
Corwin Springs, MT 59030

RE: Request for Old Glastonbury Snowplow

Dear Edward:

This is a formal follow-up on our request to your office to acquire the old Chevy snowplow used by the Glastonbury office to service our community for light, routine snowfalls. In reference to our conversation during the December, 1996 meeting, we request that you transfer the truck and plow attachment to the Association without charge.

The truck is in need of substantial repairs, requiring a new engine and a general maintenance review together with welding repairs on the plow, which the Association would have to bear. However, we feel it is a worthwhile investment to have this piece of equipment, which can help us keep our overall snowplowing expenses to a minimum during this first critical season on our own.

Sincerely,

Walter G. Wunsch, Ad Hoc Road Committee Chairman
for Patrick Wolberd, President of the Board

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November 17, 1997

TO: The Board of Directors
Glastonbury Landowners Association

FROM: Linda Kremer

I regret to say that I must resign from the Board even as we have just begun.

I had hoped that there would be more flexibility in the scheduling for our meetings. Monday night is especially difficult for me of all the possibilities that were considered. I would not be able to meet the commitment ~~that~~ with which I have been intrusted.

I am disappointed in this outcome and also trust that I can serve in other capacities for our community.

I would ask that the Board consider Nadim Issa as a replacement candidate. I feel that he carries the heart flame I would have hoped to bring to the group.

Always Victory!
In Gratitude for All Gods Gifts —
Linda Kremer

Date 11/15/1997

Glastonbury Landowners Association
Complaint Form

Name of landowner Complainant(s) Colon E. Alfaro

Name of landowner(s) involved in alleged violation William Pitt

Specific Section and Title in Covenants relating to alleged violation _____

History of the Problem Please see Attachment

Have you communicated with the other landowner(s) involved in the alleged violation, and tried to resolve the situation amicably? (If not, please do so before submitting this complaint.) (YES) NO
(Circle One)

Date, time and details of your communication for attempted resolution: See Attachment

(Attach separate sheet if more space is needed)

Signature

Parcel No. 100, Glastonbury South

Address 12 Scorpio Way / Box 560 Phone 333-4066

Please mail this completed form to the Glastonbury Landowners Association, P.O. Box 312, Emigrant, MT 59027. Forms submitted with incomplete information will be returned to the complainant for completion.

Date received _____ Date reviewed _____

Recommended Action _____

Disposition _____

Board Member Reviewing Complaint _____
Signature

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Attachment to Complaint Form filled on November 15, 1997 by Colon E. Alfaro

1) HISTORY OF THE PROBLEM.

Twice I have been chased and attacked by William Pitt's dog on common use land or property that belongs to The Church. The dog is a big Doberman type. The properties I was on are directly across the street from were Pitt resides. This two incident happened within the last four weeks.

Secondly, William Pitt has decided that there are non-parking zones on Common Use Land or land that belongs to others. For this, arbitrarily, he has placed NO PARKING signs all over the place.

2) DATE, TIME AND DETAILS OF YOUR COMMUNICATION FOR ATTEMPTED RESOLUTION:

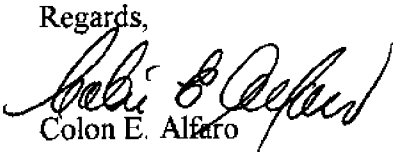
Date: November 4 or 5, 1997

Time and place: Mid afternoon at the Post Office.

Details: In a non confrontational manner I introduced myself to Pitt at the Post Office. I explained to him that his dog chased me and that I did not like it. That he could not have a dog run wild like that. That he needed to restrain the dog. After going ballistic on me, Pitt told me that he knew that he dog had chased me and that he was not going to do anything about it. That here in the United States "we do things like this.... and like that....." . I knew then that trying to communicate with him was impossible. Much less , trying to find an amicable resolution to the problem. In the nut shell, he told me to go some place else. That he was not going to restrain the dog for me or anyone else. That if I wanted to go in that area I needed to go to the Forest Service Land. I have been told that he is closing a gate or doing something that denies access to that area. I have not been there since the dog incident so I do not know for certain as to what is going on.

Personally, I am not on a crusade against William Pitt. All I want is to be able to access that area which belongs to everybody without having to worry about being chased or attacked by a dog.

Regards,



Colon E. Alfaro
P.O. Box 560
Emigrant, MT 59027

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Date 11-3-97

Glastonbury Landowners Association
Complaint Form

Name of landowner Complainant(s) NANCY COOK WINTROUB

Name of landowner(s) involved in alleged violation MARGARET ROACH

Specific Section and Title in Covenants relating to alleged violation SECTION 6 – 6.01 ASSOCIATION's Approval.

History of the Problem IN 1986 I SOLD a 5% interest to Margaret Roach in the original Baylor Parcel 47 NO. GLASTONBURY. We had a written agreement whereby she would be using the multi-family road which I had already installed (after gaining Glastonbury approval under Ed Francis' signature) to access her house via her own driveway. Sometime in the early 90s, she decided to put in her own road, adjacent to the original one, to connect with Capricorn Dr. while we were in Calif. & UPON returning to Montana we noticed that this new road usurped almost half of the original road as it passed by her house

Have you communicated with the other landowner(s) involved in the alleged violation, and tried to resolve the situation amicably? (If not, please do so before submitting this complaint.) (YES) NO
(Circle One)

Date, time and details of your communication for attempted resolution: (1) After being sued by Roach, et al, in a court partition action, I attended a court-ordered mediation on May 13 1997 and asked her by what authority had she installed her new road? She handed me a copy of a letter from Ellen Woodbury PARK COUNTY PLANNER, Giving her permission to install such a road. This was an apparent attempt, I believe, to get around Glastonbury regulations.
(2) IN JULY OF '97 I WAS APPROACHED BY MARIA DULCE SANTOS, A JOINT OWNER
SEE (Attach separate sheet if more space is needed)

Nancy L. Wintroub
Signature

Parcel No. 47, Glastonbury North

Address 3137 Frosty Way
Santa Maria, CA 93455

Phone 805/937-4800
406/333-4724

Please mail this completed form to the Glastonbury Landowners Association, P.O. Box 312, Emigrant, MT 59027. Forms submitted with incomplete information will be returned to the complainant for completion.

Date received 11-13-97

Date reviewed 11-17-97

Recommended Action No Action required at this time. If this remains a problem after the parcel 47 dispute is resolved, the board will consider a new complaint at that time.

Disposition Dismiss the complaint.

Board Member Reviewing Complaint [signature] 11-17-97
Signature

GLA 00134

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ON PARCEL 47 WHO LIVES IN AUSTRALIA AND THEREFORE WAS NOT AT THE MAY MEDIATION, BUT WHO WANTED TO TRY SETTLING THE MATTER OF THE LAWSUIT DIRECTLY WITH ME (SHE AND I WERE BOTH AT THE SAN DIEGO SUMMER CONFERENCE AND DURING OUR CONVERSATION TOGETHER WE BOTH REALIZED THAT SHE HAD BEEN MISINFORMED ABOUT SOME CRITICAL DETAILS OF THE MEDIATION BY THE OTHER PLAINTIFFS TO THE LAWSUIT).

We started a "conversation" by FAX which she was able to get Roach involved in, and I am submitting a copy of one of the letters which addresses another attempt at resolving the road issue: See question #4 on Page 2.

I am sorry to say that Margaret Roach declined to answer any of these questions, telling Dulce Santos that the rest of the Plaintiffs did not want Dulce acting as a "mediator" any longer since she was "one of them."

ALSO BY FILING THIS COMPLAINT I AM NOT UNDER ANY ILLUSIONS THAT YOU WILL BE ABLE TO SOLVE THIS PARTICULAR ROAD SITUATION. I MERELY WANTED TO POINT OUT THAT I BELIEVE MARGARET ROACH MAY BE IN VIOLATION OF GLASTONBURY COVENANTS, AND THEREFORE SHOULD NOT BE RUNNING FOR OMBUDSMAN UNTIL SHE COMES INTO ALIGNMENT W/ THESE OR ANY OTHER REGULATIONS.

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011-61-7-5594-9295

FAXED TO MARIA DULCE SANTOS IN ARUNDEL, AUSTRALIA ON

July 23, 1997

Dear Dulce:

I appreciate--very much--your willingness to mediate this situation. I am willing to continue the discussion of the issues addressed by Margaret in her FAX, as long as we stick to the facts (i.e. using written or other tangible evidence which would hold up in a court of law); that we work with one main issue at a time (of the three initially outlined) for clarification and focus--in order to hopefully make some progress; and that we refrain from engaging in attempted mind reading, i.e. erroneously thinking that we know what is in someone else's mind without letting them speak for themselves... as we look for the truth in these matters.

Of the 3 issues of concern (boundaries, road, and water system) I propose to address the multi-family road at this time.

Fact #1: I have in my possession a document--signed by Edward Francis in 1986--that gives me permission to construct a "MULTI-FAMILY ROAD" across my 4-acre interest to access my proposed homesite. I received this document after I had made a written application for such a permit according to Glastonbury covenants and regulations, which regulations I was legally bound to honor by virtue of my contract with the Baylors for an interest in their land, who were also bound by the same rules and regulations.

Fact #2: I also have in my possession a written agreement--signed by Margaret Roach in 1986--whereby I conveyed to her an acre-interest in my original twenty percent interest, also binding her to the same community covenants and regulations, and whereby she agrees that she will be using that same permitted road (which had already been constructed by that time, at my own expense) in order to access her homesite (naturally, via her own driveway which would be installed at the time of building her house).

I have 2 questions for Margaret:

1) Does she feel legally or morally bound to honor either of those documents??

2) If not, can she produce any other written, legally binding document (such as a Glastonbury permit for constructing her own separate road) which would in any way change the intent of those two aforementioned documents that I have in my possession?

My concern is this, Dulce:
Just as you and the Baylors were required--by Glastonbury regulations--to share the same entrance point off of Capricorn Drive to access your respective houses via your own driveways, so the requirement was the same on my end of Parcel 47.
However, for some reason we now find ourselves with three different entrance roads (a third one for the Dunns), side-by-side, off of Capricorn Dr. without the ability to properly improve any one of them up to Glastonbury and county road standards without impacting on the other's attempted improvements and expenditures of money!

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Therefore, my final two questions for Margaret on this particular matter are these:

3) What justification--legal or otherwise--does she have for not complying with Glastonbury regulations for road usage?

It is not my intent here to debate the merit or worth of such a regulation, i.e. having one entrance shared by multiple families off of a main road, [although I think it might have something to do with safety as you are entering a main road--one car at a time, rather than potentially 3 vehicles arriving all at once, each from their separate road, and impacting, perhaps dangerously, on the main road traffic]; my only intent at this time is to acknowledge that such a regulation exists--as you, yourself, know, Dulce! Otherwise you wouldn't have been required to move your driveway over to that corner of the Baylor's property where they already had an entrance, and which entrance you were required to share by obtaining a road easement from them. (Please correct me if I am wrong on this point?)

Final question for Margaret:

4) What is to prevent her from working in a cooperative manner--based on those two aforementioned legal (i.e. admissible in a court of law) documents which I have in my possession (one of them signed by her) to help to improve the existing multi-family road (which has been in existence for over 10 years, as opposed to her own entrance road which was installed only 2 or 3 years ago--when I was in California--and without the permission of anyone in Glastonbury, as far as I know) in order to resolve one of the major stumbling blocks to the settlement of this lawsuit??

It is certainly within her power--rather than just doing "her own thing" and expecting others to pay for it, i.e. the lawsuit itself--to help to FAIRLY resolve at least this one issue of the lawsuit at this time.

Dulce, when I receive a straight-forward and honest answer to each of these 4 questions, from Margaret, then I will be happy to discuss the other matters of concern that exist. Until then I will not feel that I have been dealt with in good faith nor justly.

Yours for the Truth,

Nancy

Nancy Cook Wintroub

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1997-12-01_BDGN.pdf

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Glastonbury Landowners Association
Board of Directors Joint Meeting
with
Church Universal and Triumphant Executive Board
and
North and South Glastonbury Teaching Center Boards
December 1, 1997

1. Call to Order, Opening Prayer -- GLA President Patrick Wolberd opened the meeting at 7:40 p.m. Rev. Peggy Keathley gave the opening invocation. Upon invitation by P. Wolberd, each person present introduced themselves to the group.

Glastonbury Landowners Association (GLA):

Present: Patrick Wolberd (President), Daniel Kehoe, Jr. (Vice President), Joan Murphy (Secretary), Maria Scoble (Treasurer), Horus Brailsford, Philip Covington, Andrew Field, Peggy Keathley, David Newhouse, Walter Wunsch, and Ombudsman Laurel Matthews.

Absent: Philip Hoag.

Church Universal and Triumphant (Church) Executive Board:

Present: Gilbert Cleirbaut (President), Edward Francis (Vice President), Carla Healy (Business Manager for Royal Teton, Ltd.), Andres Fortino (Treasurer), Neroli Duffy (Process Leader for Human Resources), Richard Smith, and Teresa McNicholas.

North Glastonbury Teaching Center (NGTC) Board of Trustees:

Present: Maydell Goulart (President), Kim Michaels (Vice President), Juanita Mountjoy (Secretary), Sara Daly (Treasurer), Patricia Jones, Dorothy Whitehead and Victoria Osborne.

South Glastonbury Teaching Center (SGTC) Board of Trustees:

Present: Regina Wunsch (President), Laurel Matthews (Vice President), Robert Manhart (Treasurer), Dan Kehoe, Sr., Betty Manhart, Rev. Susan Brailsford, and Mary Ann Dubiel.

2. Minutes -- P. Keathley moved, W. Wunsch seconded to dispense with the minutes. The motion passed unanimously.

3. Order of Business -- All items were discussed in the order of the agenda.

4. Reports of Officers and Committees -- J. Murphy moved, P. Keathley seconded to dispense with this report. The motion passed unanimously.

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5. **Ombudsmen Reports** -- W. Wunsch moved, M. Scoble seconded to dispense with the Ombudsman reports. The motion passed unanimously.

6. **Unfinished Business** -- J. Murphy moved, D. Kehoe, Jr. seconded to dispense with the unfinished business. The motion passed unanimously.

7. **Tabled Business** -- W. Wunsch moved, J. Murphy seconded to dispense with the tabled business. The motion passed unanimously.

8. **New Business** --

8.1 North Glastonbury Land Request Presentation.

M. Goulart distributed the following: (1) a complimentary copy of the new Glastonbury Telephone Directory to the president of each of the three organizations; (2) a Statement of Glastonbury Goals to each person present (see attached); and (3) a map of the proposed community facilities site in North Glastonbury to each Church board member (see attached). She said that there had been a vote of overwhelming support by the NGTC members to choose the land depicted on the map, and that the map followed the preliminary Master Plan work that had been facilitated by Michael Van Hausen in the past spring and summer. She said that she had been told unofficially at a later date that this land was not available. She then made a formal request to the Church for the land. She said that a land donation would give the NGTC the financial thrust it needed to begin to plan more realistically for the building of community facilities which were so desperately needed.

Several other NGTC trustees made comments concerning the need for community facilities, and stated the reasons why the particular site had been chosen. One trustee commented that he felt the perception by the general Church membership of the re-energizing process will be greatly colored by the Church's actions regarding Glastonbury, and that a donation of land there would give a favorable impression that this process was a positive step forward for church membership as a whole. Another trustee said that the land donation would also benefit the developer by improving the value of the land the developer was trying to sell.

P. Wolberd gave a brief summary of the history of land use planning in North Glastonbury. He said that discussion of a community center had begun in 1991 when NGTC had been formally

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organized. In answer to a question from the floor, he said that the GLA planned to continue the preliminary Master Plan work through to the final stages.

E. Francis asked what would happen if the community facility land determined in the final Master Plan differed from the land that had just been requested by the NGTC as a donation. P. Wolberd responded that a great deal of thought and work by many residents of North Glastonbury had already gone into the preliminary Master Plan, and that he saw this as the solid launching point for a final Master Plan that would only be a refined version of what had already been accepted by the membership. G. Cleirbaut noted that he foresaw a growth cycle for the Church in the next few years, and that therefore we "need to have our act together" in Glastonbury, but that he first wanted to see a total land use proposal. One GLA member asked where the current Thomas More grammar school was on the map that had been presented. M. Goulart said that it was not on the map, but that she felt it should be there on the final Master Plan.

8.2 South Glastonbury Land Request Presentation.

D. Kehoe, Sr. gave the SGTC presentation. He began by handing out a ten-page package of data to the the Church Board of Directors that showed the proposed community facilities site (see attached). He explained that the SGTC has been using the basement of Laurel Matthews home at the end of Leo Drive as the SGTC chapel since 1993, and has been paying her $350/month for the use the space. He noted that many people did not like to meet in a basement. Laurel noted that there was no bathroom in her basement and that the facility allowed no space for families, i.e. Sunday school and community functions. D. Kehoe, Sr. commented that there was currently $1,200,000 worth of unsold property in South Glastonbury according to the Church's new prices. There was discussion about why less land had been sold in South Glastonbury than in North Glastonbury, with D. Kehoe, Sr. pointing out that South Glastonbury's progress has been seriously impeded as a result of not having centrally-located facilities of any kind.

D. Kehoe, Sr. said that the members of the SGTC are desirous of building of a church and community facilities, and that he felt it would be wise for the developer to take advantage of this momentum before it was lost. He then formally requested from the developer for SGTC 20 acres of Parcel 23, Glastonbury South. He commented that SGTC has had negotiations with the owner of Parcel 22 regarding the purchase from them of a 1.5 acre portion of land that is adjacent to Parcel 23. He said Parcel 21 has a desirable 3 acre portion of land that is also contiguous to Parcel 23 that would provide an ideal school site at some later time. He described the road plans for the Parcel 23 site, which would extend the existing Avalon Drive to connect with the planned Chalice Well Way. He said there were plans for a phased development of the site, which would

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progress from phase to phase as SGTC acquired capital. He commented that part of the land requested of Parcel 23 included the former Glastonbury office facility, and this would be Step 1 and provide an immediate chapel facility. Step 2 would be to build a new chapel in the area of the center of the parcel, and convert the former office/chapel into a community center. Step 3 would be to build a community center facility adjacent to the new chapel and convert the original Glastonbury office facility inot a sports and recreational center. He said that the uses proposed for Parcel 23 by SGTC conforms to the Preliminary Master Plan, also as shown on the handouts. He also said development of the site would increase the value of all Church-owned land in and adjacent to South Glastonbury. D. Kehoe, Sr. stated that the SGTC Board feels that all Church-owned land in and adjacent to South Glastonbury should be developed in accordance with the Glastonbury Land Use Master Plan, otherwise all values in South Glastonbury would be in jeopardy.

Someone asked what was proposed for the existing barn on the property. E. Francis said that it was currently a shelter owned by a group called Community Preservation Association, Inc. (CPAI). He said that the Church doesn't hold title to Parcel 23 South, since title to the whole parcel was transferred for 25 years to CPAI at the time the shelter had been built (1989-90). Along with the 25 year lease went the rights of CPAI to use the former office building. E. Francis explained that at the time of the situation in 1989, the Church had wanted the barn to be available for a shelter, and since minor subdivisions weren't generally allowed in the county at the time, the Church had transferred title to CPAI in the only reasonable way it could. He said that even though CPAI was in some sort of dormant status as a corporation, he heard it had recently hired an attorney to study reviving the barn as a shelter. He explained that apart from taking legal action, the Church cannot force CPAI to give back the parcel. In answer to a question, he noted that if the corporation dissolves, whoever receives its assets would also acquire the land and building lease. He said that one option to solve this would be for the Church to foreclose on the lease, since CPAI owes money on it. However, E. Francis explained that there were other problems with the land, such as underground storage tanks with unknown contents, and taxes owing on the parcel. There is also an agricultural irrigation lease on the property that extends for five years, although he noted that this lease could possibly be bought back. D. Kehoe, Sr. said that he recently phoned the State of Montana regarding CPAI and was informed that it had ceased to exist as of 1992. He also pointed out that the 20 acres requested did not include the barn/shelter.

E. Francis said that the Church would be willing to donate land to the Teaching Centers for community facilities, however he had felt that the only feasible property for such purposes would be existing unsold parcels of land, since there are already utilities to this land. He had thought

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that all other land should be put on hold until the final Master Plan had been completed. He said that monetary investments for infrastructure were only feasible if one had clear access to the land itself. D. Kehoe, Sr. pointed out that SGTC was not interested in building a chapel on any of the existing unsold parcels still owned by the Church.

E. Francis asked why SGTC had requested a full 20 acres. D. Kehoe, Sr. responded that adequate land was needed for community facilities as well as for a chapel. He commented that if the SGTC could sell some portion of the land, this would give them some funds to pay for the chapel development. Question from E. Francis: Do you want the Teaching Center to go into the development business? D. Kehoe, Sr. replied that as an owner of the land they would do what would be needed to develop it. They would act as an owner of land, but that this wouldn't make them a builder or put them into the development business. E. Francis noted that from a tax exempt organizational point of view, development in Glastonbury was enough of a problem for the Church that they had to create a taxable entity through which to work. He said that the intent was to give the Teaching Center land to build a Teaching Center, not to give money so that they could build structures to make money. He noted that the Church must treat all Teaching Centers equally. D. Kehoe, Sr. said that if the SGTC made considerable money in the way they handled the land, he thought it would be good for all involved.

K. Michaels read a quote from El Morya that mentioned having other facilities in Glastonbury. E. Francis said that it did not necessarily envision commercial development. He asked the SGTC if they wanted the land now, before the Master Plan is completed. Dan Kehoe, Sr. responded that he felt the land donation should follow from the Master Plan. He said he envisions a fine tuning of the preliminary work by an architectural firm rather than by Michael Van Hausen, since Michael works best with "large brush strokes." He thought it would take about six months to complete the Master Plan, and that the SGTC intended to conform to that Master Plan.

Question from Andrew Field: How important was the office/house in the selection of this parcel, and what were the other attractive attributes of the parcel?
Dan Kehoe, Jr.: The house was not of great importance in determining the parcel. Rather, the central location and topography were the important factors -- it would be ideal for a chapel, community building and sport activities for families.
P. Wolberd said that he wanted to make clear that the preliminary Master Plan is not just "the Van Hausen Plan," it is the community's plan. Hundreds of hours by community members have gone into it. He said that the locations of the community centers had been approved by the landowners,

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and that now the Plan was at the fine tuning stage so that the locations would probably not be altered from this time on.

Susan Brailsford commented that only 46 people had showed up at the recent election for Glastonbury directors. She said that she perceived many South Glastonbury landowners felt lost, perhaps as though they had been dumped by the Church in the reorganization process, and that they needed something positive in which to put their energy, such as building a community center. She also stated that leasing the former Glastonbury office would be a great immediate help.7

G. Cleirbaut noted that Glastonbury was in a phase of co-dependency with the Church, and that the next step was to move to interdependency. He agreed that the family was an important thrust for future Church development, and that the Glastonburys did need a playground and areas for the children, as well as places to meet after services.

One GLA member commented that she had been a land developer, and that it was common for developers to put in some kind of recreation or community center into their development in order to make the property more attractive to buyers.

8.3 Glastonbury Road Condition Discussion.

D. Newhouse handed out a Road Committee report to all in attendance (see attached). He reviewed the report for North Glastonbury. H. Brailsford said he wished to add to the report that there was no cul-de-sac at the end of Virgo Way, and that one was needed.

W. Wunsch presented the report for South Glastonbury. He noted that the specific problems were broken down into either those (A) in which no work was done, (B) in which work was done, but not to standard, and © where work had been done but not properly maintained. The remaining items were not the responsibility of the developer. He said that many items were not urgent, and could be scheduled for remediation so as to accommodate the cash flow of the Church and the GLA. G. Cleirbaut: Do you have an estimate of the amount involved in your request? W. Wunsch responded "not yet." He said that the GLA had authorized the Road Committee to spend $3,000, and that he felt it had effectively been spent on road maintenance work by A. Mann, which had included some ditching, and no transportation or machine costs. He explained that the GLA has a contract with Mann by which they will use his road maintenance services exclusively for the next six months on an as-needed basis. He felt this gave a better job for the money than if Mann had been asked to do a certain amount of work for a set amount of

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money. H. Brailsford said that he had gotten a $1,500 bid for a road worker to complete Virgo Way for his subdivision to pass, and that it needed more gravel.

E. Francis said that the Church had hired an engineer, William Smith, to take the earlier letter they had received from the GLA in October and to compare it to the originally advertised Glastonbury road standards. C. Healy passed out copies of W. Smith's report and of relevant sections of the Glastonbury General Information Report, which had clarified for buyers of land the developer's responsibility, including design specifications for the Glastonbury roads (see attached).

E. Francis noted that the heavy snows of the past two years had contributed to road erosion more than usual. He also said that if the developer had done all earlier maintenance that the GLA's report specified, there would not have been $5,000 in the assessment fund when it was turned over to the GLA. In fact, it might have been in the red. He said that another reason for not doing extensive road ditching was that people tended to drive off the road in the snow. There are 23 miles of road in Glastonbury; he noted that many county roads were far worse than ours. W. Wunsch said that because Glastonbury landowners pay assessments, they felt they should have somewhat better road conditions than those in the county. E. Francis said the Church expected to be held responsible for bringing roads up to specifications, but that this was a different issue than road maintenance and the wise use of assessment funds.

P. Wolberd said that he and P. Hoag had examined records of the past costs of Glastonbury road maintenance which had been provided by the developer, and that from this information they arrived at a Glastonbury road maintenance estimate of $50,000 or $60,000 per year. He acknowledged that the Church had spent much more on Glastonbury road maintenance in the past than what had been in the assessment fund, and that he wanted all to be aware of this generosity on the part of the Church.

G. Cleirbaut asked what the GLA would prefer -- money to fix the roads, for the Church to fix them directly, or land compensation for the road problems. P. Wolberd responded that the purpose of the GLA is to maintain the community, not provide for facility development. Therefore, a cash payment would be preferable. E. Francis noted that there was a definite gap between the Church and the GLA road report. He said that from the Church's point of view, a cash settlement seemed more likely, rather than for them to do the work, since they had only retained a minimal amount of road equipment. He asked that the GLA study the Church's report they had just received, and to then provide them with an itemized bid.

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8.4 Proposal for a Joint Committee.

E. Francis proposed that each group - the Church, NGTC, SGTC and the GLA - designate a small group of approximately three members to represent it, and that these representative groups then meet as a Joint Committee to work through the requests that had been presented. There was consensus among all groups that this occur.

There was also the consensus of the GLA Board on the following issues:
(1) to deal solely with items A and B of the GLA road report, as it was felt that the C items (maintenance issues) were not the main concern;
(2) that W. Wunsch and D. Newhouse be the representatives for the Road Committee, that they be empowered to negotiate on behalf of the GLA; and
(3) that the Joint Committee obtain several bids and then develop a request for proposal (RFP) for the road work, as it was hoped this would provide an RFP much closer to what both groups could agree upon.

P. Wolberd stated that although the representative committee for the GLA would be empowered to negotiate on behalf of the GLA, the entire the GLA Board would need to approve of any decisions arrived at through the negotiations. G. Clairbaut acknowledged the same for his board.

P. Wolberd asked when the joint committees could meet, as there was consensus by all groups present that the meeting(s) should occur as soon as possible, especially in light of the timeliness of the road issues. E. Francis said there was a Church Board meeting on Wednesday, December 3, and that they would get back to the other groups on a date and the identity of a Board contact after that meeting. There was consensus among all groups that all issues presented this evening be resolved by January 31, 1998.

8.5 Developer Pick-up Truck and Snow Plow Inquiry.

W. Wunsch read a letter he had sent to the Church requesting the former Glastonbury pick-up truck and snowplow (see attached). W. Francis said that the truck was in very poor condition, and advised the GLA not to try to repair it. He said that neither was owned by the Church, but by Royal Teton, Ltd. C. Healy said she had researched the value of the items, and that at salvage they could receive $1,500 for the truck and $700 for the plow. E. Francis suggested that the request for these items also be made a part of the Joint Committee's work; there was consensus on this point.

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8.5 Park Land Deed.

E. Francis presented a Warranty Deed for Glastonbury park (common use) land, which consisted of three parcels -- Parcel 96 and 102 of Certificate of Survey No. 616A in South Glastonbury and Tract 1 of Certificate of Survey No. 1173 in North Glastonbury (see attached). This land has been deeded to the GLA from the developer, and consists of about 225 acres.

9. Open Floor Comments -- W. Wunsch moved, J. Murphy seconded to dispense with the open floor comments. The motion passed unanimously.

10. Next Meeting -- The next meeting will be at 7:00 p.m. on Monday, December 15, at the North Glastonbury Teaching Center.

11. Adjournment -- The meeting was adjourned at 10:30 pm.

Lucia Hodges

Submitted by Lucia Hodges
Assistant Secretary

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1997-12-01_BDGNAUX.pdf

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Glastonbury Landowners Association
Board of Directors Joint Meeting
with
Church Universal and Triumphant Executive Board
and
North and South Glastonbury Teaching Center Boards

Agenda

December 1, 1997

1. Call to Order, Opening Prayer (and waiver of notice if required), Introductions
2. Dispensing of Minutes
3. Order of Business
4. Dispensing of Reports of Officers and Committees
5. Dispensing of Ombudsman Report
6. Dispensing of Unfinished Business
7. Dispensing of Tabled Business
8. New Business
   - 8.1 North Glastonbury Land Request Presentation (approx. 20 min. + discussion)
   - 8.2 South Glastonbury Land Request Presentation (approx. 20 min. + discussion)
   - 8.3 Glastonbury Road Condition Discussion
   - 8.4 Developer Pickup Truck and Snow Plow Inquiry
9. Dispensing of Open Floor Comments
10. Next Meeting - Monday, 7:00 p.m., December 15, 1997, North Glastonbury
11. Adjournment

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Status of Glastonbury Goals
as of Dec 1, 1997

1. **THRIVING ECONOMIC COMMUNITY**
   a. Members of the Golden Age Cooperative Development Fund and The Committee For A More Perfect Union are working on this. No actual verifiable results as yet.

2. **HOLISTIC HEALING CENTER**
   The components are here.
   a. Seventeen healing practioners are in or around Glastonbury (see yellow pages of Tel. Dir.) using twelve different methods or disciplines.
   b. Color therapy, not mentioned in Directory, is being used by a few of us and is the healing method of the future.
   c. We have a number of registered nurses in the community who are not active at present besides those listed in in the Telephone Directory.
   d. There are numerous distributors of health products.
   e. There are also three professional counselors.

3. **LOVE IN ACTION**
   We are working on it:
   a. Community Involvement Committee
   b. Welcoming Committee for new people.

4. **COMMUNICATIONS**
   1. Glastonbury Herald (began 1996)
   2. Community Resource Center - sends automated telephone messages to Glastonbury and beyond.
   3. In-Reach, Out-Reach Program - Brings in workshops and lectures to the community. Stumps the tri-state area and beyond with the Teachings of the Ascended Masters.
   4. New Glastonbury Telephone Directory

5. **INFRASTRUCTURE**
   a. Other than an old farm house used by the Thomas More School and its renovated garage used by the North Glastonbury Teaching Center for a chapel, North Glastonbury has nothing that could be used as a public facility.
   b. A multi-purpose community center incorporating an intermediate chapel on the second floor level is the need of the hour. A gathering place for people in or out of the teachings.

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6. **EDUCATION**

We have several high quality schools established in North Glastonbury.

a. Montessori Garden - Preschool to Kindergarten
b. Thomas More Elementary - grades 1-6
c. Henry Wadsworth Longfellow Academy - grades 7-8
d. Montessori Education Center - Teacher training
(At present these are all underfunded.)
e. Workshops for the elderly on how to prepare for the ascension (instructions being prepared to be released to other Teaching Centers) and other timely topics.

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DAH

Douglas A Holm
Certified Public Accountant

(406) 222-2467

November 19, 1997

Walter Wunsch
PO Box 36
Emigrant, MT 59027

TO: Glatsonbury Homeowners' Association

FROM: Douglas A. Holm, CPA

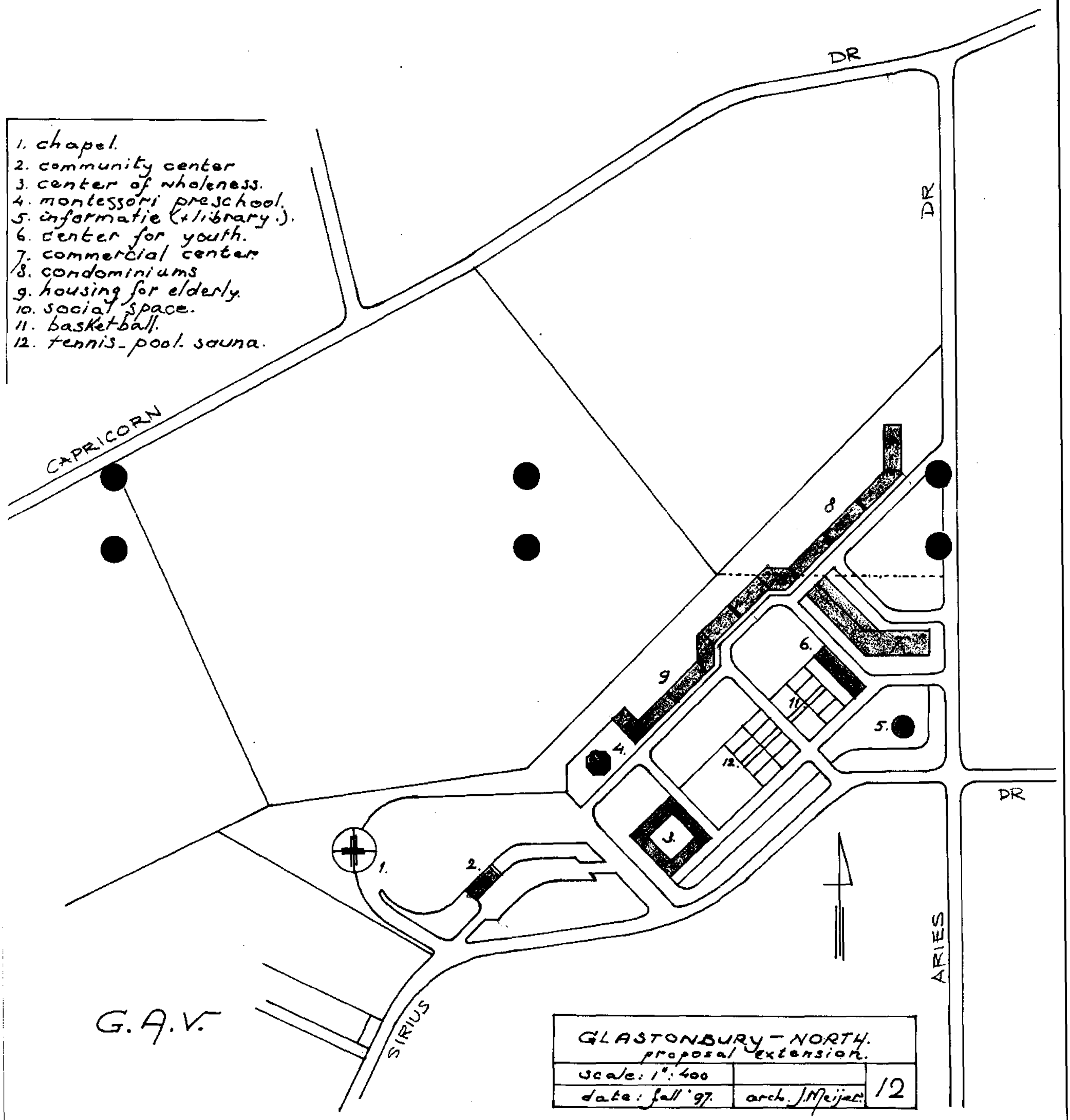
SUBJECT: Proposal for Professional Services

1)	Set-up charge (one-time charge) - set up receivables and accounts for 200 members ($.50/member x 200 members)	$ 100.00
2)	Monthly billing ($.25/member x 200 members) to include: a) record checks b) record income c) monthly Balance Sheet d) monthly Profit and Loss or Cash Flow	$ 50.00
3)	Quarterly billing to include preparation of quarterly statements	$ 20.00
4)	Tax Return - all tax returns are billed on an hourly basis at $95.00 per hour. Maximum charge not to exceed $250.00.	

111 North 3rd Street • Livingston, Montana 59047

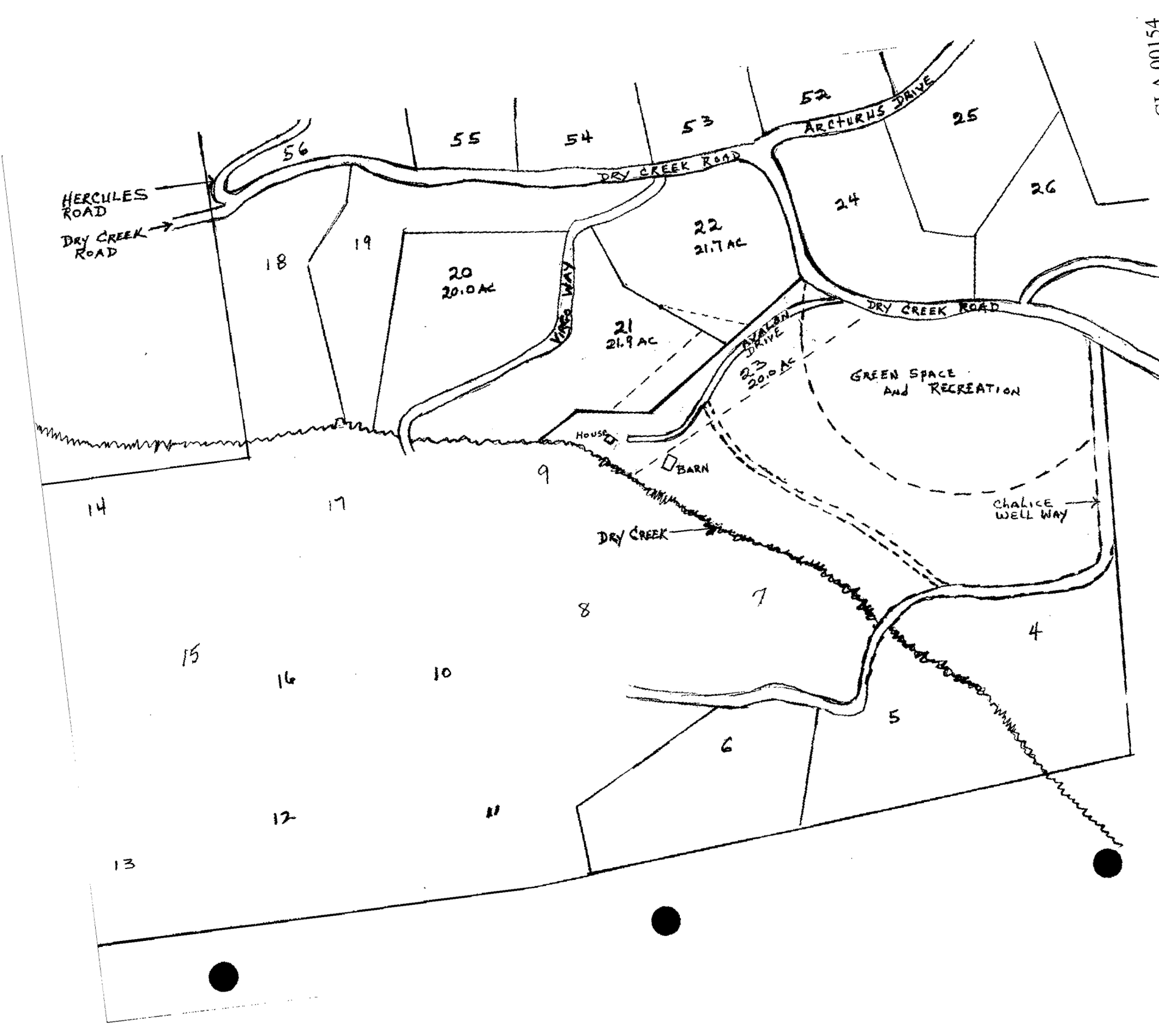
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1. chapel.
2. community center
3. center of wholeness.
4. montessori preschool.
5. informatie (+library.).
6. center for youth.
7. commercial center.
8. condominiums
9. housing for elderly.
10. social space.
11. basketball.
12. tennis-pool. sauna.



GLASTONBURY – NORTH. proposal extension.		
scale: 1": 400		12
date: fall '97.	arch. J.Meijer.	

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GLA 00154

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GLA 00155

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Glastonbury South

UNSOLD PARCELS CURRENTLY FOR SALE

	Parcel No.	Acreage	Price	PRICE PER ACRE
1	27	20.24	$43,500	2,150
2	28	23.09	$51,900	2,250
3	29	23.41	$43,500	1,850
4	36	20.00	$59,500	2,975
5	40	20.00	$49,500	2,475
6	41	20.00	$49,500	2,475
7	45	28.89	$51,500	1,780
8	48	20.50	$49,500	2,415
9	51	21.12	$42,500	2,012
10	57	20.19	$43,500	2,155
11	61	20.62	$43,500	2,110
12	63	20.27	$43,500	2,146
13	65	70.25	$85,500	1,210
14	67	20.06	$53,900	2,686
15	68	27.42	$54,900	2,002
16	69	22.99	$53,900	2,345
17	73	20.00	$54,900	2,745
18	79	40.00	$79,500	1,988
19	80	70.42	$89,500	1,271
20	82	34.73	$69,500	2,001
21	107	20.00	$59,500	2,975
22	108	20.00	$59,500	2,975

1,232,000

Rev. 97-13

GLA 00156

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GLASTONBURY South

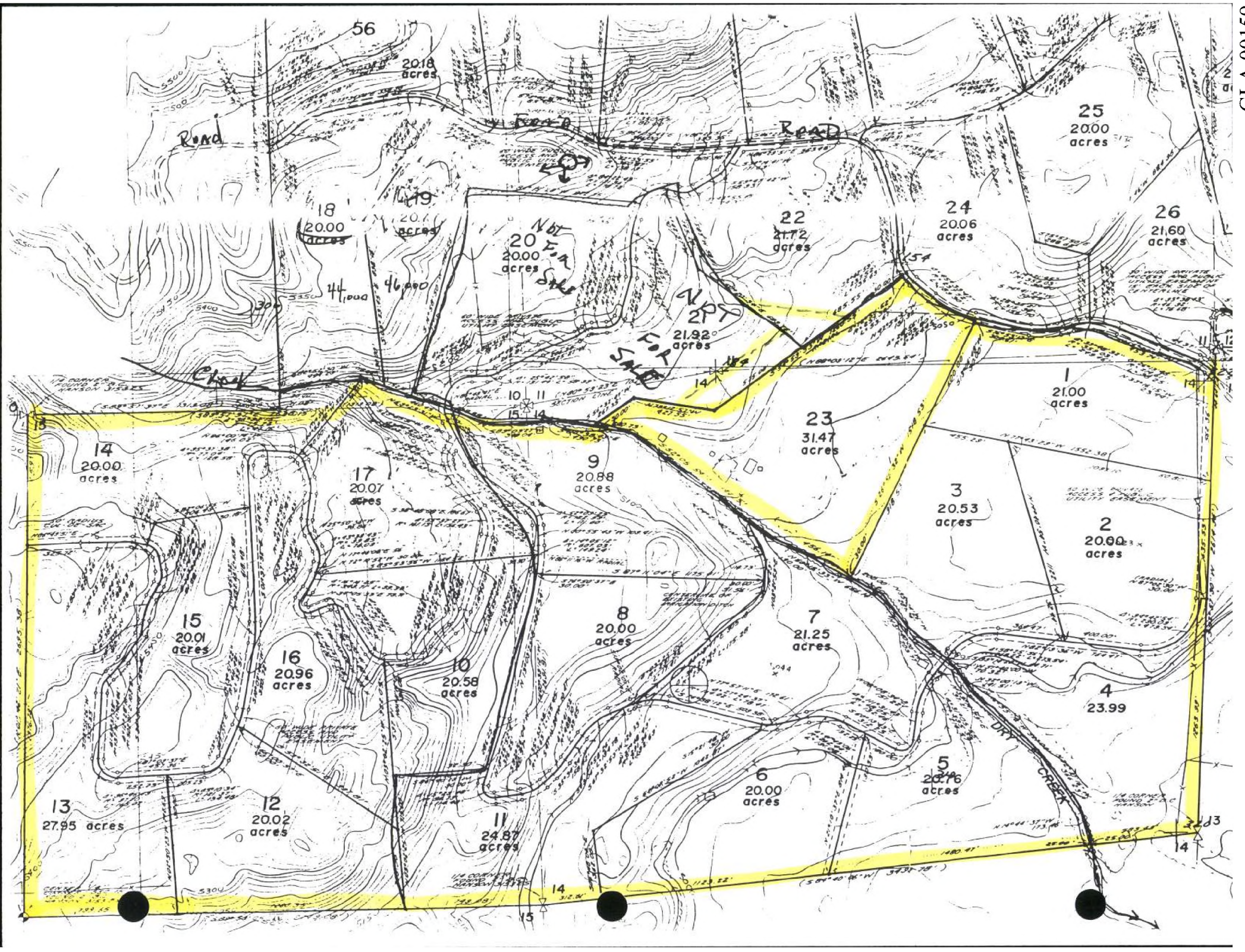
Unsold Parcels Not Currently For Sale

#	Parcel No.	Acreage	Value Per Acre	Value
1	1	21.00	$ 3,250	$ 68,250
2	2	20.00	3,500	70,000
3	3	20.53	3,500	71,855
4	4	23.99	3,500	83,965
5	5	20.76	3,500	72,660
6	6	20.00	2,750	55,000
7	7	21.25	3,500	74,375
8	8	20.00	2,000	40,000
9	9	20.88	3,250	67,860
10	10	20.58	2,000	41,160
11	11	24.87	2,500	62,175
12	12	20.02	2,500	50,050
13	13	27.95	1,500	41,925
14	14	20.00	2,500	50,000
15	15	20.01	2,500	50,025
16	16	20.96	2,000	41,920
17	17	20.07	3,000	60,210
18	23	31.47	3,250	102,278
				$ 1,103,708

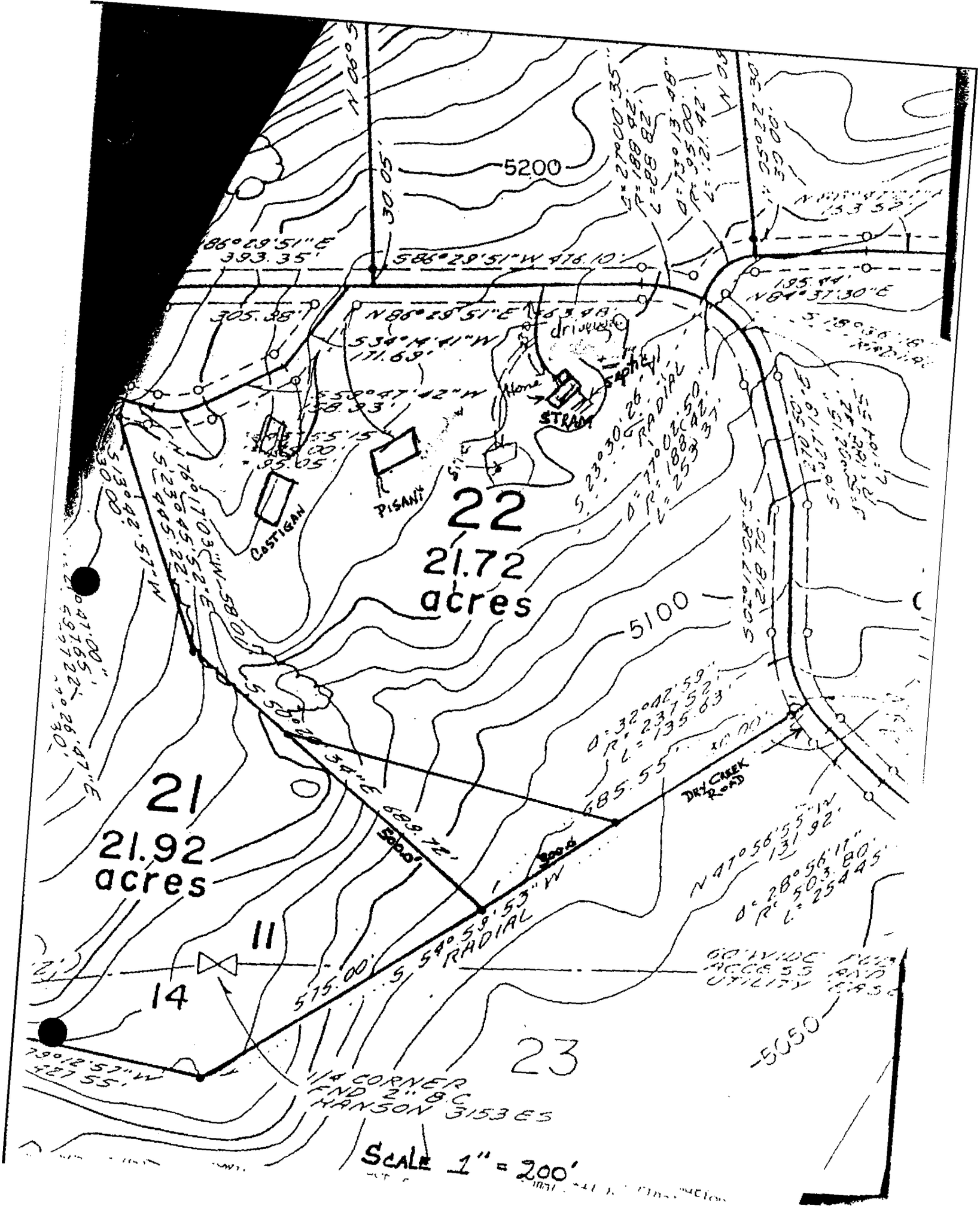
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GLA 00158

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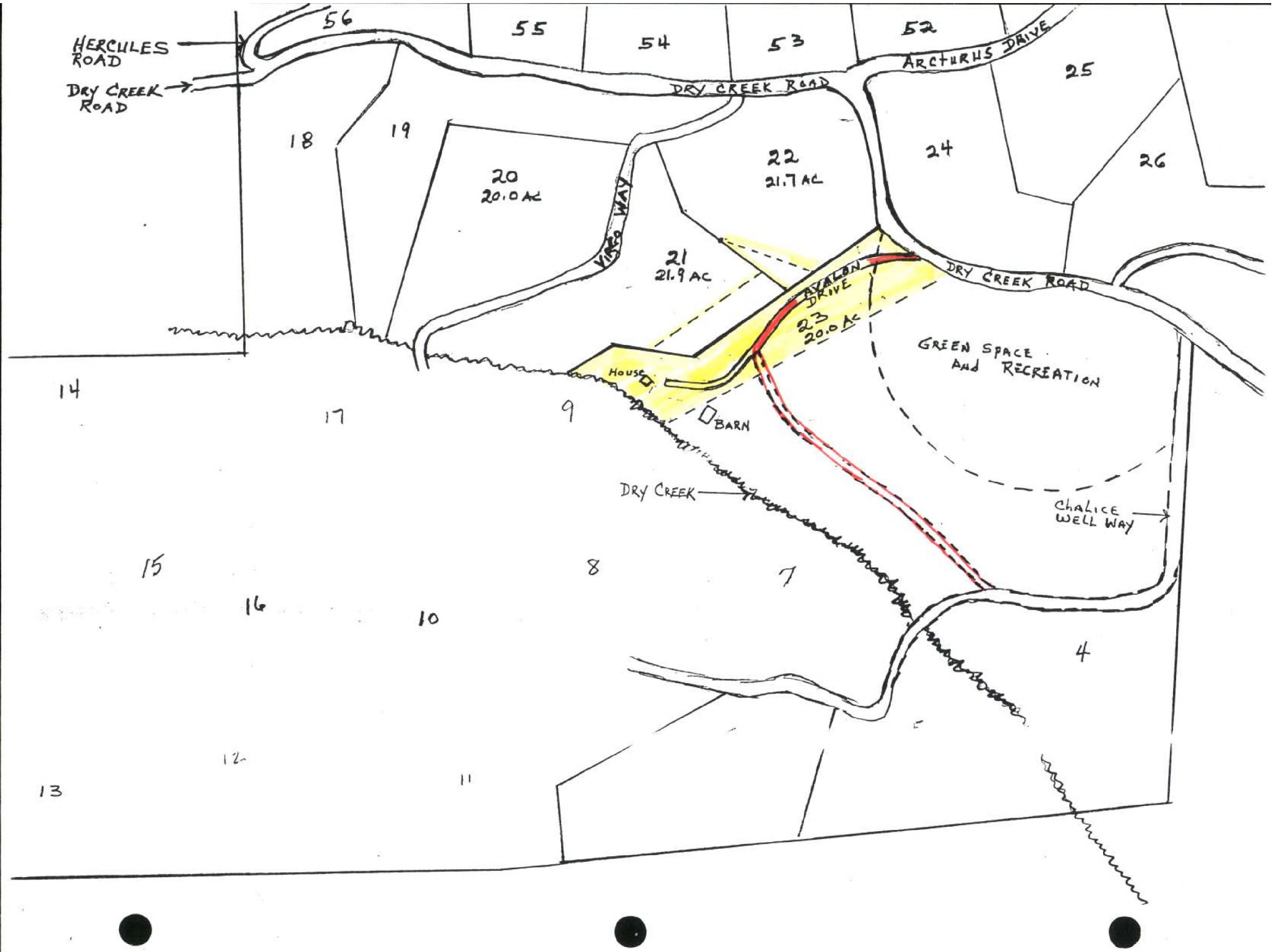


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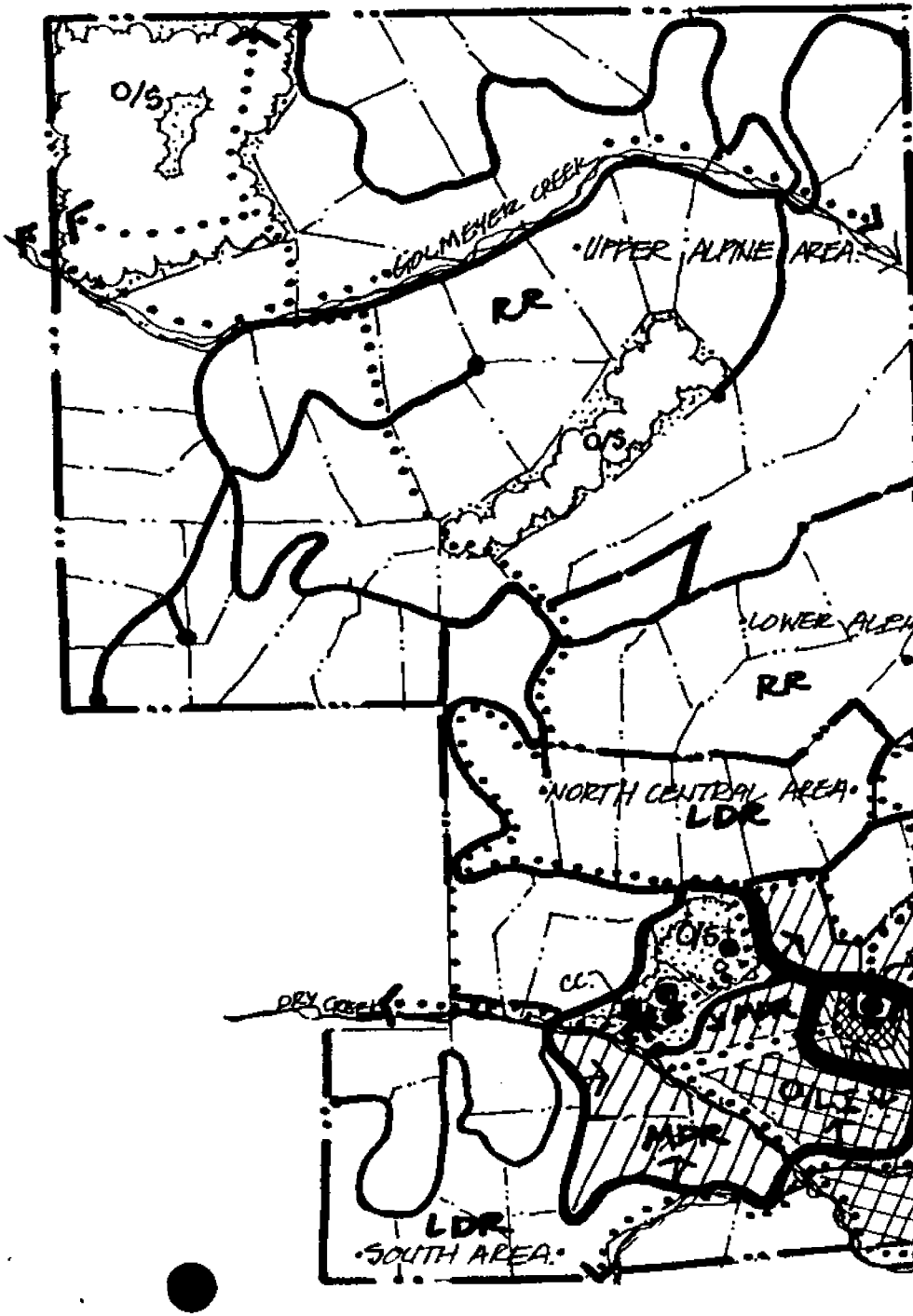
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LEGEND

VILLAGE CENTER

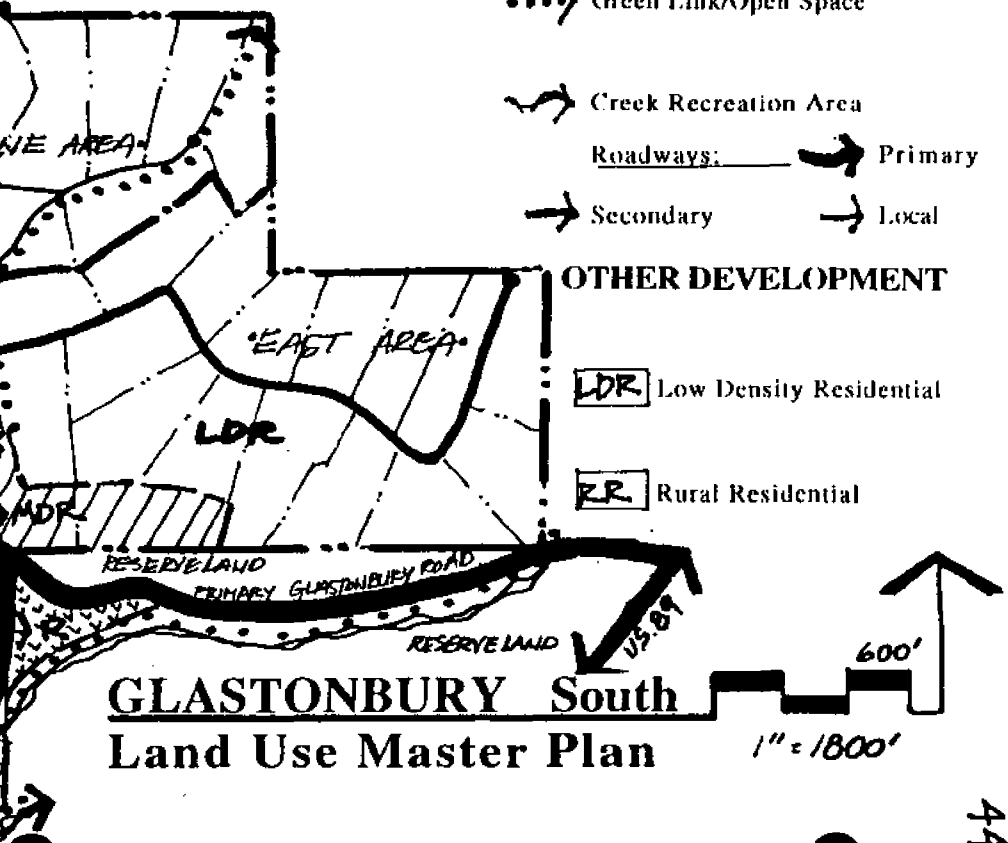
- Core Mixed Use
- Resort Area
- High Density Residential
- Office/Light Industrial
- Community Center
- Welcome Center
- Office/Commercial
- Medium Density Residential
- Parks and Facilities
- Chapel

- Green Link/Open Space
- Creek Recreation Area

Roadways:
- Primary
- Secondary
- Local

OTHER DEVELOPMENT

- LDR Low Density Residential
- RR Rural Residential



GLASTONBURY South
Land Use Master Plan

1" = 1800'

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• MAIN ACCESS TO SOUTH GLASTONBURY

• ENTRANCE TO VILLAGE CENTER

• MAIN ACCESS FROM HIGHWAY 89.

• VISITOR CENTER

PLAN

• COMMERCIAL BUILDING

• OPEN SPACE (PASTURE / RECREATION) OPEN VIEWS

• CHURCH WITH SHARED PARKING AND CENTRAL LOCATION

• COMMERCIAL BUILDINGS IN CLUSTERS WITH CENTRAL PEDESTRIAN SPINE

• VILLAGE THEME ALPINE / SWISS VILLAGE SET IN CLUSTER TO MAXIMIZE PRESERVATION OF OPEN SPACE

• SUPPORT HOUSING (eg. QUADRA-PLEX) TO OFFER AFFORDABLE HOUSING

• COMMUNITY SCHOOL BACKING ON OPEN SPACE FOR RECREATION (LOCATION IS FLEXIBLE WITHIN VILLAGE CLUSTER)

• ACCESS TO COMMUNITY RECREATION CENTER (proposed)

• ACCESS TO HOUSING CLUSTERS ALONG CREEK (proposed)

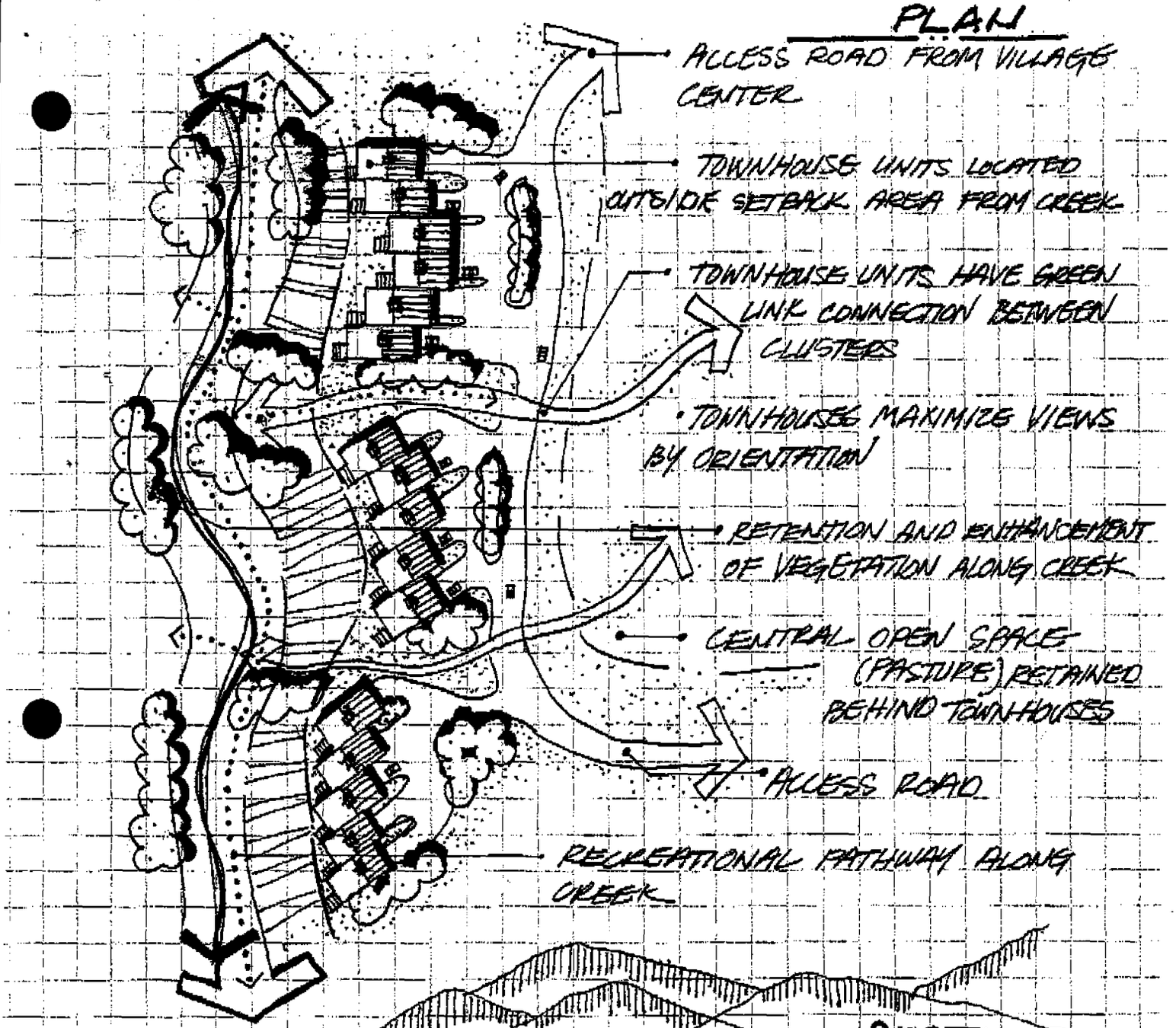
NO SCALE

NORTH

SOUTH GLASTONBURY
Village Center CONCEPT

GLA 00163

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NO SCALE

CLUSTER TOWNHOUSES along the Creeks

concepts for development

GLA 00164

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Glastonbury Landowners Association
P. O. BOX 312
EMIGRANT, MT 59027

October 20, 1997

Edward Francis
Royal Teton Ranch
P. O. Box 5000
Corwin Springs, MT 59030

Dear Edward:

Enclosed for your review is the Glastonbury Landowner's Association Road Report. In view of the nature of the repairs that the GLA feels is the developer's responsibility and the expected arrival of inclement winter weather, we would like to see this issue resolved soon. The area of greatest concern is the need for drainage ditches to save road topping and prevent further road degeneration. We have authorized the ad hoc Road Committee to work with you to bring this subject to a close. They will be contacting you shortly.

Sincerely,

Patrick Wolberd
Chairman

II c:\msoffice\winword\docs\gla71006.doc

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Glastonbury Landowners Association

Road Survey Team: **Norman Garwood**
James Healy
David Newhouse
Walter Wunsch, Coordinator

October 20, 1997

ATTN: GLA Board

RE: ROAD REPORT

Summary:
After touring all of the roads in North and South Glastonbury, we observed that almost all stretches of the road require work. As greatest deficiency, we noted an overwhelming absence of proper ditching, and poor drainage, which was highlighted during this year's strong rains and caused in places excessive erosion and loss of top-coat material. In many places proper ditching can only be accomplished after removal of rocks. It is our opinion that this fact and the other noted discrepancy of insufficient road width are the responsibility of developer.

North Glastonbury Detail Report:

Capricorn at Dumpsters (across from 89): Water running down the road creates a large puddle in front of the dumpsters. A collection basin and culvert is needed at the Capricorn sign close to the bridge. Move dumpsters. Responsibility: Park County.

Capricorn Drive, Dumpsters-to-Aquarius section: All 4-to-5 culverts are buried and need to be cleared. Proper ditching needs to be done. Responsibility: Developer.

Capricorn/Aquarius Intersection: A water catch basin needs to be created on the left side of the road. Responsibility: Developer.

Aquarius Lane: Ditches are needed. Lorraine Bodoh's driveway enters at too sharp of an angle and causes heavy drainage onto the road. A catch basin and/or culvert needs to be installed to prevent damage to Aquarius Lane. Responsibility: landowner.

Pisces Way: Road, incomplete and undeveloped, needs to be brought up to plan.
Responsibility: Developer.

Capricorn Drive in front of Fred Morsell's parcel: Road floods and requires a culvert and/or road elevation by one-to-two feet. Responsibility: Developer

Capricorn Drive at Quarles' and McDonald's: Requires culvert. Responsibility: Landowner.

Capricorn and Aries Intersection: Area of severe flooding. A catch basin is required together with up to two culverts and good ditching. Responsibility: Developer.

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Capricorn across from markers 215 and 217: Improper drainage. Road needs to be elevated and/or culvert installed together with sufficient catch basin. Responsibility: Developer.

Venus Way: The cul de sac needs to be completed, and the road needs to be widened to county standard for approximately 200 yards from the end of the road. Currently the width is only 18 feet in some places. Responsibility: Developer.

Mercury: Road also has insufficient width for 100 yards and incomplete cul de sac. Responsibility: Developer.

Gemini Road: Road narrows to 20 feet within 100 yards from Capricorn. Needs culverts. Road to John Alexander's needs to be completed and steel/concrete posts removed. Responsibility: Developer.

Orion Way: Complete cul de sac. Responsibility: Developer.

Aries Drive: Water erosion, road needs ditches and crowning. Responsibility: Developer.

Taurus: Ditches are lacking. Responsibility: Developer.

Sirius Drive: Ditches are required. The central culvert on the hill portion from the post office is plugged up due to rock slides. Also, one guardrail post was driven through the culvert and hangs loose. Responsibility: Developer.

South Glastonbury detail report:

Avalon Drive: Road not completed. Responsibility: Developer.

Virgo Way: Culvert for creek is plugged up. New larger and deeper culvert needs to be installed and/or road needs to be elevated for proper drainage. Responsibility: Developer.

Arcturus Drive: Needs ditching. Responsibility: Developer.

Leo Drive: Needs ditching. Responsibility: Developer.

Leo Lane: Create cul de sac. Responsibility: Developer.

Hercules Road: Remove gate and install new gate together with new sign posts closer to the beginning of the road. Responsibility: GLA.

Hercules Road, Dry Creek to Scorpio/Polaris Intersection: All guardrails require extensions. Responsibility: Developer.

Hercules Road, Scorpio/Polaris Intersection to Skyway Drive: Road needs to be built up along Goldmeyer Creek along with proper ditching and drainage, as road becomes severely flooded during spring runoff and heavy rainfall, and to prevent the creek from meandering onto the road. Responsibility: Developer.

Skyway Drive: Road needs to be completed. Responsibility: Developer.

Scorpio Way: Road has insufficient width for the first 200 yards and completely lacks ditches on the left side. Trees need to be removed for proper snow removal. Responsibility: Developer.

Polaris Way: A culvert needs to be installed across from the CCI Shelter. Responsibility: Developer.

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EVALUATION OF GLA ROAD REPORT

PREPARED BY
WILLIAM E. SMITH, P.E.
FOR ROYAL TETON LTD.
DECEMBER 1, 1997

1. Introduction

This evaluation was produced by William E. Smith, P.E. for Royal Teton, Ltd. The Engineer was hired to review the GLA road report dated October 20, 1997, applicable portions of the Community of Glastonbury General Information Report and the Community of Glastonbury Specifications and Standards for Gravel Road Construction, and to inspect road conditions in order to evaluate recommendations and conclusions presented by the GLA report and offer alternative recommendations where applicable.

The scope of this evaluation is limited to assessing the developer's responsibility for initial road construction, completing ongoing maintenance and deferring maintenance, and documenting the Engineer's recommendations for each item presented in the "Detail Report" section of the GLA's Road Report. Therefore, only the items identified in the Detail Report section which may be the developer's responsibility are addressed in this evaluation.

2. General Discussion

2.1. Evaluation Criteria

The Engineer's evaluation was based on information available to all Glastonbury landowners in the General Information Report, applicable engineering practices for road construction, and general knowledge of Park County subdivision regulations (which were not applicable to COG roads at the time of construction).

2.2. Timing of GLA inspections relative to grading of Community roads by other contractors

The timing of the inspections conducted by the GLA was not mentioned in their road report but was understood to have occurred during the summer of 1997 after snow melt and spring runoff. Therefore, the question arises concerning whether subsequent grading activities performed this summer by contractors hired by the GLA were observed and recorded in the report.

2.3. Definition of Road Types

The Community of Glastonbury General Information Report defines three types of community roads – residential, foothill and mountain. The standard for each of these roads is defined in Table IX contained in the General Information Report. A copy of Table IX is attached herein for reference. Briefly stated the standard for each is:
residential road - high quality gravel road wide enough for two vehicles to pass (24 ft per Specs and Standards), maintained regularly as first priority and snow-plowed after each storm;

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foothill road - fair to good quality gravel road using native slopes, wide enough for two vehicles to pass or use of frequent turnouts for two-way traffic, four-wheel vehicle recommended, maintained periodically as second priority and snow-plowed after residential roads;
mountain road - varying from poor quality "jeep trail" to good quality foothill road wide enough for one vehicle with occasional turnouts for two-way traffic, requires caution and skill to insure year-round safety, maintained occasionally as third maintenance priority and snow-plowed in some but not all areas.
Table VIII in the General Information Report (copy attached for reference) and a color-coded map for North and South Glastonbury (attached for reference) identify which parcels were designated to be served by what type of road.

The standard to which the foothill and mountain roads in COG were constructed and the level of maintenance these roads have received over the last 10 to 14 years are much higher than would be justified by the definition presented for these roads.

2.4. Use of well-defined ditches

The size and configuration of ditches along the community roads are to some extent a matter of design options due to terrain, cut and fill slopes, steepness of grade, amount of runoff expected to be handled, etc., and on-going maintenance preferences. Deep and wide, well-defined ditches can be beneficial for protecting the road driving surface but are not always desirable to community members. In response to recent grading activities which removed weeds along the roadsides and constructed well-defined substantial ditches, some community residents have expressing concern about the possibility of driving off a snow-swept roadway into a deep ditch, where in the past the weeds helped to distinguish the road edge. Along Sirius Drive there were tracts into and out of the ditches in several places on Monday morning (12/1/97) due to the fresh snow.

2.5. Use of Cul-de-sac at Dead-end of Road

General standards for road design and the Park County Subdivision Standards recognize the need to ensure access for larger emergency vehicles into and out of a dead-end road. The use of a cul-de-sac to provide this area to maneuver is common place. However, planning and design standards recognize other configurations (such as the hammer head) at the termination of a dead-end road as equally effective. In the case where driveways continue from the end of a road, adequate area to turn around an emergency vehicle usually exists. The need for a cul-de-sac must be evaluated on the basis of access. Where vehicles regularly access only the driveways and not the cul-de-sac, weeds can grow and obscure the graveled cul-de-sac. Providing an easement to accommodate a cul-de-sac does not require that the cul-de-sac be constructed. In numerous circumstances, the County Planners have

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allowed the cul-de-sac to be eliminated due to the configuration of driveways and the easement for the cul-de-sac to remain.

3. Itemized Response to "North Glastonbury Detail Report" Section of GLA Report

3.1. Capricorn Drive from dumpsters to Aquarius: The buried culverts appear to be on-going maintenance for which the developer should share responsibility with the GLA at this stage of transition. The ditch appears to be adequate for its designated purposes. This road is over ten years old and has served as a safe and accessible route into North Glastonbury since its construction. Some degradation to the ditch, catch basins and culverts can reasonably be expected during this decade. The determination of a "proper" ditch should be based on functionality over a period of years instead of an interpretation of size and shape.

3.2. Capricorn/ Aquarius intersection: These roads have been in use by the Community of Glastonbury for over ten years. Experience over this time has shown the roads at this intersection to be passable in all seasons and to be free from erosion and damage due to runoff. From this evidence the conclusion can be drawn that the road was designed and constructed to an adequate standard. The extreme conditions which occurred during the spring of 1997 and resulted in excessive runoff may indicate a need to improve drainage control to a higher design standard. Unless the evidence can show that a chronic on-going problem with drainage has existed at this intersection, the GLA should be expected to accept the responsibility to install the upgrade.

3.3. Pisces Way: According to the General Information Report, this road is designated as a residential community road. The existing road does not meet community residential road standards and therefore, should be constructed to meet these standards by the developer.

3.4. Capricorn Drive in front of Fred Morsell's parcel: This road has been in use by the Community of Glastonbury for over ten years. Experience over this time has shown this road to be passable in all seasons and to be free from erosion and damage due to runoff. From this evidence the conclusion can be drawn that the road was designed and constructed to an adequate standard. The extreme conditions which occurred during the spring of 1997 and resulted in excessive runoff may indicate a need to improve drainage control to a higher design standard. Unless the evidence can show that a chronic on-going problem with drainage has existed at this location, the GLA should be expected to accept the responsibility to install the upgrade.

3.5. Capricorn and Aries intersection: An adequately sized culvert exists approximately 100 ft north and slightly higher in elevation than the low point at the intersection. This culvert was located to catch runoff in a small drainage which intersects the road. The upper end of the culvert is open and the discharge end is buried under the small fill slope of the road. The culvert would more effectively protect the intersection if it was located at the crease in the terrain which is at the intersection. If the

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evidence can show that a chronic on-going problem with drainage has existed at this location, the developer should be expected to accept the responsibility to install the upgrade.

However, this road has been in use by the Community of Glastonbury for over ten years and experience over this time has shown this road to be passable in all seasons and to be free from erosion and damage due to runoff. From this evidence the conclusion can be drawn that the road was designed and constructed to an adequate standard. If the extreme conditions which occurred during the spring of 1997 resulted in excessive runoff which indicate a need to improve drainage control to a higher design standard, the GLA should bear the responsibility to install the upgrade.

3.6. Capricorn across from markers 215 and 217: This road has been in use by the Community of Glastonbury for over ten years. Experience over this time has shown this road to be passable in all seasons and to be free from erosion and damage due to runoff. From this evidence the conclusion can be drawn that the road was designed and constructed to an adequate standard. The extreme conditions which occurred during the spring of 1997 and resulted in excessive runoff may indicate a need to improve drainage control to a higher design standard. Unless the evidence can show that a chronic on-going problem with drainage has existed at this location, the GLA should be expected to accept the responsibility to install the upgrade.

3.7. Venus Way: According to the General Information Report, this road is designated as a foothill road and appears to have been constructed to a standard higher than that contemplated for this type of road. The width is adequate at its narrowest to allow two car approaching each other to pass safely. The configuration of driveways extending from the end of the road appear to allow adequate opportunity for a large emergency vehicle to turn around safely. Consequently, the developer appears to bear no responsibility to improve this road.

3.8. Mercury: According to the General Information Report, this road is designated as a foothill road and appears to have been constructed to a standard adequate for this type of road. The configuration of driveways at the end of this road supersedes the need for a cul-de-sac at this location. In addition, the approval of the roads for the recently completed minor subdivision of Parcel 29 North by the Park County Road Superintendent indicates that the county has no problem with the condition of the existing community road. Consequently, the developer appears to bear no responsibility to improve this road.

3.9. Gemini Road: According to the General Information Report, this road is designated as a foothill road and appears to have been constructed to a standard higher than that contemplated for this type of road. The width is adequate at its narrowest to allow two car approaching each other to pass safely. In addition, the County's recent inspection of the road for the

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Parcel 37 North minor subdivision did not identify any problem with the condition of the community road. The need for culverts along this road must be justified by the GLA in greater detail before this need could be effectively evaluated by the developer. The response in this evaluation to culverts in other locations should be considered applicable to this location. The steel/concrete posts on the road to John Alexander's were installed by him. The portion of the road where these posts are located is designated in the General Information Report as a mountain road. The GLA should pursue a resolution to the removal of these posts with John. Consequently, the developer appears to bear no responsibility to improve this road.

3.10. Orion Way: According to the General Information Report, this road is designated as a foothill road and appears to have been constructed to a standard higher than that contemplated for this type of road. The need for a cul-de-sac at this location is questionable unless the chief of the local fire department indicates that adequate area does not exist to allow an emergency to turn around. In this event, the developer may wish to consider working with the GLA on the graveling of this cul-de-sac.

3.11. Aries Drive: The condition of this road appears to be a matter of routine maintenance for which the GLA should be responsible.

3.12. Taurus Road: The GLA report does not make itself clear as to which section of Taurus Road is in question. The road driving surface is somewhat above the surrounding terrain for much of its length. The ditch is absent along the cut slope on the inside of the curve as the road slopes down toward Fridley Creek. The construction of a ditch at this location may tend to narrow the driving width and cause the ditch to be perceived as an additional hazard. The grading activity conducted this summer by George Elliot produced a gravel curb along the outside edge of the driving surface which keeps the runoff in the roadway and renders any ditch ineffective. However, if evidence can be produced to show that the absence of a ditch along this road has resulted in chronic and on-going deterioration of the driving surface due to erosion or other causes, the developer should be responsible to construct ditches.

3.13. Sirius Drive: The GLA appears to have proceeded to construct ditches along the road side. As described in the general discussion concerning ditches in Section 2.4 of this evaluation, the tire tracks in the fresh snow indicate that large well-defined ditches may not be desirable to everyone. The culvert plugged by a rock slide appears to be routine maintenance which should be the GLA's responsibility unless it has existed for some time and should have been corrected by the developer. The loose guardrail post driven through the culvert appears to clearly be the responsibility of the developer.

4. Itemized Response to "North Glastonbury Detail Report" Section of GLA Report

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4.1. Avalon Drive: Since the developer owns all the land accessed by this road, the decision to upgrade and complete this road should be left up to the developer.

4.2. Virgo Way: A smooth and steady flow of water was observed through the culvert under the community road. Aquatic plants grow in both ends of the culvert and partially obstruct the culvert cross section. This appears to be a matter of on-going routine maintenance. The existing culvert appears to be adequately sized to handle the flow during most seasons and conditions. However, if evidence can be produced to show that the culvert is undersized resulting in chronic and on-going deterioration of the driving surface due to water flow onto the roadway, the developer should be responsible to install a larger culvert. A more substantial issue involves the quality of the road which is designated as a residential community road in the General Information Report. This road does not meet county subdivision standards and should be the developer's responsibility to upgrade to residential community road quality.

4.3. Arcturus Drive: The comment "needs ditching" in not adequately specific to convey what the GLA is requesting. Portions of the road are steep, other portions occur above the surrounding terrain and as discussed in the general discussion on ditches, well defined ditches may not be the solution.

4.4. Leo Drive: Due to the steepness of the grade on this road, well defined ditches may be subject to erosion. Ditches that are armored with rock rip rap or velocity breaks may became more of a hazard than a help. The recent approval of the road for Robert Sherwood's minor subdivision by the Park County Road Superintendent did not require that any improvements be made to the community road. Therefore, the construction of ditches does not appear to be the developer's responsibility.

4.5. Leo Lane: According to the General Information Report, this road is designated as a foothill road and appears to have been constructed to a standard higher than that contemplated for this type of road. In addition, the recent approval of the road for Robert Sherwood's minor subdivision by the Park County Road Superintendent did not require that any improvements be made to the community road. Therefore, the construction of a cul-de-sac does not appear to be the developer's responsibility.

4.6. Hercules Road from Dry Creek Rd to Scorpio/Polaris intersection: The statement in the GLA report that "all guard rails require extensions" by the developer needs further explanation before it can be evaluated. What specifically does the GLA think should be done and what is the justification for taking this action? Guard rails on roads designated by the General Information Report as foothill and mountain are substantially beyond the quality of the road originally contemplated by the developer. In addition, no guidelines or requirements exist in the county subdivision

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standards or other planning documents which would be applicable to guard rails on this type of road.

4.7. Hercules Road from Scorpio/Polaris intersection to Skyway Drive: According to the General Information Report, this road is designated as a mountain road and appears to have been constructed to a standard higher than that contemplated for this type of road. However, experience has shown that some improvements are necessary to correct flooding from Goldmeyer Creek. The developer may wish to work with the GLA in the development of further design considerations to remedy this situation during this stage of transition.

4.8. Skyway Drive: According to the General Information Report, this road is designated as a mountain road and the uncompleted portion accesses few parcels and house sites (Parcel 91 and 92). Depending upon who owns the parcels served by this road, the developer could choose to complete this road to mountain road quality at some later time. An arrangement may be negotiated with the purchaser.

4.9. Scorpio Way: According to the General Information Report, this road is designated as a mountain road, however appears to have been constructed to a standard higher than that contemplated for this type of road. The General Information Report cautions prospective purchasers to be aware of the road conditions and inspect the road before purchasing. The width of the road is wide enough for two approaching cars to pass safely during most seasons. Therefore, the construction improvements suggested do not appear to be the developer's responsibility.

4.10. Polaris Way: According to the General Information Report, this road is designated as a mountain road and appears to have been constructed to a standard higher than that contemplated for this type of road. This location remains chronically wet during much of the year and the installation of a culvert at this location may have been overlooked by the developer's construction crews. However, since the General Information Report clearly states the quality to be expected for this type of road, the GLA should not have an expectation as to the developer's responsibility. The developer may wish to compromise with the GLA by sharing in the installation costs for this culvert.

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GENERAL WARRANTY DEED

FOR A VALUABLE CONSIDERATION, the receipt of which is hereby acknowledged, CHURCH UNIVERSAL AND TRIUMPHANT, INC., a Montana Nonprofit Corporation, dba COMMUNITY OF GLASTONBURY, herein referred to as the "Grantor," does hereby grant, bargain, sell, convey and confirm unto

GLASTONBURY LANDOWNERS ASSOCIATION, INC., a Montana Nonprofit Corporation

whose mailing address for legal notices and tax statements is Post Office Box 312, Emigrant, Montana, 59027, herein referred to as the "Grantee," together with the Grantee's successors and assigns, the following-described real property (the "Property") located in Park County, Montana:

Parcel Nos. 96 and 102 of Certificate of Survey No. 616; and
Tract No. 1 of Certificate of Survey No. 1173;

to have and to hold the same subject to the following:

a. General taxes and assessments for the period after September 30, 1997 (the "original date of purchase").
b. Covenants, conditions, restrictions, servitudes, limitations, terms, provisions, liens, charges, regulations, reservations and burdens of record or in existence on the date hereof, including, but not limited to, those contained within the Restated Declaration of Covenants for the Community of Glastonbury, recorded on September 30, 1997 in Roll 124, Pages 548-653, at the Office of the Park County Clerk and Recorder, Livingston, Montana, together with any and all amendments, additions and extensions thereto and assignments thereof (the "Restated Declaration of Covenants").
c. Easements and rights-of-way of record or in existence on the date hereof, including, but not limited to, those contained within or shown on the Restated Declaration of Covenants and on Certificates of Survey Nos. 615-A, 616-A, 883, 892, 895, 981, 1173 and the Golden Age Village at Glastonbury North mobile home park plat, on file and of record in the Office of the Park County Clerk and Recorder, Livingston, Montana.
d. The Grantor's reservation of all oil, gas, coal, hydrocarbons, minerals, mineral rights, geothermal water and energy, surface water and water rights, as is contained in the Restated Declaration of Covenants and which are hereby expressly excepted and reserved, together with other mineral and royalty reservations or conveyances of record.
e. Any lien or encumbrance created or suffered by the Grantee or the Grantee's predecessors after the original date of purchase.
f. All building, use, zoning, sanitary, subdivision and environmental regulations and restrictions of government agencies.
g. Reservations and exceptions in federal patents and state deeds, if any.
h. The additional terms and conditions set forth below.

ADDITIONAL TERMS AND CONDITIONS

This conveyance is also made subject to and in accordance with the following additional terms and conditions:

1. RESTATED DECLARATION OF COVENANTS. Restrictive covenants on the Property, entitled Restated Declaration of Covenants for the Community of Glastonbury, have been recorded in the Office of the Park County Clerk and Recorder, Livingston, Montana. They are referred to in this deed as the "Restated Declaration of Covenants" and are hereby incorporated herein by reference, without limitation. Grantee acknowledges the receipt of a copy of the Restated Declaration of Covenants and has read and studied them. In receiving title to the Property conveyed herewith, Grantee agrees to abide by and act in accordance with the Restated Declaration of Covenants, together with all amendments, modifications, additions and extensions thereto and all assignments thereof. All future transfers, conveyances, assignments and bequests of title to the Property conveyed herewith shall also be subject to the said Restated Declaration of Covenants, as provided in said declaration.

2. WATER AND MINERAL RIGHTS. This deed does not include the conveyance of any mineral rights or surface water rights. These rights have been excepted and reserved by the Grantor as provided hereinabove and in the Restated Declaration of Covenants, or are the subject of prior reservations or conveyances of record.

3. TAXES. In receiving title to the Property conveyed herewith, Grantee agrees to a continuing obligation to pay the taxes lawfully assessed against the Property by any unit of government. All future transfers, conveyances, assignments and bequests of title to the Property conveyed herewith shall also be subject to this provision.

4. ANNUAL COMMUNITY ASSESSMENT. In receiving title to the Property conveyed herewith, Grantee agrees to a continuing obligation to pay the annual community assessment and special assessments as provided in the Restated Declaration of Covenants, which are the responsibility of all landowners in the Community of Glastonbury. All future transfers, conveyances, assignments and bequests of title to the Property conveyed herewith shall also be subject to this provision.

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Glastonbury Landowners Association Meeting
Board of Directors Meeting Minutes

December 15, 1997

1. Call to Order, Prayer -- Patrick Wolberd opened the meeting at 7:10 p.m.; P. Keathley have the opening invocation.
Present: Patrick Wolberd (President), Daniel Kehoe, Jr. (Vice President), Joan Murphy (Secretary), Maria Scoble (Treasurer), Philip Covington, Andrew Field, Peggy Keathley, David Newhouse, Walter Wunsch. Also present were Laurel Matthews and Margaret Roach, Ombudsmen.
Absent: Horus Brailsford; Philip Hoag.

2. Dispensing of Minutes -- P. Keathley moved, M. Scoble seconded to dispense with the reading of the minutes and for the members to read them before the next meeting and be ready to make any corrections at that time. The motion passed unanimously.

3. Order of Business – P. Wolberd requested the option to move 8.2 forward if Lori Gillet and Dan Kehoe came.

4. Reports of Officers and Committees --

4.1 Treasurer's Report.
Discussion: Treasurer M. Scoble reported on the following accounts: $141.96 in the Petty Cash Fund; $21,668.85 in the Glastonbury Planning Fund (although this amount needs to be verified by the Church); and $12,226.88 in the GLA Assessment Fund. She noted one outstanding bill for $67.70 for attorney fees.
Action: J. Murphy moved, W. Wunsch seconded that this bill of be paid by the GLA. The motion passed unanimously.
Follow-up: M. Scoble to pay the bill.

4.1.1 Petty cash protocol.
Discussion: M. Scoble suggested that there be a minimum of $100 in the Petty Cash Fund at all times. She also suggested that expenses up to $25 be allowed to be paid from this fund without signed authorization, and that amounts above $25 would require a check request and two authorized signatures. There was discussion about how to facilitate proper audit trails.
Action: W. Wunsch moved, P. Keathley seconded that M. Scoble's above suggestions be approved. The motion passed unanimously. There was consensus that for any non-emergency expenditures the Treasurer should determine the price and use checks to make the payment, even if the amount is under $25. The Treasurer should also keep a running record and receipts for each use of the Petty Cash Fund.
Follow-up: M. Scoble - write a guideline sheet for the use of the GLA Petty Cash Fund.

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4.1.2 Compensation proposal.

Discussion: M. Scoble proposed that the GLA compensate bookkeeper Hildegarde Krammer and Assistant Secretary Lucia Hodges for their ongoing services rendered to the GLA. It was mentioned that under a new Montana state law, a subcontractor may need a business license. It was also noted that Doug Holm, with whom the GLA has a contract, would be setting up accounts for individual landowners on his computer, and that this would probably eliminate the need for H. Krammer's ongoing bookkeeping services. P. Keathley volunteered to work with the Church after 1-1-98 to get accurate beginning balances for each landowner's account, since she has experience working in the Church's accounting department. Regarding the quarterly assessment mailings, D. Holm will give the printed statements to M. Scoble, who will then put together a committee to help with the each mailing. J. Murphy will receive the assessment checks in the mail, and M. Scoble would deposit them in the GLA assessment account. L. Hodges commented that at the present she was happy to continue to work on the GLA minutes on a volunteer basis, but asked that the GLA consider her as a candidate should they need to hire anyone to do further secretarial work in the future, bearing in mind that she also had past experience working in the Glastonbury Administrative Office.
Follow-up: W. Wunsch - write a letter to H. Krammer, thanking her for her services.

4.1.3 Landowner assessment letter.

Follow-up: M. Scoble - draft landowner letter explaining new assessment and bookkeeping system to accompany next assessment notice.

4.1.4 Protocol for paying bills.

Discussion: It was noted that there was no clear GLA treasury protocol for paying bills. P. Keathley commented that she had a great deal of experience doing that type of work.
Follow-up: P. Keathley - work with M. Scoble regarding protocol for documentation for paying bills.
Follow-up: M. Scoble - ask D. Holm what he needs in order to streamline his audit procedures.

4.2 Finance Committee Report.

Discussion: M. Scoble said that Rueloff Varkevisser had volunteered to be on this committee, and that she felt he would be a welcome asset.
Action: There was consensus that Mr. Varkevisser assume a position as a temporary committee member.
Follow-up: M. Scoble - relay temporary approval to Mr. Varkevisser, and continue to search for other members of the committee.

4.3 Nominating Committee Report. None.

4.4 Road Committee Report.

Discussion: D. Newhouse reported that A. Mann does not have a light truck for plowing snow. P. Wolberd read a letter bid Michael Dirkers had submitted to D. Newhouse, in which Michael said he would be available for light snow plowing at $25/hour (see attached). It was

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asked whether Michael carried his own liability insurance, since he would need this as a subcontractor. W. Wunsch and A. Field volunteered to do light plowing in the High South. W. Wunsch said that Rick Black in Livingston might be available to plow heavy snow for a price competitive with A. Mann's. He clarified that according to our contract with Mann, the GLA does not have to use Mann's services for heavy snowplowing. Regarding the road maintenance schedules, D. Newhouse said he was awaiting the decisions from the Joint Committee negotiations with the developer. He reported that Richard Johnson had offered to grade Capricorn Drive for $50/hour using Elliott's equipment, with an estimate of 3 hours, but that Richard had no insurance. Regarding snow fencing, D. Newhouse presented a bill from R. Johnson for work he had done. Regarding weed cutting, D. Newhouse reported that no money had been specifically spent on this project, as the work had basically been accomplished by the road grading method used. He recommended continuing this method, and then planting the road sides and mowing them in the future. P. Wolberd noted that the road grading had created somewhat substantial ditches that could present a problem when the roads were covered with snow. Regarding a rebuttal to the developer's report written by William Smith, D. Newhouse said he had spoken to an engineering firm in Bozeman who had estimated that the job would cost between $600-$800. There was consensus to first enter negotiations with the developer, and then, perhaps as an objective of the first meeting, to agree to a process whereby an independent engineer could be hired to review both reports and the roads, and then complete a recommendation on required work and cost. Both parties hopefully would split the costs of the independent expert.

Action: A. Field moved, D. Kehoe, Jr. seconded that the GLA approve of 8 hours of road maintenance work, and that D. Newhouse and his road committee be authorized to determine specifically where that work should be done. The motion passed unanimously.
Action: M. Scoble moved, J. Murphy seconded that the GLA install road markers from Aries Drive into the GAV, and that the Road Committee be authorized to make the necessary expenditures, limited to a maximum of $200. The motion passed unanimously.

Follow-up: W. Wunsch - prepare Capricorn Drive letter to County by 1-5-98.
Follow-up: W. Wunsch - prepare Bodeaux, et al. letter by 1-5-98.
Follow-up: D. Newhouse - prepare road maintenance schedule for G. North and G. South following Joint Committee negotiations.
Follow-up: W. Wunsch - report on Joint Committee negotiations regarding the Chevy truck/plow.
Follow-up: D. Newhouse - obtain and present a copy of A. Mann's liability insurance.
Follow-up: M. Scoble - pay the fencing invoice from R. Johnson.
Follow-up: D. Newhouse - obtain and present a copy of M. Dirkers' liability insurance to the GLA by the next meeting.
Follow-up: D. Newhouse - obtain from M. Dirkers his bid in a more professional format, and present that bid at the next meeting.
Follow-up: D. Newhouse - contact Rick Black to bid on heavy snowplowing.
Follow-up: D. Newhouse - put together a proposal for the GLA by the next meeting on the next level of road maintenance work to be done, and the estimated costs.

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Follow-up: D. Newhouse - contract with R. Johnson to install reflective road markers on both sides of Aries Dr. leading into the GAV, for a $200 maximum charge.
Follow-up: D. Newhouse - contact J. Alexander re "No National Forest Access" and "Dead End" signs.
Follow-up: D. Newhouse - recommend hot water ditch action on Virgo Way following Joint Committee negotiations.

4.5 Architectural Subcommittee Report. None.
Follow-up: P. Hoag - review the Community of Glastonbury Policies & Standards for Subdivisions, including Section 4.4 on Installation of Utilities for possible revision.
Follow-up: P. Hoag - recommendation for hiring a Project Reviewer and cost.
Follow-up: P. Hoag - Review and complete Kremer subdivision check list.

4.6 Complaint Committee.
Discussion: D. Kehoe, Jr. provided a draft copy of Enforcement Procedures to each Board member (see attached). There was consensus that it should be modified to remove the threat of sanctions in a first letter to an alleged violator, to use the sanctions only in follow-up letters, and to title the protocol "Complaint Procedures." Discussion arose about the role of the ombudsmen in these activities. Someone noted that many Glastonbury residents may not know about the availability of the ombudsmen, and/or the role they can play in helping to deal with complaints.
Action: J. Murphy volunteered to chair this committee. There was consensus approval.
Follow-up: D. Kehoe, Jr. - redraft the protocol and provide it to J. Murphy.
Follow-up: J. Murphy - distribute the revised protocol at the next meeting.
Follow-up: L. Matthews and M. Roach - present a written definition of "ombudsman" and the work they propose to do for the Glastonbury residents at the next meeting. If approved by the Board, it will then be posted in appropriate places.
Follow-up: J. Murphy will ask H. Brailsford if he is willing to be a member, so there will be the minimum requirement of two Board members on this committee.

4.7 Land Use Master Plan Advisory Committee Report.
Discussion: There was consensus that this committee needed to be formed as soon as possible. D. Kehoe, Jr. volunteered to chair the committee. It was noted that one does not need to be a member of the GLA to serve on this committee, and that it would be best to get members from many different perspectives. Several members said they hoped a Master Plan could be finalized by April of 1998, since this was the start of the building season. It was noted that the first responsibilities of any such committee would be to identify a process by which changes could be made to the preliminary plan, the manner in which the community at large will be involved, and to suggest members to work in the committee.
Action: M. Scoble moved, A. Field seconded that the GLA establish a committee that would report directly to the Board of Directors, for the purpose of finalizing the land use master plan. The motion passed unanimously.
Action: A. Field moved, M. Scoble seconded that D. Kehoe, Jr. be appointed chairman of the committee. The motion passed unanimously.

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Follow-up: D. Kehoe, Jr. is to present a rough draft time line for completion of the master plan by the next meeting.
Follow-up: High South fire water reservoir (See 8.1).
Follow-up: P. Hoag - study guidelines for tree removal.

5. Ombudsmen Reports -- Regarding the dispute on Parcel 47 North, M. Roach reported that the Dec.1 pretrial preparation had been postponed by Judge Nels Swandel, but that he had indicated that he felt the dispute would best be settled out of court.

6. Unfinished Business --

6.1 Kremer Subdivision Application.
Follow-up: P. Hoag - review and complete check list for Kremers.

6.2 Teaching Center Land Donation. P. Wolberd noted that he had sent the response letter to E. Francis, and that the matter was now to be handled by the Joint Committee.

6.3 Charges for GLA Document Copies. Secretary Murphy recommended charging double the price it cost her to make the copies. For example, a copy of the Bylaws would cost $2.50. There was consensus approval.

6.4 Kremer Resignation Letter.
Discussion: J. Murphy read a draft of a letter she had written for P. Wolberd's signature to accept L. Kremer's resignation (see attached). W. Wunsch noted that L. Kremer had conveyed to him that she might reconsider. There was discussion as to how to facilitate this reconsideration.
Action: The letter was approved as written, but to be held until after Jan. 19, 1998.

Follow-up: W. Wunsch - verbally communicate to Linda that although the Board had formally accepted her resignation, it's members hoped she would reconsider, and that the position would be held open until Jan. 19 for her reconsideration. If she does not seek appointment at that time, the board will set up a nominating committee for the purpose of filling the position.

6.5 Alfaro Complaint re William Pitt "No Trespassing" Signs and Aggressive Dogs.
Discussion: The members agreed this was a situation for the new Complaint Committee.
Follow-up: J. Murphy - write C. Alfaro to convey that the GLA now has a committee to deal with complaints, and that his issue will now be addressed. Bring the matter to the committee.

6.6 Boyle Letter Requesting Information.
Discussion: P. Keathley read a draft response she had prepared on behalf of the GLA. The letter was approved as read (see attached).
Follow-up: P. Keathley - mail letter she drafted. Forward Boyle's letter to C. Healy to respond regarding whole parcels for sale by the developer.

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6.7 Board list. J. Murphy handed out the list to each member at the 12-8-97 meeting.

6.8 By-laws/Covenants Voting Discrepancies.
Follow-up: J. Murphy and L. Hodges - draft guidelines by 1-5-98 on how GLA addressed this problem in the recent elections, and place in guidelines book.

6.9 Protocol for Committee Membership Approval.
Follow-up: D. Kehoe, Jr. - draft protocol by the next meeting.

7. Tabled Business --

7.1 Court Ordered Community Service. (N. Issa)
7.2 Community Assessment Fund Reimbursement from Community Planning Fund.
Follow-up: C. Healy - response to Kehoe draft reimbursement request memo.
7.3 Public Access on Roads. (P. Hoag)
7.4 Noxious Weed Committee Formation.

8. New Business --

8.1 Gillet Subdivision / High South Fire Reservoir.
Discussion: Lori Gillet reported to the Board that she was considering subdividing their Parcel 70 in the High South, and was concerned about the possible requirement by the county fire marshal of a fire water reservoir in the High South. She said that Jeffrey McNabb had done some draft work and estimated that a trapezoidally-shaped reservoir would initially cost between $900 and $1500. Lori said that 35,000 gallons of water were required by the fire marshall. W. Wunsch commended that 100,000 gallons were needed for a decent pond, and that Pete Story has the water rights to the creek that would be used for the reservoir (Golmeyer). He said Pete had conveyed to him that he did not object to a reservoir, but would want it filled in the beginning of the year (ex. in April) so that he would have adequate irrigation water through the summer. D. Kehoe, Sr. said he had done a fair amount of surveying work with Gerald Dubiel regarding the amount of water in Golmeyer Creek at various times of the year. L. Hodges noted that Parcels 95 and 97 were for sale, had a waterfall, would accommodate such a reservoir, and would also make a wonderful park area for the Glastonbury residents. She noted that Parcel 94 was also for sale, was much less expensive than Parcels 95 or 97, was adjacent to Golmeyer Creek, and that it also probably had adequate room for a reservoir. The need was discussed for a park advisory committee that would represent a diversity of Glastonbury landowners, including the developer, since the Church is still the largest Glastonbury landowner. It was also noted that a main task of the committee would be to study ways of funding park proposals. W. Wunsch volunteered to chair such a committee; Lori Gillet volunteered to be a member of it.
Action: P. Keathley moved, J. Murphy seconded that a High South Fire Water Reservoir Advisory Committee be formed for the for the specific purpose of bringing a proposal back to the board, and that W. Wunsch be appointed the chairman. The motion passed unanimously.

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8.2 Response to County Master Plan.
Discussion: P. Wolberd reported that he understood a new state law now mandates that if a county has a planning board and planner they must have a county-wide plan. He noted that the Park County Planning Board has the authority to establish a comprehensive plan without approval from the residents. County Planner Ellen Woodbury had set December 16, 1997 as the last day for input from residents. It was clarified that if the plan is adopted, it will not have the force of law, but will allow zoning to be imposed in the future by a planning board. P. Wolberd read a letter he had drafted to the Park County Planning Board regarding the comprehensive plan (see attached) and Glastonbury's stands on various planning issues (see attached).
Action: W. Wunsch moved, P. Keathley seconded that the GLA send letter as read, on behalf of the entire GLA. The motion passed unanimously.
Follow-up: P. Wolberd - send letter with draft Glastonbury Land Use Master Plan.

8.3 Van Hulzen Subdivision.
Discussion: J. Murphy said the GLA had received a letter from L. Van Hulzen which requested a variance from the county and the Church of one year before removing the reservoir they begun on their Parcel 35 South, and that they be allowed to complete their minor subdivision in the interim (see attached).
Action: It was agreed this was a matter for the Architectural Subcommittee.
Follow-up: J. Murphy -- forward the letter to P. Hoag.
Follow-up: P. Hoag - prepare a draft response to the 35 South landowners by the next meeting.

8.4 GLA Letterhead. It was noted that letterhead was needed for the GLA. A. Field volunteered to secure a good price for the printing.
Follow-up: J. Murphy - develop letterhead and price for Board review.

8.5 Meeting Room Charges.
Discussion: P. Wolberd said that the Thomas More School was requesting a room rental fee of $10 per date of use. L. Matthews volunteered the chapel in her home in South Glastonbury free of charge. D. Newhouse offered his garage in North Glastonbury free of charge, but only after Janaury, as he still needed to install heat.
Follow-up: J. Murphy - check out the options and report back to the GLA by next meeting.

8.6 NOTICE OF CORRECTION Regarding Linda Ulrich Letter.
Discussion: P. Wolberd noted that he had received a letter from L. Ulrich in which she said she disagreed with the report in the September 27, 1997 minutes that she had changed her mind and was now in support of the restated Covenants (see attached). P. Wolberd then read a response letter he had drafted acknowledging the error (see attached).
THE SEPTEMBER 27, 1997 GLA BOARD MINUTES WERE IN ERROR REGARDING LINDA ULRICH'S POSITION ON THE RESTATED COVENANTS. LINDA OBJECTED TO THE RESTATED COVENANTS AT THE TIME OF THE VOTE AND HAS NOT CHANGED HER POSITION, CONTRARY TO THE

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STATEMENT MADE IN THE SPETEMBER 27, 1997 MINUTES. SEE ALSO ATTACHED ULRICH LETTER OF NOVEMBER 24, 1997 AND THE BOARD RESPONSE LETTER OF DECEMBER 15, 1997.
Action: A. Field moved, W. Wunsch seconded that P. Wolberd's letter be sent to L. Ulrich as written. The motion passed unanimously.
Follow-up: P. Wolberd - send letter and follow-up as indicated in letter.

9. **Open Floor Comments** -- None.

10. **Next Meeting** -- The next meeting will be at 7:00 p.m. on 1-5-97.

11. **Adjournment** -- The meeting was adjourned at 10:35 pm.

Submitted by Lucia Hodges
Assistant Secretary

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1997-12-15_BDGNAUX.pdf

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Glastonbury Landowners Association
Board of Directors Meeting
Agenda
December 15, 1997

1. Call to Order, Opening Prayer (and waiver of notice if required)
2. Reading and Disposition of Minutes
3. Order of Business
4. Reports of Officers and Committees

4.1 Treasurer Report - Maria Scoble, Treasurer

Follow-up: M. Scoble - Draft landowner letter explaining new assessment and bookkeeping system to accompany next assessment notice

Follow-up: M. Scoble - Set up petty cash fund and procedures

4.2 Finance Committee Report - Maria Scoble, Chair

Follow-up: M. Scoble - Recruit committee members

4.3 Nominating Committee Report

4.4 Road Committee Report - David Newhouse, Chair

Follow-up: W. Wunsch - Capricorn Drive letter to County by 12-1-97

Follow-up: W. Wunsch - Prepare Bodoh, et al letter by 12-1-97

Follow-up: D. Newhouse - Prepare road maintenance schedule for G. North and G. South by 12-15-97

Follow-up: W. Wunsch - Contact E. Francis re Chevy Truck/Plow ASAP

Follow-up: D. Newhouse - Obtain a bid from A. Mann, et al, for low cost snowplowing

Follow-up: D. Newhouse - Obtain R. Johnson fencing contract by 12-1-97

Follow-up: D. Newhouse - Obtain weed cutting info by 12-1-97

Follow-up: P. Wolberd - Confirm GLA/Developer 12-1-97 mtg. time for Roads Mtg. (Closed mtg.)

Follow-up: D. Newhouse - Contact J. Alexander re *NO NATIONAL FOREST ACCESS & DEAD END* signs

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Glastonbury Landowners Association
Board of Directors Meeting
Agenda
December 15, 1997

Follow-up: D. Newhouse - Recommend hot water ditch action

4.5 Architecture Subcommittee - Philip Hoag, Chair

Follow-up: P. Hoag - Review the Community of Glastonbury Policies & Standards for Subdivisions including section 4.4 Installation of Utilities for possible revision

Follow-up: P. Hoag - Recommendation for hiring Project Reviewer & cost

4.6 Complaint Committee -

4.7 Land Use Master Plan Committee -

Follow-up: - Establish committee

Follow-up: - Study High S. fire water reservoir need

Follow-up: - Study guidelines for Tree removal

5. Ombudsman Report

6. Unfinished Business

6.1 Kremer subdivision application

Follow-up: P. Hoag - Review and complete check list for Kremers

6.2 Teaching Center land donation

Follow-up: P. Wolberd - follow-up on E. Francis response letter by 12-1-97

6.3 What to charge for document copies?

Follow-up: J. Murphy - Recommend a guideline

6.4 Kremer Resignation Letter

Follow-up: J. Murphy - Send letter of acceptance

6.5 Alfaro Complaint re William Pitt no trespassing signs & aggressive dogs

Follow-up: D. Kehoe & A. Field - Develop complaint protocol

6.6 Boyle Letter

Follow-up: P. Keathly - Letter Response by 12-1-97

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Glastonbury Landowners Association
Board of Directors Meeting
Agenda
December 15, 1997

6.7 Board List

Follow-up: J. Murphy - Develop new board list by 12-1-97

6.8 By-Laws/Covenants voting discrepancies

Follow-up: J. Murphy & L. Hodges - Draft guidelines on how we addressed this problem in the recent elections & place in guidelines book by 12-1-97

6.9 Establish a protocol for committee membership approval

Follow-up: D. Kehoe - Draft protocol

7. Tabled Business

7.1 Court Ordered Community Service - Nadim Issa

7.2 Community Assessment Fund reimbursement from Community Planning Fund

Follow-up: C. Healy - response to Kehoe draft reimbursement request memo

7.3 Public access on roads - P. Hoag

7.4 Noxious Weed Committee Formation

8. New Business

8.1 Gillet Subdivision - Concern about the fire reservoir requirement for high south.

See also item 4.7

8.2 P. Wolberd - Response to county planner's call for comment.

8.3

8.4

8.5

8.6

9. Open Floor Comments

10. Next Meeting - Monday, 7:00 p.m., December 15, 1997, North Glastonbury

11. Adjournment

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GLASTONBURY LANDOWNERS ASSOCIATION, INC.

P.O. Box 312
Emigrant, MT 59027

December 15, 1997

Linda Ulrich
P.O. Box 235
Emigrant, MT 59027

Dear Linda,

I am in receipt of your letter of November 24, 1997, regarding the reference to you in the Board minutes of September 27, 1997. I checked with our secretary, Joan Murphy, to see if she had a copy of the letter in question. I then went back to the minutes to see if there was any reference as to who reported the information in question.

The quote in question actually said, "There was a total of 1.67 "no" votes, which came from the votes of five landowners who objected to the new Covenants. All of those objecting had written letters explaining their rationale for doing so. Linda Ullrich sent in one such letter, but afterwards changed her mind and said she would like to go on record as supporting the new Covenants."

There was no reference as to who reported the information that you had changed your mind, nor any reference to another letter. After checking with the board members who were present at that meeting, I called Eleanor Schieffelin and confirmed that she made the report based on a conversation she had with you.

In light of your letter of November 24, 1997, it would appear that Eleanor misunderstood your position on the restated covenants. Given the tone of your letter, I can clearly see that the board minutes of September 27, 1997, did not accurately represent your position on the restated covenants.

It saddens me to see you take this position, yet I respect your right to express your views. I hope you understand that your public non-endorsement of the restated covenants in no way releases you from your obligation as a landowner to abide by them.

I presented your letter to the Board for consideration at our meeting on December 15, 1997. My recommendation was for the Board to include a copy of your letter with those minutes, a copy of this letter, and a notice of correction under new business. As you know, we send copies of our minutes to each of the Teaching Centers to post. The Board accepted my recommendations and we will also mail to you a copy of the minutes of the December 15th meeting for your records.

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Thank you for bringing this error to my attention. We do endeavor to report accurately at our meetings and keep an accurate account of our business.

Sincerely,

Patrick Wolberd, President
Glastonbury Landowners Assoc., Inc.

attachment: September 27, 1997 Board Minutes
L. Ulrich letter of November 24, 1997

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Patrick

Nov 24, 97

It has come to my attention that my name was referred to in the minutes of the September 27 meeting of the Glastonbury Landowners Association.

Specifically: Item number 3.1.3

"Most of those objecting had written letters explaining their rationale for doing so. Linda Ulrich sent in one such letter, but afterwards changed her mind and sent another letter saying she would like to go on record as supporting the new covenants."

I am now publicaly stating to the Glastonbury Landowners Association and to you, as president of the group, that I did not, and still do not endorse the restated covenants for Glastonbury as adopted in August 1997. I believe them to be excessively punitive and personally restrictive as well as legally indefensible in their origin.

I am asking you to send me a copy of each letter that reputedly came from me. Please send these copies to Linda Ulrich
PO Box 235
Emigrant, Mt 59027

I am also requesting that you publicaly state to the GLA, at your next meeting, that I am not

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a signer of, nor am I in favor of the new covenants, and any such statement to the contrary is erroneous.

I am also asking that this statement be posted as a correction for all to read, in your next minutes.

Thank You,

Linda L. Ulrich

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Complaint Com. Protocal

Enforcement Procedures - Rough Draft

1. Complaint. Once a Director receives a complaint, they shall forward it to the Complaint Committee Chairman to be put on the agenda of the next Committee meeting for reveiw. At that meeting the Committee shall determine whether the complaint requires action on the part of the Board or should be returned for clarification or completion.

2. Investigation and Informal Resolution. On complaints that appear to require the Board's action, the Complaint Committee shall investigate the complaint and solicit a response from the alleged violator. If the approach of the Committee to rectify the situation is successful the matter is considered resolved. If the approach of the Committee is not successful, the Committee shall report their findings to the Board.

3. Notice. If the Board deems it necessary to proceed on behalf of the Landowners to rectify the situation, the Board shall serve the alleged violator with written notice describing:

A.) the nature of the alleged violation;
B.) the proposed sanction to be imposed or action to be taken by the Board;
C.) define the ten (10) day period within which the alleged violator may present a written request for a hearing or a written rebuttal to the Complaint to the Board; and
D.) a statement that the proposed sanctions or actions shall be imposed as contained in the notice unless a challenge is begun within the aforementioned ten (10) day period.

If a timely challenge is not made, the sanction stated in the notice shal be imposed or the action deemed necessary shall be started. If the violation is remedied within the ten day period, the Board may suspend the proposed sanction or action. Such suspension shall not constitute a waiver of the right to sanction future violations of the same or other provisions by any person.

4. Hearing. If a hearing is requested within the allotted ten day period, the hearing shall be held before the Board members who are not on the Complaint Committee investigating the particular alleged violation or such impartial body as the Board may appoint. The alleged violator shall be afforded a reasonable opportunity to be heard. Prior to the effectiveness of any sanction, proof of proper notice shall be placed in the Minutes of the meeting. Such proof shall be deemed adequate if a copy of the notice, together with a statement of the date and manner of delivery, is entered by the person who delivered such notice. The notice requirement shall be deemed satisfied if the alleged violator or his representative appears at the meeting. The Minutes of the meeting shall contain the results of the hearing and the sanction, if any, imposed or any action that the Board decided to take, unless a decision for action was deferred for further study.

5 Enforcemant Action. In the event that a Landowner continues to violate the Covenants, ByLaws, Rules, regulations or Community Standards, after being served a Notice by the Board and the ten day period for a hearing has elapsed, the Board may elect to enforce any such provision by suit at law to obtain injunctive relief, compliance monetary damages or any other legal remedy available.

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P. O. Box 144
Emigrant, MT 59027

November 18, 1997

Annette Boyle
11341 Bell Rd.
Lemont, IL 60439

Dear Annette;

Your letter of November 13th regarding property in the Paradise Valley area was given to me to answer at our regular Glastonbury Landowners Board meeting last evening.

We are always happy to hear from our members in the field who are contemplating a move to our beautiful valley and perhaps to join as a part of our Glastonbury community.

I am enclosing a copy of our latest edition of the Home Seekers magazine put out by the real estate association, of which I am a member. This will give you a pretty complete idea of what is on the market at the present time and the prices you can expect in this area. If you see anything that is of interest to you, please do not hesitate to give me a call or write or fax me and I will gather whatever information I can to pass along to you.

I have been a realtor for over 27 years, had my own business in Hawaii before joining staff of the Church and have been serving our members here in Montana since 1981. I would be pleased to be able to help you find what you are looking for in Montana and to be of service to you in any way.

The Church has land available in Glastonbury for sale and I will pass a copy of your letter along to Carla Healy for her imput and I will also include a copy of my ad for Glastonbury resales. Land for sale by the church is not available for realtors to sell but we do handle any and all resales.

Thank you for your interest in our area and I will be looking forward to hearing from you. My card is also enclosed.

Sincerely,

Peggy Keathley

Peggy Keathley, Realtor
(406) 333-4718 home phone
222-5203 Work phone
222-7474 Work fax

P.S. Please excuse my uncooperative typewriter.!,

GLA 00194

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December 14, 1997

Mrs. Linda Kremer
P.O. Box 241
Emigrant, MT 59027

Dear Linda,

At the November 17, 1997 meeting of the Board of Directors of the Glastonbury Landowners Association, your letter of resignation to the Board was read and regretfully accepted. At that time, the Board decided not to take any immediate action to replace you.

We thank you for your willingness to serve the community and encourage you to sit on any of the committees which are in the process of being established.

Sincerely,

Patrick Wolberd
President, Glastonbury
Landowners Association

PW:jm

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November 17, 1997

TO: The Board of Directors
Glastonbury Landowners Association

FROM: Linda Kremer

I regret to say that I must resign from the Board even as we have just begun.

I had hoped that there would be more flexibility in the scheduling for our meetings. Monday night is especially difficult for me of all the possibilities that were considered. I would not be able to meet the commitment ~~that~~ with which I have been intrusted.

I am disappointed in this outcome and also trust that I can serve in other capacities for our community.

I would ask that the Board consider Nadim Issa as a replacement candidate. I feel that he carries the heart flame I would have hoped to bring to the group.

Always Victory!
In Gratitude for All Gods Gifts —

Linda Kremer

November 4, 1997

Glastonbury Landowners Association
Attn: Mr. Patrick Wolberd
P.O. Box 312
Emigrant, Montana 59027

Re: Parcel 35, South Glastonbury Minor Subdivision

Dear Mr. Wolberd,

We the undersigned landowners of parcel 35 South Glastonbury agree to the following:

1.) remove the water detention dam, metal pipes and plastic from our land;
2.) restore the original slope and contours of the land;
3.) reseed the area;
4.) finish all the above within on year from signing this agreement.

We the undersigned have therefore requested the Park County Planning Board to consider removing condition number 4 from the preliminary approval conditions in order not to further delay the completion of the subdivision. TP, Inc., who has agreed to be responsible for the removal of the dam, currently does not have the funds (+/- $2,200.00) to complete the work. The undersigned declare to never fill the dam with water and to immediately remove the plastic liner, or what is left of it.

Sincerely,

Lubertus van Hulzen

Carla Pagnier

Caroline von Meyenfeldt

Roelof Varkevisser 11/4/97

Roelof Varkevisser
for the Board of Directors
of TP, Inc.

Adriana Panizza

Damiaan Kletter

Ali Westerbeek

Ali Westerbeek

cc. Park County Planning Board attn: Ms. Ellen Woodbury and Church Universal and Triumphant, Inc. dba Community of Glastonbury attn: Mr. Edward L. Francis

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Carla Pagnier

Caroline von Meyenfeldt

Roelof Varkevisser 11/4/97

Adriana Panizza

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Ali Westerbeek

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Sincerely,

Lubertus van Hulzen | Carla Pagnier | Caroline von Meyenfeldt

11/4/97

Roelof Varkevisser
for the Board of Directors
of TP, Inc.

Adriana Panizza | Damiaan Kletter

Ali Westerbeek

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GLASTONBURY LANDOWNERS ASSOCIATION, INC.

P.O. Box 312
Emigrant, MT 59027

December 15, 1997

Ellen Woodbury, County Planner
414 Callender
Livingston, MT 59047

Dear Ellen,

We understand that Park County Planning Board has decided to move ahead with a county comprehensive plan and has directed you to develop a proposal. The Glastonbury Landowners Association board of directors has asked me to write to you regarding our position on this matter.

Our two hundred and fifty plus membership would like to see a Park County Comprehensive Plan which incorporates the following concepts:

1. Covenants of existing landowners associations or sub-divisions will be recognized by the new county plan, not nullified.
2. Any land use master plan currently in process or already implemented in an existing development will be grandparented into the county plan.
3. Any existing land use designation by a developer or currently in process will be grandparented into the county plan.
4. Any zoning restrictions or other land use limitations proposed in the county comprehensive plan or by the planning board be required to be presented to the citizens affected by the proposal for a vote of approval in order to be implemented.

A major concern of the Glastonbury Landowners Association is that the covenant revision and land use master planning we have undertaken for the past two years could be eliminated by the development of a county comprehensive plan. Our desire is that the county plan be respectful of individual property rights and the community development we envision and have worked on for so long. We have enclosed for your information a copy of the draft Glastonbury Land Use Master Plan.

As you know from your meeting with some of our committee last summer, we hired a professional planner to assist us in this project and believe it to be well thought through and consistent with the current thinking on community development. We appreciate the helpful feedback you gave us at that time and would invite continuing input from your office.

It is important to note that this plan is still in draft form and does not completely take into consideration the new "open community" direction reflected in our restated covenants. We are in the process of appointing a new land use master plan committee under the direction of our new board and expect that committee to complete its work by the middle of 1998. Upon completion

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of the land use master plan, we expect to have finalized the designation of parcels for commercial development as well as different types of residential development and density standards.

Please keep us posted on any meetings regarding the county comprehensive plan. If you have any questions, I may be reached at 333-4722 or at the address noted above.

Thank you for your consideration of our comments.

Sincerely,

Patrick Wolberd, President
Glastonbury Landowners Assoc., Inc.

enclosed: Draft Glastonbury Land Use Master Plan, March 13, 1997

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GLASTONBURY LANDOWNERS ASSOCIATION

BOARD OF DIRECTORS

HORUS BRAILSFORD	P.O. Box 374 Emigrant, MT 59027	Hm: 333-4316 Fax: 333-4877
PHILIP COVINGTON	P.O. Box 484 Emigrant, MT 59027	Hm: 333-4378 Fax: 333-4378
ANDREW FIELD	P.O. Box 500 Emigrant, MT 59027	Hm: 333-4567 Fax: 333-4907
PHILIP HOAG	P.O. Box 206 Emigrant, MT 59027	Hm: 333-4707 Cell: 223-1230
PEGGY KEATHLEY	P.O. Box 144 Emigrant, MT 59027	Hm: 333-4718 Wk: 222-5203 Fax: 222-7474
DANIEL KEHOE, JR.	P.O. Box 499 Emigrant, MT 59027	Hm: 333-4222 Fax: 333-4379
JOAN MURPHY	P.O. Box 245 Emigrant, MT 59027	Hm: 333-4792
DAVID NEWHOUSE, SR.	P.O. Box 1620 Emigrant, MT 59027	Hm: 333-4242
MARIA SCOBLE	P.O. Box 1686 Emigrant, MT 59027	Hm: 333-4306
PATRICK WOLBERD	P.O. Box 458 Emigrant, MT 59027	Hm: 333-4722
	2417 Elizabeth Street Billings, MT 59102	Wk: 223-2002 Wk & Fax: 656-2224
WALTER G. WUNSCH	P.O. Box 36 Emigrant, MT 59027	Hm: 333-4727 Fax: 333-4013
		Wk: 333-4967 Fax: 333-4259

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OMBUDSMAN

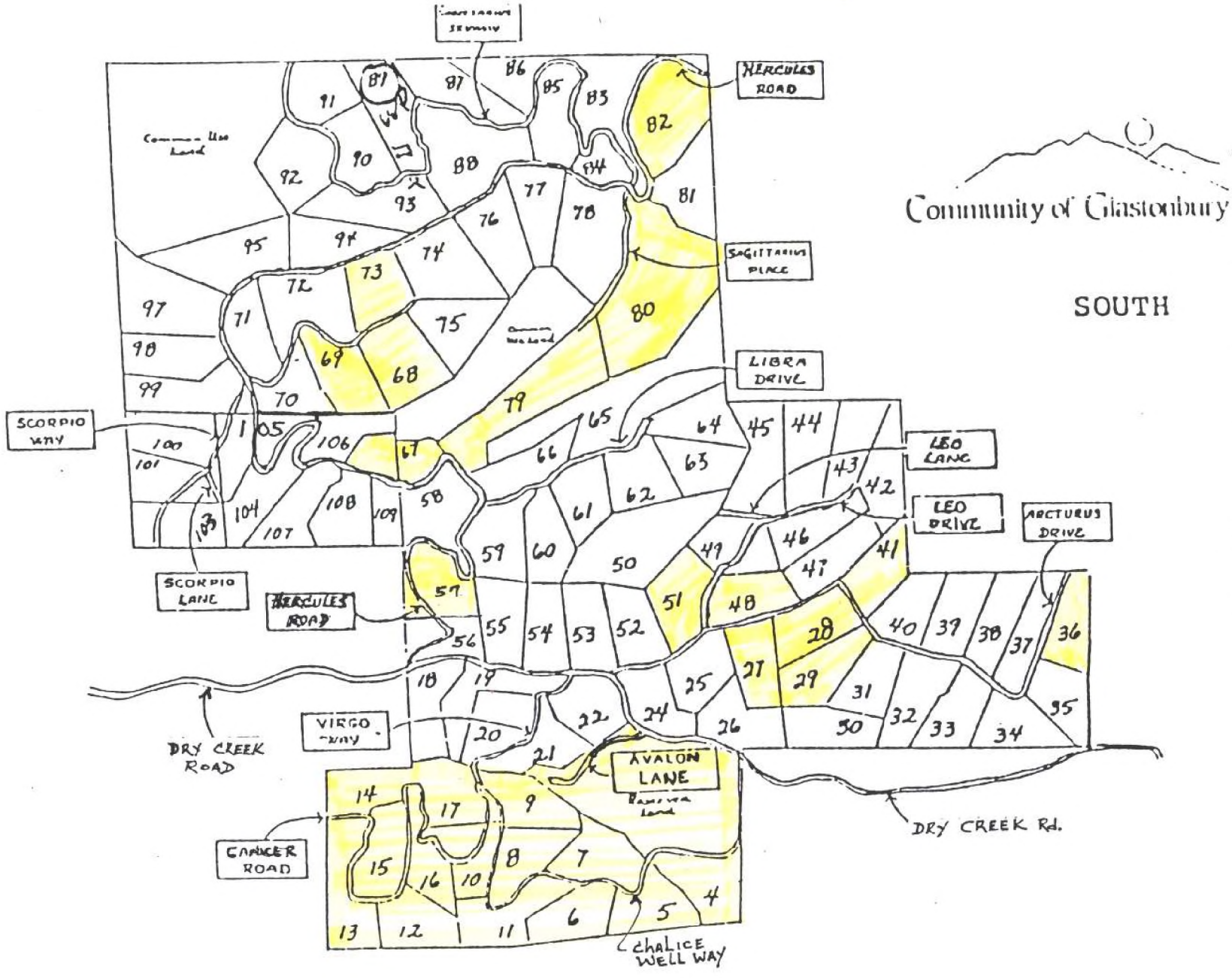
North Glastonbury: Margaret Roach
P.O. Box 323
Emigrant, MT 59027
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ASSISTANT SECRETARY: Lucia Hodges
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Glastonbury South

UNSOLD PARCELS CURRENTLY FOR SALE

	Parcel No.	Acreage	Price	PRICE PER ACRE
1	27	20.24	$43,500	2,150
2	28	23.09	$51,900	2,250
3	29	23.41	$43,500	1,850
4	36	20.00	$59,500	2.975
5	40	20.00	$49,500	2.475
6	41	20.00	$49,500	2,475
7	45	28.89	$51,500	1.780
8	48	20.50	$49,500	2,415
9	51	21.12	$42,500	2,012
10	57	20.19	$43,500	2,155
11	61	20.62	$43,500	2,110
12	63	20.27	$43,500	2,146
13	65	70.25	$85,500	1,210
14	67	20.06	$53,900	2,686
15	68	27.42	$54,900	2,002
16	69	22.99	$53,900	2,345
17	73	20.00	$54,900	2,745
18	79	40.00	$79,500	1,988
19	80	70.42	$89,500	1,271
20	82	34.73	$69,500	2,001
21	107	20.00	$59,500	2.975
22	108	20.00	$59,500	2,975

1,232,000

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GLASTONBURY South

Unsold Parcels Not Currently For Sale

#	Parcel No.	Acreage	Value Per Acre	Value
1	1	21.00	$ 3,250	$ 68,250
2	2	20.00	3,500	70,000
3	3	20.53	3,500	71,855
4	4	23.99	3,500	83,965
5	5	20.76	3,500	72,660
6	6	20.00	2,750	55,000
7	7	21.25	3,500	74,375
8	8	20.00	2,000	40,000
9	9	20.88	3,250	67,860
10	10	20.58	2,000	41,160
11	11	24.87	2,500	62,175
12	12	20.02	2,500	50,050
13	13	27.95	1,500	41,925
14	14	20.00	2,500	50,000
15	15	20.01	2,500	50,025
16	16	20.96	2,000	41,920
17	17	20.07	3,000	60,210
18	23	31.47	3,250	102,278
				$ 1,103,708

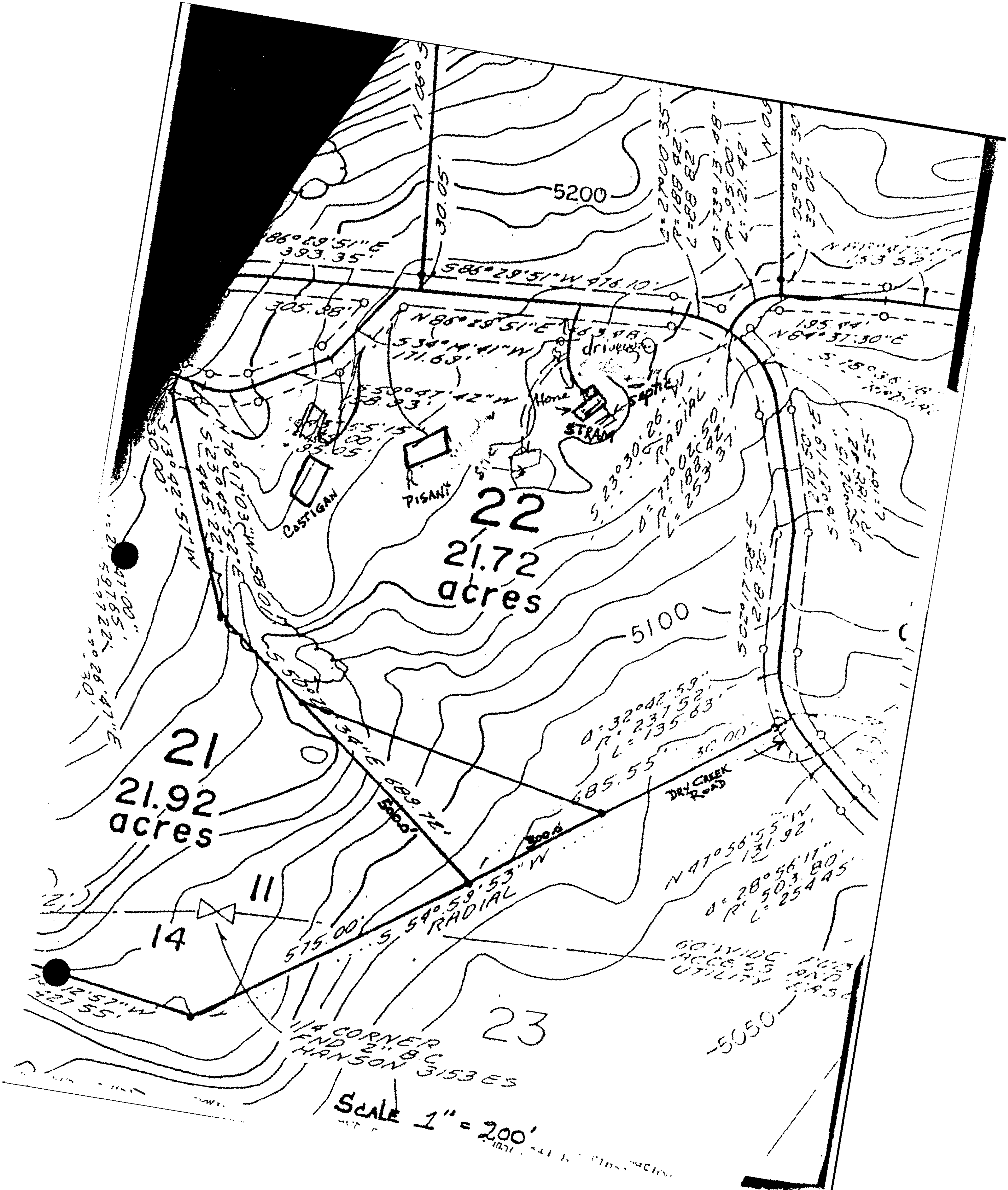
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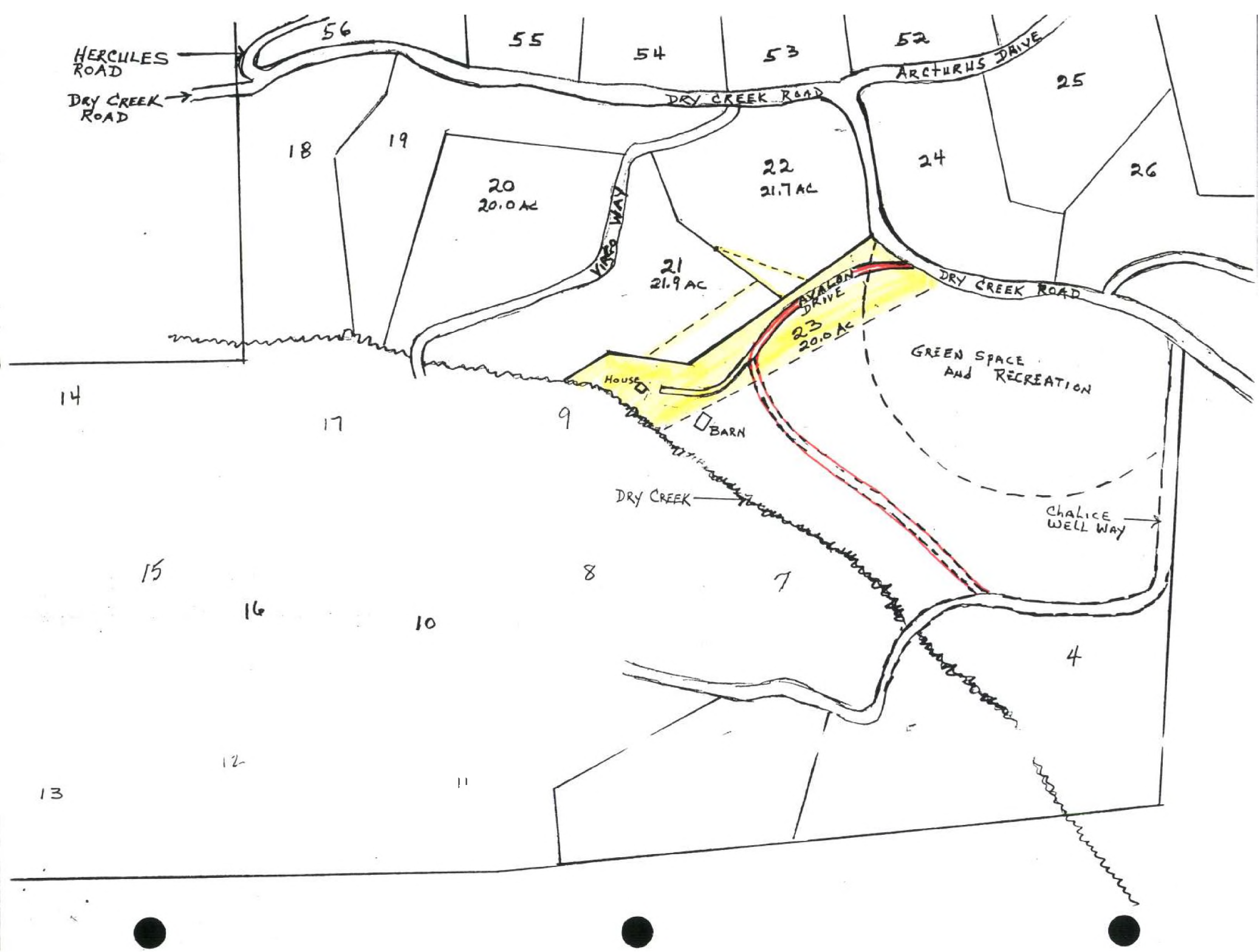
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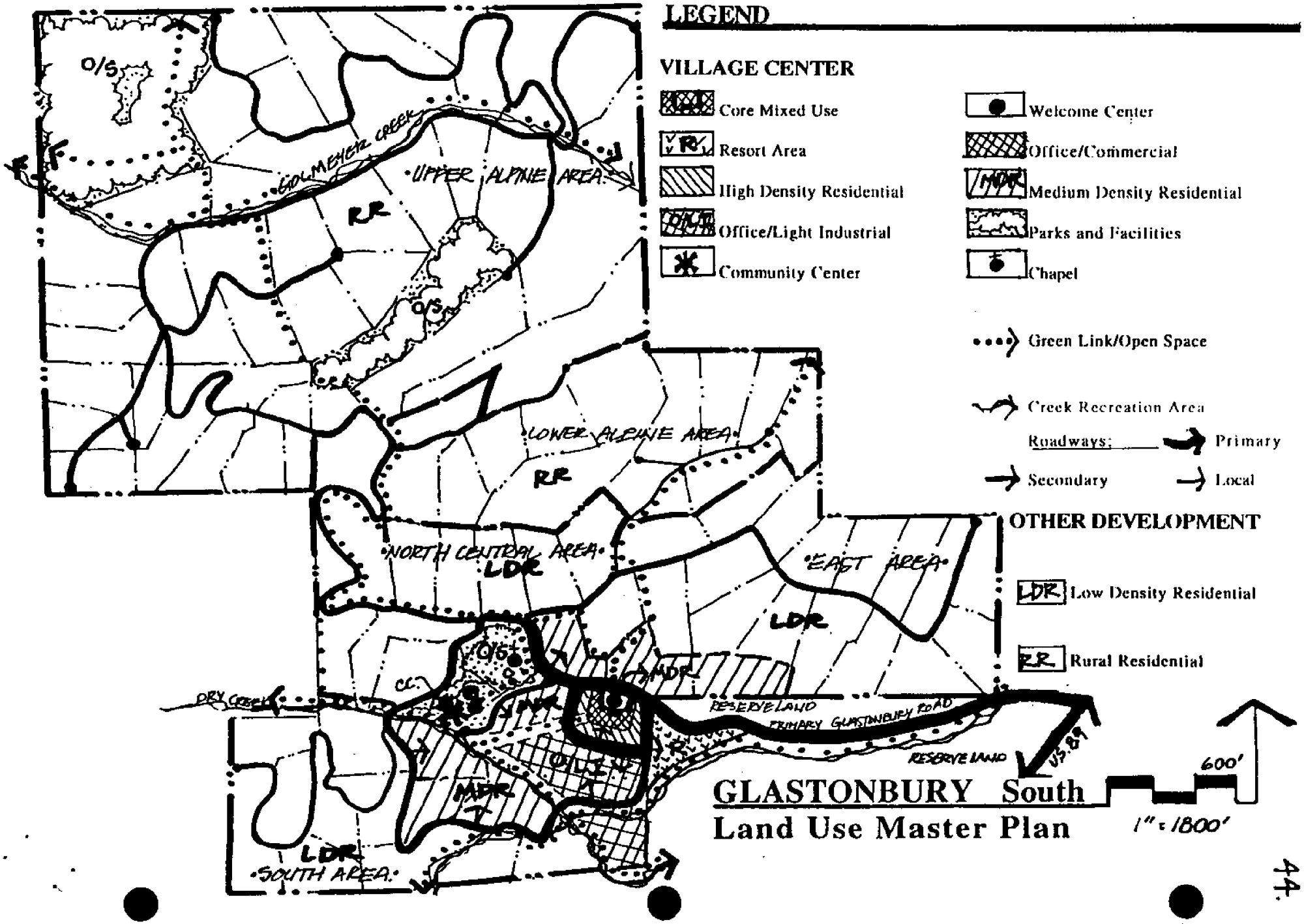
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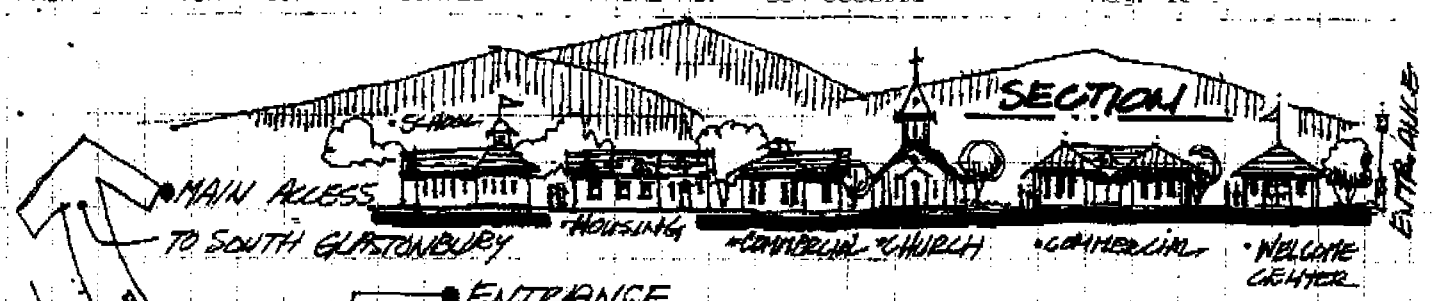


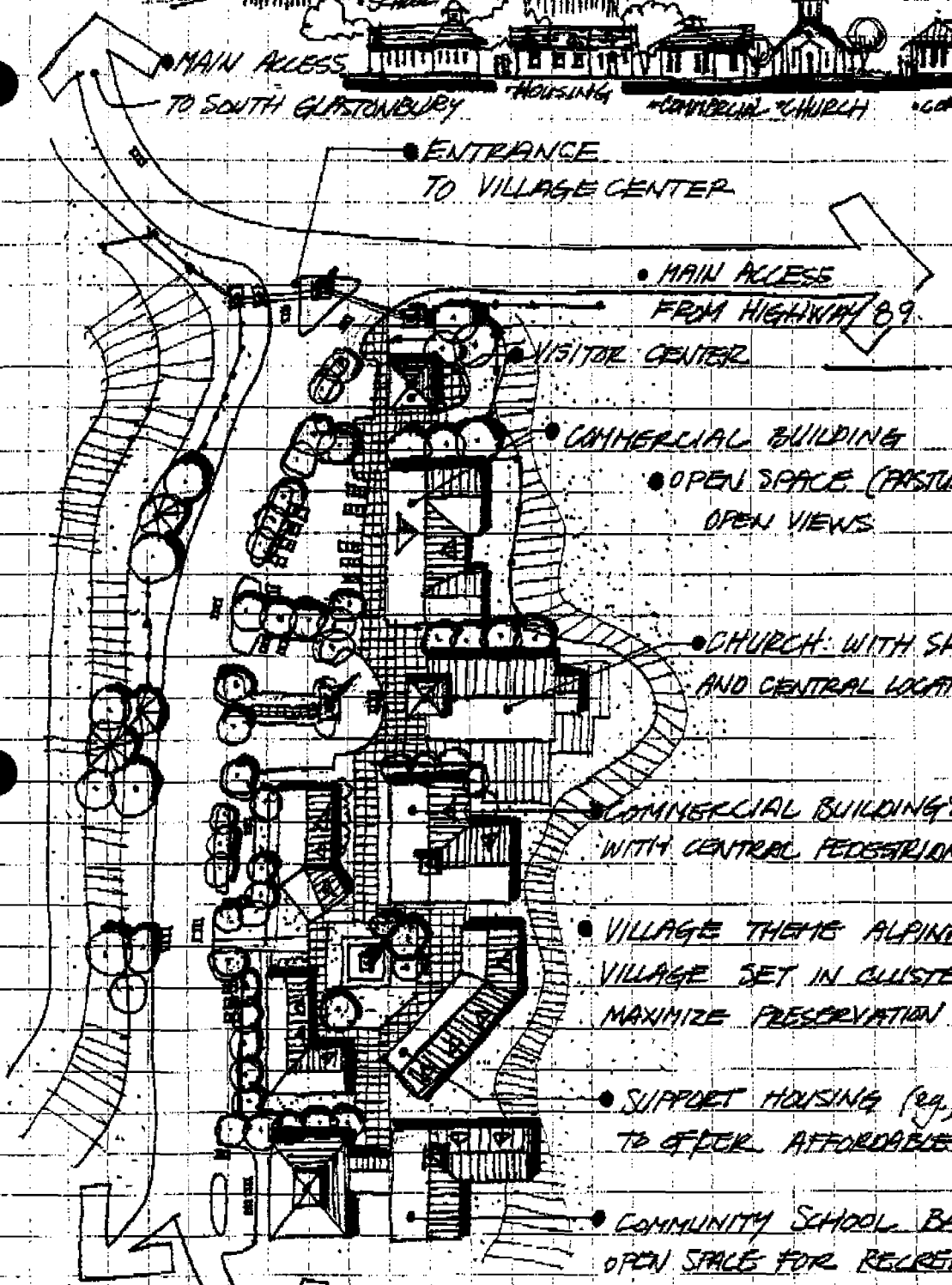
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PLAN

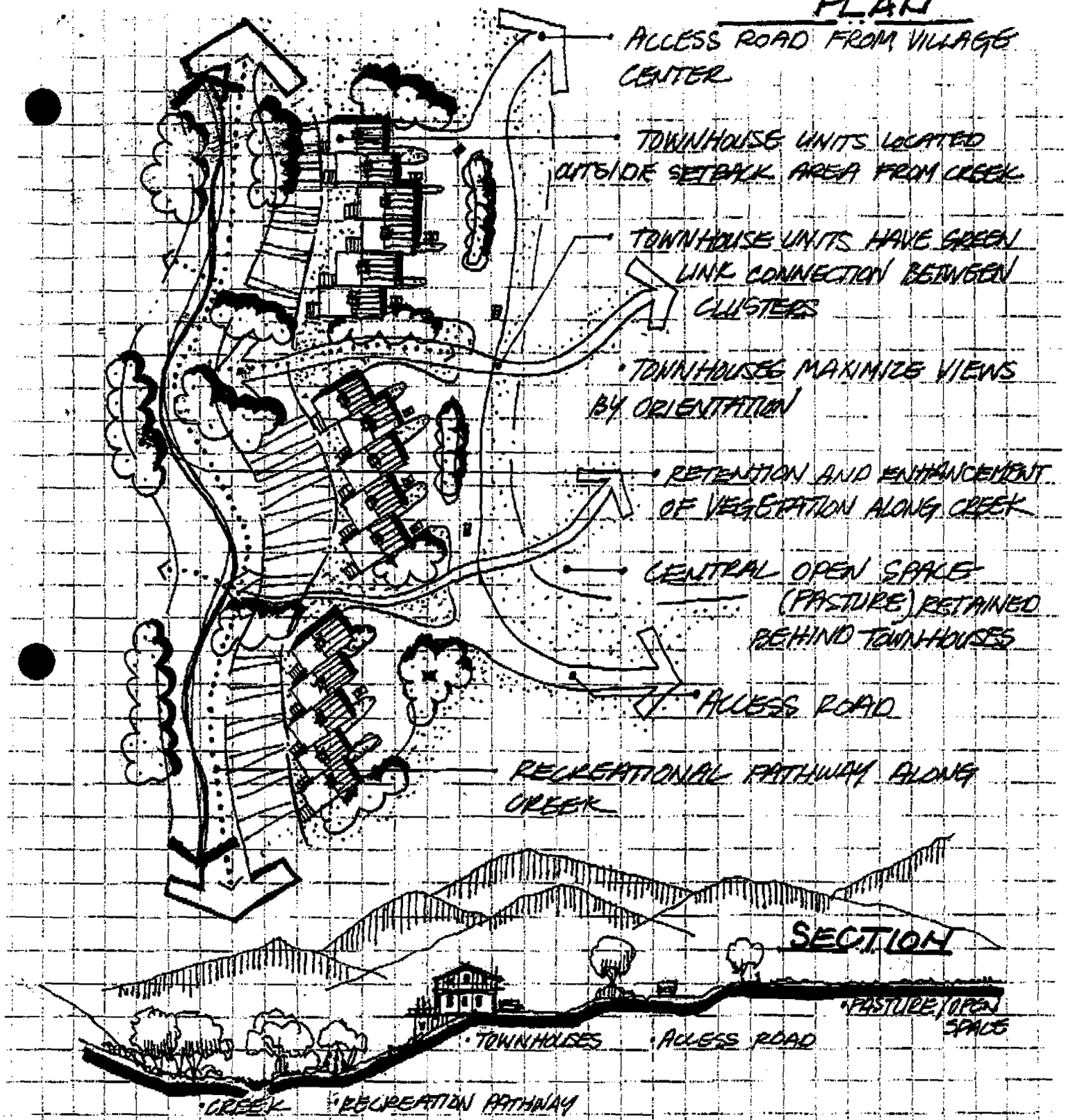
NO SCALE

NORTH

SOUTH GLASTONBURY
Village Center CONCEPT

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CLUSTER TOWNHOUSES along the Creeks
concepts for development

GLA 00215

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Spring Reminders

From the Friendly Folks of the GLA

ROAD NEWS:

Two STOP signs are going up on Sirius at the Helios Drive intersection. The intersection will become a three-way stop.

The roads will be graded soon...so
A) Slow down when approaching and passing road work equipment.
B) Drive 25 mph or slower on the gravel (or it will washboard in a few hours).
C) All drivers and vehicles must have the necessary license, registration and insurance.
D) Drive on the grass to keep the dust down.
E) Most of the above ("D" is the incorrect answer).

Rites of Spring: Dogs and horses are coming out of hibernation:



Do animals have souls? We aren't sure, but we wouldn't want any pets to lose theirs, so remember - the Covenants call for man's best friend to be restrained by fence or leash and not allowed to roam free around the neighborhood. Landowners, please notify your renters of this harmonizing influence on the neighborhood.

Road etiquette and safety: When driving by pedestrians, children playing or a horse with an equestrian, for the safety of all, please slow way down and give them wide berth. Horses have been known to have a strange sense of humor and, on a slow day, will take any excuse to get spooked to the possible detriment of the rider (mass x acceleration + panic + astrological influences = detriment).

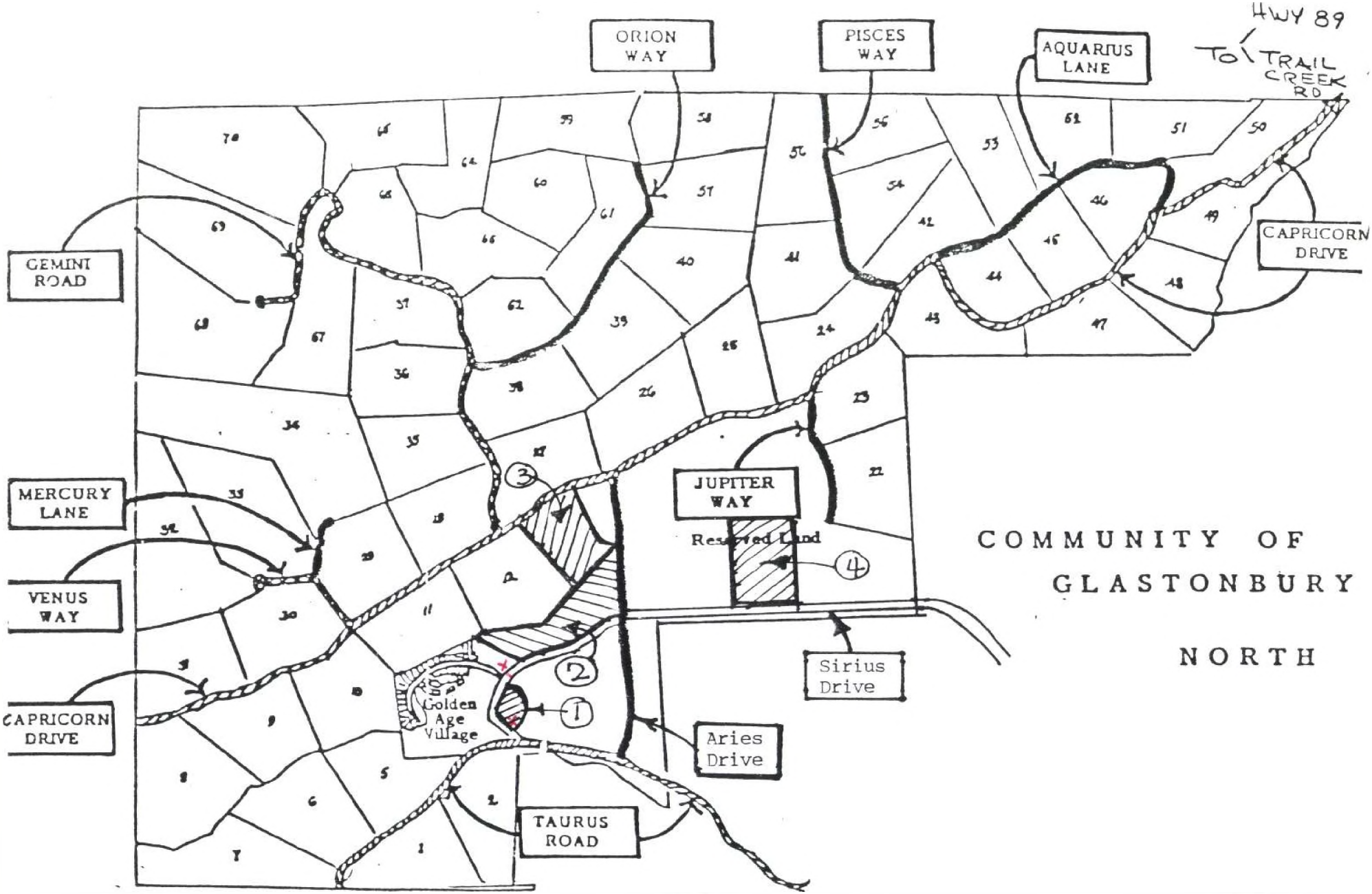
All thats green isn't gold:

The GLA will be contracting to have the road easements sprayed for knapweed this Spring and Fall. The herbicide that will be used is more effective than Tordon and doesn't have the lasting residual effect in the soil. Knapweed has been getting worse in Glastonbury and has come to the attention of Park County. The County is cracking down on landowners that are not eradicating it and can levy a $500 fine. Ouch. This is a problem that both our State law and Covenants mandate our response. Upon request, the GLA will provide landowners a list of contractors who will spray knapweed.

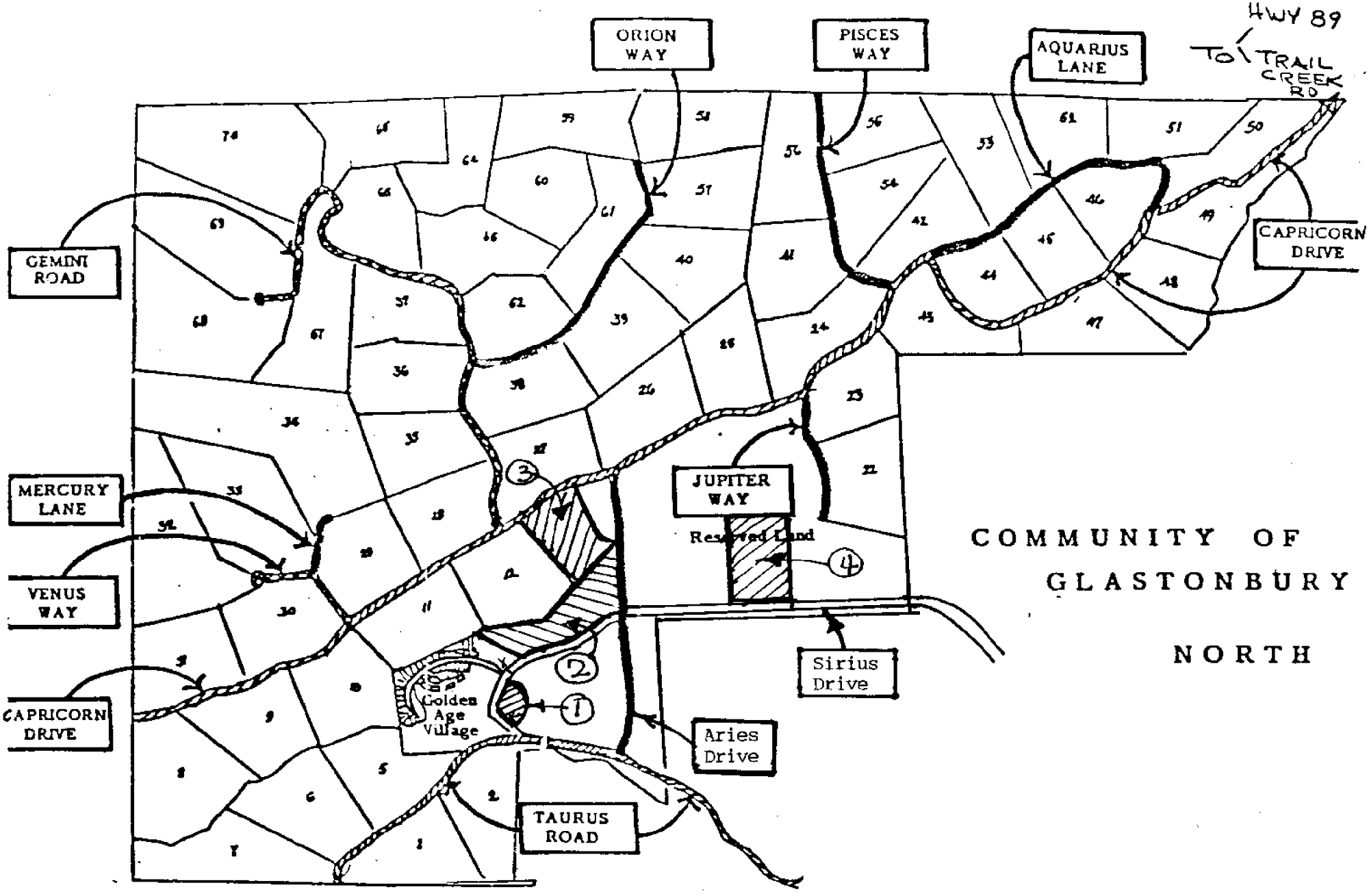
The GLA is fully committed to joining the County in controlling knaughty knapweed. We will notify landowners of problem areas that are not being addressed. We realize that out-of-state landowners may be unaware of an infestation on their property, since it spreads so fast. One knapweed flower can throw off 70 seeds! If no action is taken within six months, the GLA will notify the County of the problem. Don't be caught knapping!

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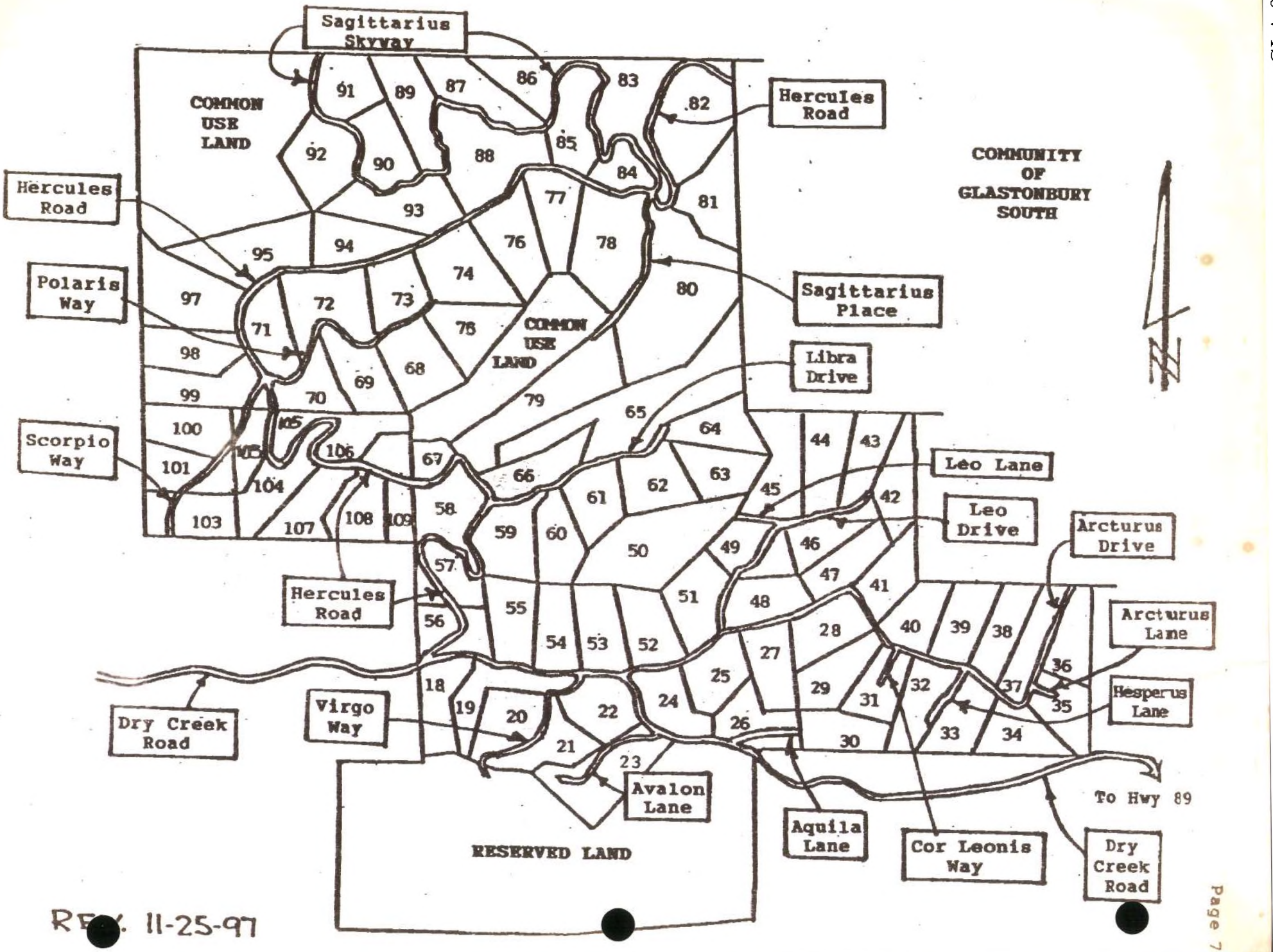
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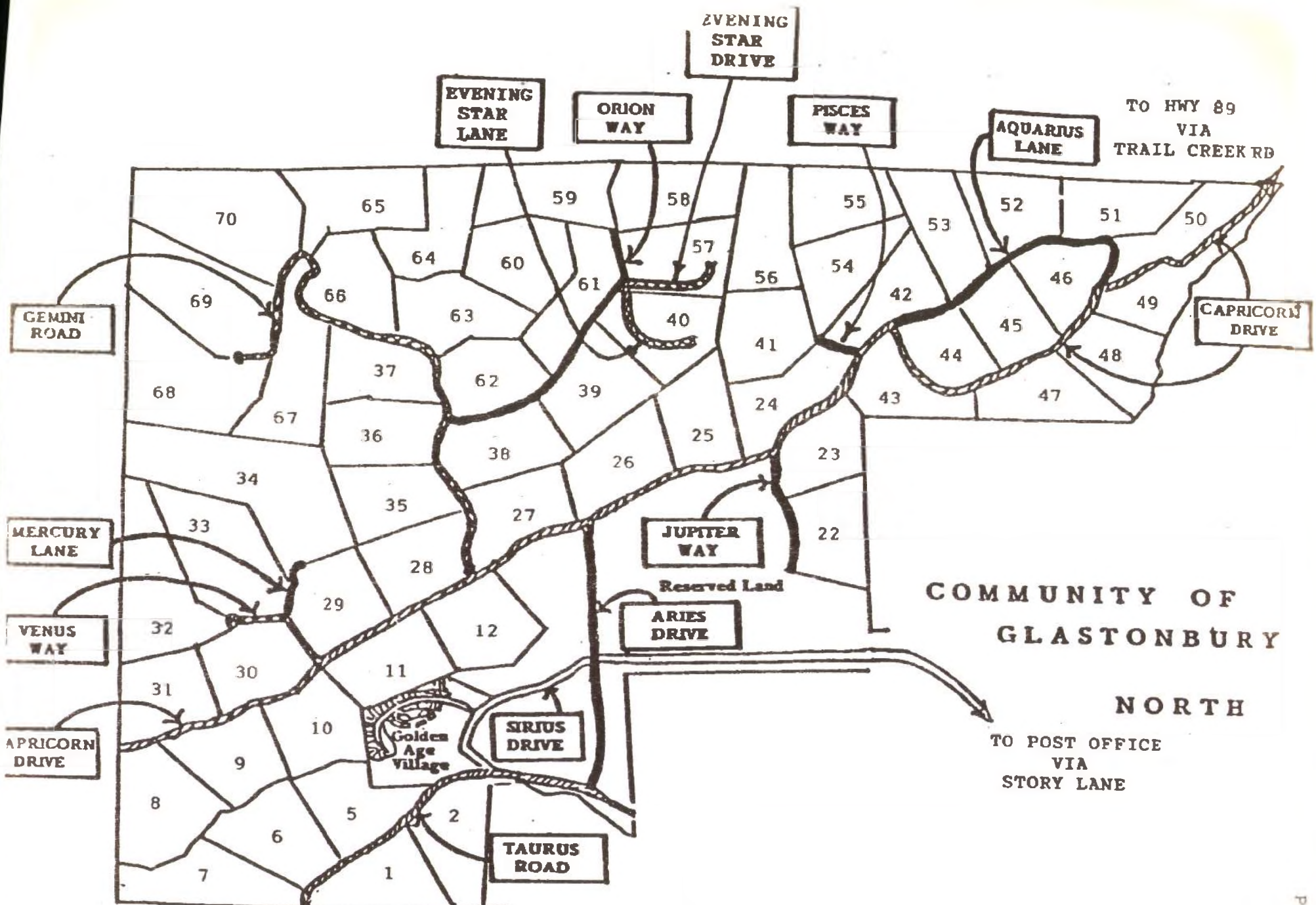
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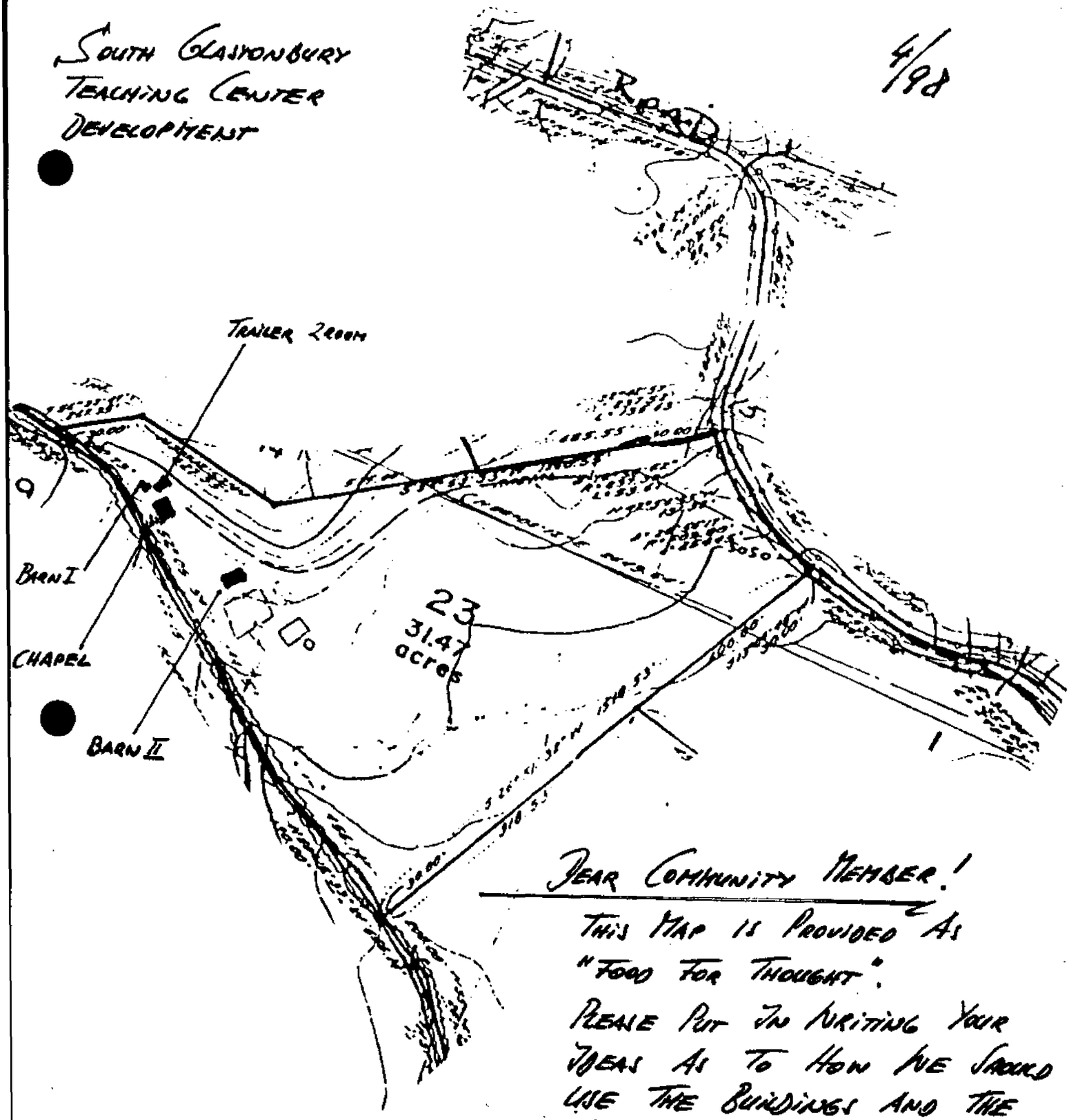
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South Glastonbury Teaching Center Development

4/98



Dear Community Member!

This Map is Provided As "Food For Thought".

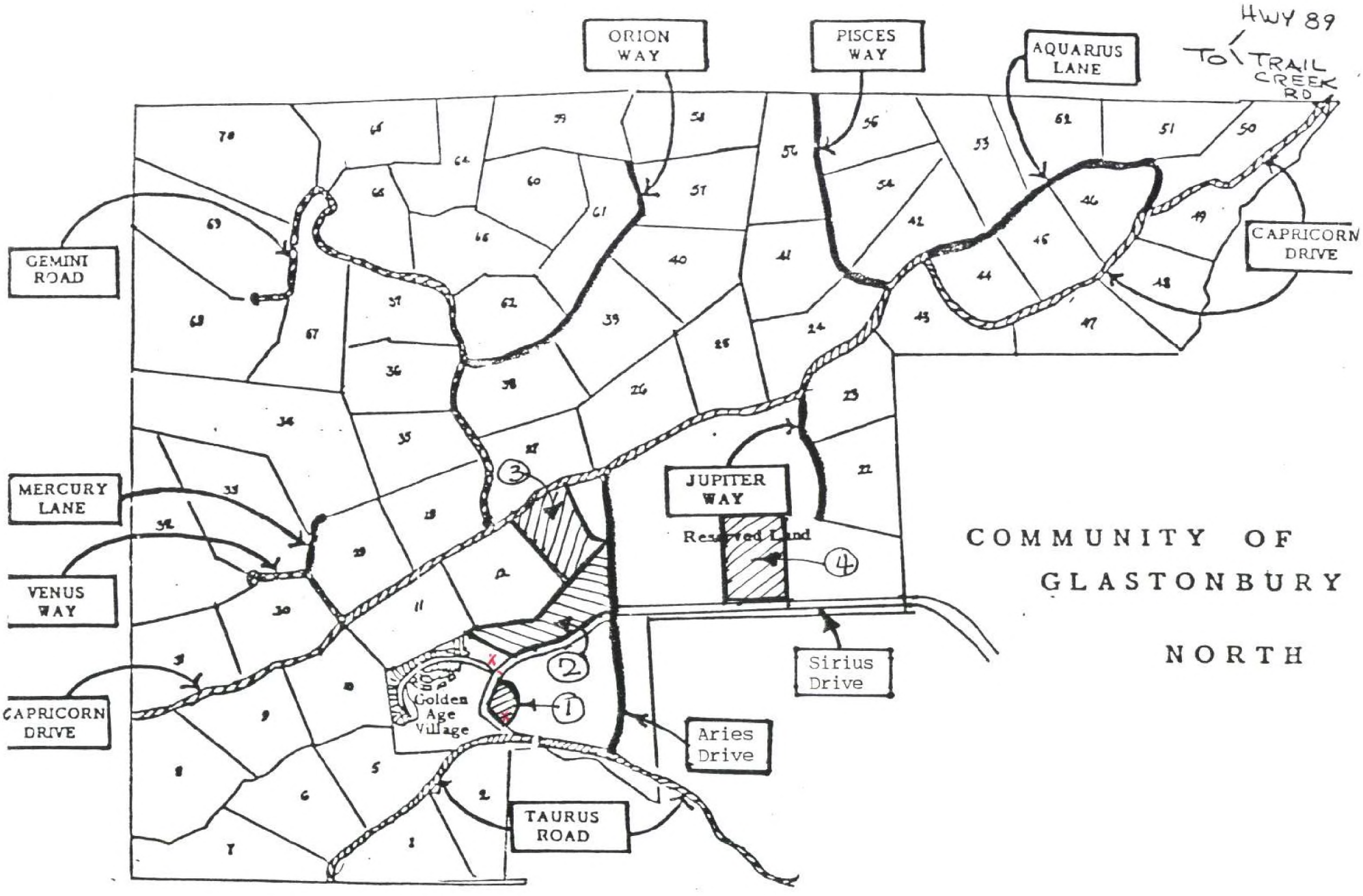
Please Put In Writing Your Ideas As To How We Should Use The Buildings And The Land And Then Prioritize Your Ideas.

Please Bring Your Comments To Our Meeting Next Sunday 4-26-98

Thank You!

GLA 00221

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Glastonbury Landowners Association Meeting
Board of Directors Meeting Minutes

January 5, 1998

1. Call to Order, Prayer -- Patrick Wolberd opened the meeting at 7:25 p.m. Present: Patrick Wolberd (President), Daniel Kehoe, Jr. (Vice President), Joan Murphy (Secretary), Maria Scoble (Treasurer), Horus Brailsford, Andrew Field, Philip Hoag, Peggy Keathley, David Newhouse, Walter Wunsch. Also present was Laurel Matthews, Ombudsman. Absent: Philip Covington.

2. Reading and Disposition of Minutes -- The minutes of November 15, 1997, November 17, 1997, and December 15, 1997 were approved as corrected. The December 1, 1997 minutes will be reviewed and commented upon at the next meeting. There was consensus that whenever possible, the secretary should send out future minutes along with the agenda to the Board members. They are then to read them prior to the next meeting, and bring any proposed corrections or additions to that meeting.

3. Order of Business -- The following items were discussed out of order:

3.1 (Agenda Item 4.4) Road Committee Report.

Discussion:

⇨ W. Wunsch read the letter he had drafted to the county concerning the problems on Capricorn Dr. (see attached). The letter was approved as corrected. W. Wunsch completed his task re the Bodeaux letter.

⇨ D. Newhouse reported that both M. Dirkers and A. Mann said they had liability insurance policies which they would mail to him. He said he had also received the contract with M. Dirkers for light snowplowing. There was discussion about which roads would be plowed in which order, and consensus that it was important to determine this in advance.

⇨ Regarding the possible John Alexander "No National Forest Access" and "Dead End" signs, the Board reiterated that if John wanted such signs he would need to submit them to the Architectural Subcommittee of the GLA for approval prior to installing them.

⇨ D. Newhouse said he had also contacted R. Johnson regarding installation of reflective road markers on both sides of Aries Dr. leading into the GAV, and that R. Johnson said he felt the markers should not be placed directly along the road side since they would be in the way of snow plows. He recommended that they be placed 3-4 feet away from the edge. There was discussion about whether this would solve the original problem of people driving into the ditches in heavy snowfall, and also that it would be very difficult to install the posts now that the ground was frozen.

⇨ Regarding the water ditch on Virgo Way, H. Brailsford said the County had just cleaned out their section of the ditch. He recommended that since the Church has retained the water rights to the ditch in the section past Virgo Way, it would be good to

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include this issue along with the other upcoming road negotiations with the Church. He said the clogging in the ditch causes major soil erosion of the hillside, and that in the long run it would probably be best to pipe the water down the hill from Virgo Way to the Dry Creek road.

⇨ There was further discussion about whether or not the GLA should accept the responsibility of taking care of roads that they had approved as part of a subdivision, but there was consensus to save this topic for a later date.

⇨ Regarding the next level of grading for the funds that had been approved, D. Newhouse said he would grade the section going up the hill by the dumpsters into North Glastonbury, and then spot grade North as needed.

⇨ Chairman Wolberd reminded the group that the Bylaws direct all Committees to keep minutes of their meetings.

⇨ W. Wunsch reported that the Road Committee would be meeting with the Church on January 17. He said the Road Committee wondered if the GLA should bring in a road engineer to represent the GLA's position. They felt it would be wise to consult an attorney prior to that meeting regarding the safety of certain roads and the developer's responsibility in the matter. It was clarified that for road negotiations there were basically two main questions in this regard: (1) Does the road meet the specifications of the developer? and (2) Does the road meet the safety standards that are accepted within the state? There was discussion about guard rails being a major problem when snow plowing was needed. Chairman Wolberd reminded the Road Committee that they needed to negotiate from a position of what is defendable.

Action: W. Wunsch moved, M. Scoble seconded that the Board approve Michael Dirkers' non-exclusive bid for light snowplowing at the rate of $25 per hour, under a schedule of plowing priorities to be approved by the chair of the Road Committee. The motion passed unanimously.

Action: H. Brailsford moved, W. Wunsch seconded that the GLA not install reflective road posts at this time. The motion passed unanimously.

Action: W. Wunsch moved, H. Brailsford seconded that the GLA hire the engineering firm they had contacted in Bozeman for a fee not to exceed $800, to inspect the Glastonbury roads in light of both the existing Glastonbury Specifications and Standards and any safety concerns that could present liabilities. The motion passed unanimously.

Follow-up: D. Newhouse is to find out to which official the county letter should be addressed, and report this information to W. Wunsch, who is then to send the letter.

Follow-up: D. Newhouse - prepare road maintenance schedule for G. North and G. South following Joint Committee negotiations with the developer.

Follow-up: W. Wunsch - report on Joint Committee negotiations regarding the Chevy truck/plow following Joint Committee negotiations with the developer.

Follow-up: D. Newhouse - give copies of A. Mann's and M. Dirkers' liability insurance policies and written contracts to J. Murphy.

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1-5-98

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Follow-up: D. Newhouse - re-write Dirkers' plowing contract to spell out the guidelines for the specific priority of roads to be plowed, then convey them to P. Wolberd for final approval before asking Dirkers to sign. James Healy volunteered to help D. Newhouse write the guidelines and draw up a map to be attached.
Follow-up: D. Newhouse - put together a proposal for the GLA by the next meeting on the next level of road maintenance work to be done and the estimated costs, by 1-19-98.
Follow-up: D. Newhouse - convey to J. Alexander that if he wishes to post signs he should first take them to the Architectural Subcommittee for approval.
Follow-up: D. Newhouse - report on hot water ditch action on Virgo Way following Joint Committee negotiations with the developer.

4. Reports of Officers and Committees --

4.1 Treasurer's Report.
Discussion: M. Scoble reported that there was $11,816.51 in the GLA account, with no outstanding bills other than a $500 commitment to A. Mann for road work to be done. There had been no action in the planning fund since the prior meeting. She said D. Holm is ready to provide the GLA with the 1998 Assessment Notices before the next meeting. M. Scoble read a draft landowner letter to accompany the Assessment Notices, which explained the new assessment and bookkeeping system. She reported that the R. Johnson fencing invoice had been paid.
Action: The landowner letter was approved as corrected (see attached). The time-frame specified in the letter for contacting the GLA in the event of non-agreement with the assessment amount was left to the discretion of the Finance Committee.
Follow-up: M. Scoble and J. Murphy - meet with D. Holm before the next meeting, secure Assessment Notices, and prepare them for mailing.
Follow-up: J. Murphy - amend, reformat and copy landowner letter for mailing with Assessment Notices.
Follow-up: M. Scoble - write procedures for petty cash by 1-19-98.
Follow-up: M. Scoble - write procedures for items accountant needs for annual review of books at her earliest convenience.
Follow-up: P. Keathley - assist M. Scoble with documentation protocol.

4.2 Finance Committee Report.
Discussion: M. Scoble said that she had notified R. Varkevisser of his temporary appointment. Mr. Varkevisser was present at the meeting, said that he had experience with finance matters, and that he was happy to serve on this committee. P. Keathley also has experience and volunteered to be on the Committee. M. Scoble reported that the Finance Committee had met once and wished to recommend to the Board that there be personal phone contact with those landowners who were greatly in arrears with paying their assessments. She said that D. Holms' assistant had called a few landowners with very dated accounts, but that she did not feel they wished to do this on a routine basis.

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R. Varkevisser volunteered to make some of these calls. P. Wolberd read the letter he would send to H. Krammer thanking her for her services.
Action: M. Scoble moved, A. Field seconded that P. Keathley be temporarily approved as a member of the Finance Committee until guidelines have been created for permanent approval procedures. The motion passed unanimously.
Action: There was consensus that after a reasonable period after receipt of the Assessment Notices by the landowners, R. Varkevisser be allowed to make personal calls to landowners far behind in their assessments, in order to determine possible payment schedules.

4.3 Nominating Committee Report. None.

4.4 Road Committee Report. (See Item 3.1)

4.5 Architectural Subcommittee Report.
Discussion: P. Hoag distributed two draft Glastonbury "Land Association Building Project Review Forms" (see attached). He requested that Board members read them over and give their input at the next meeting. He said there were three new subdivisions before the committee. P. Hoag said his committee recommended the following: (1) that major issues such as subdivisions be worked out in committee and then brought with recommendations to the Board for a vote; and (2) in order to expedite building the committee be allowed to approve more mundane development projects such as mudrooms, without approval of the entire Board. It was felt that if the second suggestion to be considered, the committee would need to publicize in advance their meeting times and locations, keep good minutes of all meetings, and give any landowner the opportunity to attend the committee meetings.
⇨ P. Hoag read a letter from Van Hulzen and the owners of Parcel 35 South regarding a proposal to take action on removal of their reservoir within one year (see attached).
⇨ Someone mentioned that E. Francis had suggested that it would be helpful if the GLA determine all outstanding situations that had involved the former Glastonbury Project Review Committee, in order to develop historical continuity in dealing with the landowners on these matters.

Follow-up: All Board members - read both "Land Association Building Project Review Forms" and bring any comments to the 1-19-98 meeting.
Follow-up: P. Hoag - Meet with the committee and prepare a list of suggested protocol guidelines for Board review concerning mundane development projects that might be reviewed and approved solely by the Architectural Subcommittee.
Follow-up: P. Hoag - review the "Community of Glastonbury Policies & Standards for Subdivisions," including Section 4.4 on Installation of Utilities for possible revision.
Follow-up: P. Hoag - Review and complete Kremer subdivision check list by 1-19-98.
Follow-up: Review reservoir situation and bring a recommendation to the Board regarding a response to Van Hulzen request by 1-19-98.

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1-5-98

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4.6 Complaint Committee.

Discussion: The finished complaint protocol was distributed to each member (see attached). J. Murphy reported that H. Brailsford had agreed to serve on the committee. She also said she had written the response letter to C. Alfaro, but that W. Pitt had not yet been contacted.

⇨ L. Matthews presented for the ombudsman a written definition of "ombudsman" and the work they propose to do for the Glastonbury residents (see attached). She raised the question regarding how a renter would voice a complaint, since the complaint form specified landowners and since renters have no standing with a Landowner's Association. There was discussion and consensus that in the case of a renter or a GAV member, the complainant should complete a complaint form and then try to find a landowner to submit it on their behalf. It was suggested that an Ombudsman, being a landowner, might wish to do this for the renter.

Follow-up: All members of the Board - review complaint protocol sheet and bring any comments to the 1-19-98 meeting.

Follow-up: All members of the Board - review ombudsman sheet and bring any comments to the 1-19-98 meeting.

Follow-up: J. Murphy - contact W. Pitt regarding Alfaro complaint by 1-19-98.

4.7 Land Use Master Plan Advisory Committee.

Discussion: D. Kehoe, Jr. distributed a sheet of a tentative schedule and recommended members for the committee (see attached). The Board decided target dates should be added, with a beginning date of January 15 and an ending date of June 15, 1998. One member recommended a Telephone Tree to let landowners know that anyone interested could apply for approval to be the committee, since it would be beneficial to have people with a wide variety of views. There was discussion that there needed to be some limitation on the size of the committee in order for it to be effective. There was consensus that the optimal number to serve on the committee should first be identified by the committee. Once this number was set, if the number of people who applied were greater than the maximum number to be on the committee, the names of all nominees would be brought to the Board for voting.

Follow-up: D. Kehoe, Jr. - prepare a telephone tree regarding the search for applicants for committee members, and provide it to M. Goulart for distribution before the 1-19-98 meeting.

4.8 High South Fire Water Reservoir Advisory Committee.

Follow-up: W. Wunsch - develop a proposal of alternatives for the Board to consider, including cost projections and time frame, by 2-2-98.

5. Ombudsmen Reports -- None.

1-5-98

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6. **Unfinished Business --**

6.1 Kremer Resignation. It was reported that Linda Kremer is still reconsidering her resignation.
Follow-up: J. Murphy - Hold letter of resignation acknowledgment until 1-19-98.

6.2 Bylaws/Covenants Voting Discrepancies. L. Hodges and J. Murphy presented a memo to the Board which clarified the problem, and raised relevant questions which they suggested be brought to an attorney for resolution (see attached).
Follow-up: All Board members - review memo and bring any comments to the 1-19-98 meeting.

6.3 Protocol for Committee Membership Approval.
Discussion: D. Kehoe, Jr. presented a draft "Committee Operational Procedures" (see attached).
Follow-up: All Board members - review draft protocol and bring any comments to the 1-19-98 meeting.

6.4 Association Letterhead.
Discussion: J. Murphy presented some research she had done regarding developing customized logos, letterhead and envelopes. There was consensus that the GLA should spend the funds to acquire personalized business letterhead, in order to present the association in a more professional manner. It was felt that there was probably a volunteer in the community that would be able to create an acceptable logo, such as one of Emigrant Peak.
Follow-up: J. Murphy - call for one or two other printing estimates so that a cost comparison can be done. Call C. Healy and ask the developer if the Community of Glastonbury logo is available for use.

6.5 Possibility of School Charging Rent for Meetings.
Discussion: P. Wolberd reported that M. Lombard said she would propose to the school board at their Jan. 13 meeting that the GLA be allowed to meet rent-free for their monthly meetings. She had specified, however, that any desire to use the facilities for workshops or other special meetings would require a rental fee.
Follow-up: P. Wolberd - obtain information of board response by 1-19-98 meeting.

7. **Tabled Business --**
7.1 Court Ordered Community Service. (N. Issa)
7.2 Community Assessment Fund Reimbursement from Community Planning Fund.
Follow-up: C. Healy - response to Kehoe draft reimbursement request memo.
7.3 Public Access on Roads. (P. Hoag)
7.4 Noxious Weed Committee Formation.
7.5 Recommendation for hiring Project Reviewer and cost. (P. Hoag).

1-5-98

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8. **New Business --**

8.1 Guidelines for Private Land Sales Coordination with the GLA. *(J. Murphy)* Discussion: There was consensus that although such a list might be helpful to those looking for land in Glastonbury, it was more properly under the purview of local area realtors and not something for which the GLA wished to be responsible.

9. **Open Floor Comments** -- None.

10. **Next Meeting** -- The next meeting will be at 7:00 p.m. on 1-19-98 at the Thomas More School.

11. **Adjournment** -- The meeting was adjourned at 10:25 pm.

Lucia Hodges

Submitted by Lucia Hodges
Assistant Secretary

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1-5-98

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Glastonbury Landowners Association
Board of Directors Meeting
Agenda
January 5, 1998

1. Call to Order, Opening Prayer (and waiver of notice if required)
2. Reading and Disposition of Minutes
3. Order of Business
4. Reports of Officers and Committees

4.1 Treasurer Report - Maria Scoble, Treasurer

Follow-up: M. Scoble - Draft landowner letter explaining new assessment and bookkeeping system to accompany next assessment notice

Follow-up: M. Scoble - Write petty cash procedures by 1-5-98

Follow-up: M. Scoble - Call Doug Holme to determine what procedures need to be implemented in order for him to do annual review of books by 1-5-98

Follow-up: P. Keathley - Assist M. Scoble with documentation protocol

Follow-up: M. Scoble - Pay R. Johnson fencing invoice by 1-5-98

4.2 Finance Committee Report - Maria Scoble, Chair

Follow-up: M. Scoble - Notify Rueloff Varkevisser of temporary appointment to committee & continue to fill committee

4.3 Nominating Committee Report

4.4 Road Committee Report - David Newhouse, Chair

Follow-up: W. Wunsch - Capricorn Drive letter to County by 1-5-98

Follow-up: W. Wunsch - Prepare Bodoh, et al letter by 1-5-98

Follow-up: D. Newhouse - Prepare road maintenance schedule for G. North and G. South upon completion of negotiations

Follow-up: W. Wunsch - Report back on Chevy snowplow negotiations

Follow-up: D. Newhouse - Obtain a bid for low cost snow plowing from Michael Dirkers with liability insurance by 1-5-98

Follow-up: D. Newhouse - Obtain copy of Mann liability ins. by 1-5-98

1 of 4

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Glastonbury Landowners Association
Board of Directors Meeting
Agenda
January 5, 1998

Follow-up: D. Newhouse - Contact J. Alexander re NO NATIONAL FOREST ACCESS & DEAD END signs

Follow-up: D. Newhouse - Contract with R. Johnson to install road markers on Sirius between Aries and GAV by 1-5-98

Follow-up: D. Newhouse - Recommend hot water ditch action by Virgo upon completion of negotiations

Follow-up: D. Newhouse - Develop proposal for next level of road maintenance by 1-5-98

4.5 Architecture Subcommittee - Philip Hoag, Chair

Follow-up: P. Hoag - Review the Community of Glastonbury Policies & Standards for Subdivisions including section 4.4 Installation of Utilities, for possible revision

Follow-up: P. Hoag - Recommendation for hiring Project Reviewer & cost

Follow-up: P. Hoag - Review and complete Kremer subdivision check list

Follow-up: P. Hoag - Prepare draft response to L. Van Hulzen' reservoir request by 1-5-98

4.6 Complaint Committee - Joan Murphy, Chair

Follow-up: J. Murphy - Present finished protocol for approval by 1-5-98

Follow-up: J. Murphy - Fill committee (H. Brailsford suggested)

Follow-up: J. Murphy - Process Alfaro/Pitt complaint

Follow-up: L. Mathews/M. Roach - Draft a working definition of Ombudsman and functions by 1-5-98

4.7 Land Use Master Plan Advisory Committee - D. Kehoe, Jr., Chair

Follow-up: D. Kehoe - Staff committee

Follow-up: D. Kehoe - Develop committee protocol by 1-5-98

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Glastonbury Landowners Association
Board of Directors Meeting
Agenda
January 5, 1998

Follow-up: P. Hoag - Study guidelines for Tree removal

4.8 High South Fire Water Reservoir Advisory Committee - W. Wunsch, Chair

Follow-up: W. Wunsch - Develop a proposal of alternatives for Board to consider, including cost projections & time frame

5. Ombudsman Report

6. Unfinished Business

6.1 Kremer Resignation Letter of Acknowledgment

Follow-up: J. Murphy - Hold letter of acknowledgment til 1-19-98

6.2 By-Laws/Covenants voting discrepancies

Follow-up: J. Murphy & L. Hodges - Draft guidelines on how we addressed this problem in the recent elections for Board approval by 1-5-98

6.3 Establish a protocol for committee membership approval

Follow-up: D. Kehoe - Draft protocol by 1-5-98

6.4 Obtaining Association Letter Head

Follow-up: J. Murphy - Obtain sample and price by 1-5-98

6.5 Possibility of School charging rent for GLA use of classroom

Follow-up: J. Murphy - Check it out and options by 1-5-98

6.6 Response to County Master Plan

Follow-up: P. Wolberd - Send letter

6.7 Ulrich Letter Response

Follow-up: P. Wolberd - Send letter

7. Tabled Business

7.1 Court Ordered Community Service - Nadim Issa

7.2 Community Assessment Fund reimbursement from Community Planning Fund

Follow-up: C. Healy - response to Kehoe draft reimbursement request memo

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Glastonbury Landowners Association
Board of Directors Meeting
Agenda
January 5, 1998

7.3 Public access on roads - P. Hoag

7.4 Noxious Weed Committee Formation

8. New Business

8.1 Guidelines for private land sales coordination with the GLA - J. Murphy

8.2

8.3

8.4

8.5

8.6

9. Open Floor Comments

10. Next Meeting - Monday, 7:00 p.m., January 19, 1998, North Glastonbury

11. Adjournment

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Glastonbury Landowner's Association, Inc.
P.O. Box 312, Emigrant, MT 59027

January 12, 1998

Dear Friends and Neighbors, Glastonbury Landowners,

As the New Year unfolds its wings to embrace us in its welcome, the Glastonbury Landowners Association greets you with best wishes for a prosperous and abundant 1998!

By now you have received our Restated Declaration of Covenants. Briefly, let us review Paragraph 11.03 of Section 11 – Community Assessment, which states, in part:

"Each Landowner shall pay an annual community assessment to the Association for the uses and purposes described above. The annual assessment covers the period from January 1 to December 31 of each year. Assessment shall be made by written notice to each Landowner of the property interest being assessed. The amount of the annual assessment may be increased or decreased from year to year, at the option of the Association, based upon the amount of work to be done and the estimated or anticipated cost of labor, equipment and materials involved. The initial amount of the annual assessment for the 1997 calendar year is $240 per parcel. The amount of the annual assessment beginning January 1, 1998 shall be as follows:

a. $120 land assessment for each parcel, plus an additional $120 for each undivided tenancy-in-common interest in excess of one per parcel; plus

b. $120 dwelling assessment for each dwelling unit located on each parcel or owned in association with each undivided tenancy-in-common interest in a parcel; or

c. $240 land and dwelling combined for each condominium unit; or

d. $120 land and dwelling combined assessment for each Golden Age Village lot (whether or not each lot has a dwelling unit located on it)."

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Hence, please find attached a Notice of Assessment prepared for your specific land and, if applicable, dwelling(s). You may choose to pay the yearly assessment in one payment or in four quarterly payments. We will bill you accordingly.

Each statement will also reflect whether or not you are in arrears with past assessments. Don't hesitate to write or call me if you think your balance is incorrect or if you are not able to pay the entire outstanding balance at once. We will gladly assist you to work out a satisfactory payment plan. However, regardless of your current balance, it is important that you start paying the 1998 assessments now as outlined above. Payment is due 30 days from receipt of Notice of Assessment.

Please make checks payable to the Glastonbury Landowners Association, noting what the payment applies to, and mail to Post Office Box 312, Emigrant, Montana 59027.

Also, please let us know of any change of address, phone number, etc. so that we can stay in communication with you. Moreover, we very much appreciate to learn of your thoughts and ideas and welcome your comments and recommendations.

Thank you for giving me the opportunity to joyfully serve our community in this capacity. May the Spirit of Christ ennoble us as we rally in the building of the "Gateway to the Golden Age."

Always Victory!

Maria Scoble
Treasurer

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Working Definition of Ombudsman and Functions

As Applied To The Glastonbury Landowners Association

The Ombudsman (2) are elected by the members of the Landowners Association to serve Glastonbury North and South.

Definition: The Ombudsman receives and investigates questions, concerns and complaints of residents of Glastonbury who chose to express these to the individual who holds the position of ombudsman in their specified location.

All members are free at all times to contact any member of the Board of Directors or the entire Board for the above purpose. However, should an individual so chose, he/she may contact the ombudsman who serves as an intermediary and who provides an option in addressing the needs of the residents as they relate to the Landowners Association.

The ombudsman (North and South) report to the Board of Directors.

Functions

1. To serve as the representative of the residents and landowners in Glastonbury to the Board of Directors of the GLA..

2. To receive and investigate questions, concerns and complaints of residents.

3. If a resident wishes to express a complaint, he/she is asked to fill out a complaint form describing the situation to be addressed. Questions and concerns are also put in writing for purposes of clarity in addressing them.

4. Dialogues with the person(s) involved thus obtaining necessary details and clarifications.

5. The ombudsman has a "compassionate ear". He/she may make comments and give advice if appropriate and provide answers to questions. He/she will assist in the resolution of the concern or complaint if possible.

6. If a resolution is not forthcoming or is not possible with the assistance of the ombudsman, then at the request of the resident(s) for the ombudsman to act as an intermediary with the Board, he/she will present the question, concern or complaint to the Board of Directors for further investigation, deliberation and resolution.

January 5, 1998

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Community of Glastonbury Landowners Association
Building Project Review Form

Names of Landowner Applicants:_____
Parcel #(s) effected by change_____ Date_____

Indicate Type of Building Project

☐ New Home ☐ Garage ☐ Storage Shed ☐ Agricultural Building

☐ Other:_____

Required Additional Documents for Review

☐ Plat map showing location of proposed building project

☐ Floor plan and architectural drawings of proposed building project

☐ General time-line for implementation of project

☐ Description of exterior siding and roof covering _____

_____

_____

Review Committee Comments:

_____

_____

_____

_____

_____

_____

_____

_____

_____

☐ Approved ☐ Disapproved ☐ Approved contingent to the following conditions:_____

_____

_____

_____

Signed:_____ G.L.A. B.O.D. Date_____
Applicants mailing address:_____
Applicants phone number:_____

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Community of Glastonbury Landowners Association
Subdivision – Boundary Change Review Form

Names of Landowner Applicants:_____
Parcel #(s) effected by change_____ Date_____

Indicate Type of Boundary Change

☐ Boundary change with adjacent landowner

☐ Minor Subdivision

☐ Major Subdivision

Required Additional Documents for Review

☐ Plat map of proposed changes (including, easements, roads, septic systems, drainage, existing structures & proposed new building sites)

☐ Copies of all County applications

☐ Copies of all State applications

☐ General time-line for implementation of project

Review Committee Comments:

_____
_____
_____
_____
_____
_____
_____
_____
_____

☐ Approved ☐ Disapproved ☐ Approved contingent to the following conditions:_____
_____
_____
_____

Signed:_____ G.L.A. B.O.D. Date_____
Applicants mailing address:_____
Applicants phone number:_____

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L. U. M. P. Committee

Tentative Membership

North Glastonbury	South Glastonbury
Carla Healy	Daniel Kehoe, Jr Chairman
James Healy	Dan Kehoe
Joan Murphy	Regina Wunsch
David Newhouse	Horus Braisford

Tentative Schedule 1-15 — 6-15

1. Incorporate changes to Van Hausen document per community meetings

2. Meeting to review progress to date and remaining work to be done.

3. Hire professional planner/architect

4. Work up detailed proposal

5. A) Meet to present proposal and take input in South Glastonbury
   B) Meet to present proposal and take input in North Glastonbury

6. A) Review rough draft of proposal w GLA Board
   B) Review rough draft of proposal with CUT Executive Board
   C) Review rough draft of proposal with County Planner

7. Mail draft of proposal to Landowners

8. Present proposal at community meeting

9. Refine draft and present to North Glastonbury, South Glastonbury, and CUT Executive Board

10. Mail final draft out to Landowners.

11. (Community meeting and) vote.

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interoffice
MEMORANDUM

to: GLA Board of Directors
from: Lucia Hodges and Joan Murphy
subject: Voting Discrepancies between the Glastonbury Covenants and Bylaws
date: January 4, 1998

After the first election of the GLA Board of Directors, a discrepancy between the GLA Covenants and the GLA Bylaws was noticed regarding the method of allocating votes of Glastonbury landowners. The following quotes from each document in juxtaposition help to reveal the problem. We have also listed some related questions that occurred to us. Since the issues involves corporate legalities, we would suggest consulting an attorney regarding them.

RESTATED DECLARATION OF COVENANTS

3.20 Membership Interest. A Membership Interest consists of the rights, privileges, duties and responsibilities of membership in the Association and runs with title to the property in the Community owned by every Landowner. Each of the following separated units of property, whether held by one or more than one Landowner, shall constitute a separate and distinct Membership Interest that is entitled to *one (1) vote* and with such voting and other rights and privileges and with such duties and responsibilities as are set forth herein and in the bylaws and rules of the Association:

a. A parcel;
b. An undivided *tenancy-in-common interest* in a parcel existing as of the effective date hereof, whether owned individually or in joint tenancy; and
c. A condominium unit. *(emphasis supplied)*

So if, for example, there are 4 individuals owning a parcel as tenants-in-common or as joint tenants, each individual having an interest would get 1 full vote.

BYLAWS

The Bylaws define a Membership Interest as follows:

ARTICLE IV. B. Each Membership Interest shall be as defined herein and in the Covenants...Each Membership Interest shall be entitled to one (1) vote as defined in the Covenants...An owner of an undivided interest not qualifying as a unit of property constituting a separate and distinct Membership Interest (i.e., a joint tenancy interest, or a

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tenancy-in-common interest created after May 1, 1997) shall hold and exercise the entitlements of a *single Membership Interest jointly* with the other owners of the undivided interest, or individually on a *fractional basis* in proportion to his or her ownership interest." *(emphasis supplied)*

Thus, the Bylaws seem to take the position that if there were 4 members owning a parcel as tenants-in-common or as joint tenants, they would each get only a fractional vote of 25%.

The By-laws go on to explain the voting process:

> **ARTICLE V. F. Voting.** ... For purposes of tabulating the written vote and consent of the Members of the Association, it is hereby provided that:
>
> 1. Each Membership Interest is entitled to one vote;
> 2. A Member may hold more than one Membership Interest and shall have a separate vote for each such interest;
> 3. A member holding an undivided interest not qualifying as a unit of property constituting a separate and distinct Membership Interest (i.e. a joint-tenancy interest, a tenancy-in-common interest created after May 1, 1997) shall have a *fractional vote in proportion to his or her ownership interest* or interest to have one vote collectively; and
> 4. If the total number of qualifying votes equals or exceeds 51% of the total Membership Interests of the Members in good standing who cast votes at the meeting, the vote shall be effective and shall have passed.

It is clear from Article XII. D. of the Bylaws that "in the case of any conflict between the Covenants and these Bylaws, **the Covenants shall control**." Fortunately, the first annual election of the GLA Board of Directors followed the Covenants in this matter. However, the discrepancy between the Covenants and the Bylaws do raise the following questions.

QUESTIONS THAT ARISE:

1. *Since the Covenants take precedence, how important is it to amend the Bylaws in a timely manner?*

We noticed that Section 2.04 of the Covenants deals with voting methods to change the Covenants. It states "Any such vote shall be conducted in accordance with the bylaws and rules of the Association." *Does this make changing the Bylaws in a timely manner more important?*

2. *Can we wait to amend the Bylaws until the next vote of the general membership in the spring, when we will be mailing ballots for a vote on the Land Use Master Plan? If so, should there be two separate ballots in the mailing - one for the Master Plan and one for the Bylaws amendment?*

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ARTICLE XII, A, "Interpretation and Amendments" refers to the manner in which the Bylaws must be amended:

> "The Board shall have the power to interpret all the provisions of these Bylaws and such interpretation shall be binding on all persons. These Bylaws and the Articles of Incorporation may be amended, repealed or altered, in whole or in part, from time to time whenever at least 51% of the Membership Interests of the Association in good standing at the time attending any Annual or Special Meeting, where such proposed action has been set forth in the call and notice of such meeting, shall have voted in favor of such amendment. Any such amendment may be proposed by the Board of Directors or by a petition signed by at least 20% of the Members."

3. No mention is made of **subdivided tracts.** *In 3.20 of the Covenants, would it be recommended to add the following subsection?*

   "d. A subdivided tract."

4. The question of how votes should be allocated to **joint tenants** is not clear in Section 3.20 of the Covenants. *Would you recommend adding a subsection (e?) regarding joint tenants to this Section? Or is it clearly implied that in the case of joint tenants, husbands and wives or any other combination of joint tenants (such as a mother and son, or a brother and sister) would each own a fractional 50% of the vote?*

5. We have some parcels where a husband and wife have owned a parcel or interest in a parcel as joint tenants, but then got divorced. *What happens to the vote allocation in such an event? Would a reasonable solution be to have separate ballots, and to tally them as fractional votes?*

6. *Would you also address the matter of* ***right of survivorship*** *in relation to joint tenancy and the vote allocation issue?*

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Glastonbury Landowners Association
P. O. BOX 312
EMIGRANT, MT 59027

November 5, 1997

FACSIMILE TRANSMISSION

Edward Francis
Royal Teton Ranch
P. O. Box 5000
Corwin Springs, MT 59030

RE: Request for Old Glastonbury Snowplow

Dear Edward:

This is a formal follow-up on our request to your office to acquire the old Chevy snowplow used by the Glastonbury office to service our community for light, routine snowfalls. In reference to our conversation during the December, 1996 meeting, we request that you transfer the truck and plow attachment to the Association without charge.

The truck is in need of substantial repairs, requiring a new engine and a general maintenance review together with welding repairs on the plow, which the Association would have to bear. However, we feel it is a worthwhile investment to have this piece of equipment, which can help us keep our overall snowplowing expenses to a minimum during this first critical season on our own.

Sincerely,

Walter G. Wunsch, Ad Hoc Road Committee Chairman
for Patrick Wolberd, President of the Board

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Committee Operational Procedures
Rough Draft 1-5-98

1. Committee Formation. Upon authorization of the Glastonbury Landowner's Association (GLA) Board to form a committee, the committee chairman or co-chairmen shall form their committee through invitation or a request for volunteers as is deemed appropriate for that specific committee. The number of committee members is left to the discretion of the committee chairman and the chairman's ability to find staffing. The Board may augment the staffing if it finds that the committee is not performing its duty due to understaffing.
The elements that a chairman would be expected to look for in committee members would be, but not limited to:
- area of personal expertise;
- ability to devote time and energy to the committee and project at hand;
- ability to work in harmony with other committee members and respect their time, views, and work; and
- Glastonbury area representation.

2. Purpose Defined. The initial meeting of the committee, if the nature of the committee is to handle a single task, shall be to set a timetable and manner for completing the assigned task. If the nature of the committee is to perform an ongoing duty authorized by the GLA Board, the first meeting shall be to establish the procedure for carrying out the responsibility assigned to it, unless that has been previously been done in a GLA Board meeting.

3. Reporting. As is deemed necessary, due to the nature of the committee, the committee shall report to the GLA Board at its regular meetings to report findings, recommend actions or update the Board on recent activities.

The committee shall present to the GLA Board the tentative timetable and manner for completing the task for Board approval and authorization on tasks that :

A.) will have a large effect on the operation of the GLA or Glastonbury; or
B.) will have a large effect on the GLA's public image or interaction with the county, state or federal government; or
C.) by the nature of the task are required by the GLA Board.

4. Meetings. The committee shall meet as often as is necessary to complete its task within the timetable established or to effectively perform the service authorized by the Board.

5. Dissolution. The Committee may be dissolved upon discharging its task and final report to the Board or upon action of the GLA Board.

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Draft Corrections on pg 4 need to be made

Glastonbury Landowners Association Meeting
Board of Directors Meeting Minutes

January 19, 1998

1. **Call to Order, Prayer** -- Patrick Wolberd opened the meeting at 7:15 p.m. Present: Patrick Wolberd (President), Daniel Kehoe, Jr. (Vice President), Joan Murphy (Secretary), Maria Scoble (Treasurer), Horus Brailsford, Philip Covington, Andrew Field, Philip Hoag, Linda Kremer, David Newhouse, Walter Wunsch. Also present was Laurel Matthews, Ombudsman. Absent: Peggy Keathley,

2. **Reading and Disposition of Minutes** -- The minutes of January 5, 1998 were approved as corrected. The December 1, 1997 minutes will be reviewed and commented upon at the next meeting.

3. **Order of Business** -- The following items were discussed out of order:

3.1 (Agenda Item 6.1) Kremer Resignation/Reinstatement.
Discussion: L. Kremer said she had reconsidered her resignation, and would like to ask the Board's approval for reinstatement as a South Glastonbury Board member.
Action: A. Field moved, D. Kehoe, Jr. seconded that L. Kremer be approved to fill the vacancy that had been created by her earlier resignation. The motion passed unanimously.

3.2 (Agenda Item 4.5) Architectural Subcommittee Report. P. Hoag, Chair.
Discussion: ⇨ P. Hoag distributed minutes of the first meeting of this subcommittee (see attached). He said the subcommittee recommended approval of all three subdivisions that had been pending (18 South, 33 South, and 34 South), and that all papers were in order. He also distributed a protocol sheet for the subcommittee, and an information sheet on subdivisions for landowners to use. Subdivision nomenclature was clarified for the Board -- parcels are subdivided into tracts; if tracts are subdivided, they are termed lots.
⇨ There was discussion about notifying landowners of the meetings of the subcommittee. There was consensus that each upcoming meeting of an approved committee or subcommittee should be printed in advance in the GLA Board Minutes. *(Guideline)*

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⇨ There was consensus that any landowner with a subdivision proposal first submit the paperwork to the GLA Secretary, so that a record of the proposal can be made in the minutes. The Secretary should then pass on the proposal to the Chair of the Architectural Subcommittee. *(Guideline)*

⇨ There was consensus once the Board has approved of a subdivision, the paperwork be passed from the Chair of the Architectural Subcommittee to the Treasurer. Once she has calculated the new assessment fees owing, the Treasurer is to pass the paperwork on to the Secretary for record storage. She is also to relay the information to the Accountant so that the new community assessments can be charged. *(Guideline)* It was agreed that someone would need to develop a proration formula for assessment fees in newly created subdivisions.

⇨ William Smith was present in the room. He said that he had worked on the Glastonbury Project Review Committee from its inception, and that this committee had found a preliminary approval for subdivisions, in tandem with the city's preliminary approval, to be helpful when presented to the entire governing body. He said a preliminary approval by the GLA Board would be especially useful during the LUMP discussions, since there would be no county comment on such matters.

⇨ The committee was asked if they planned to physically visit any sites under consideration. The answer was "yes, if necessary." William Smith suggested that they also work in close communication with members of the Road Committee when considering development projects.

⇨ There was discussion of how new landowners would get basic information, such as the Covenants. There was consensus that although it is the responsibility of the developer of a subdivision to see that any of his purchasers receives the correct Glastonbury paperwork, the Treasurer of the GLA as a courtesy will send a copy of the Covenants and Bylaws to each new landowner at the same time the first notice of assessments is sent to that landowner. *(Guideline)*

⇨ There was discussion about new purchasers of subdivided units of land, possible controversy over back assessment fees, and how placing liens might help remedy this matter.

Action: A. Field moved, D. Kehoe, Jr. seconded that the Parcel 18 South subdivision (section 3A of the Architectural Subcommittee's 1-19-98 minutes) be approved. Ten members approved, L. Kremer abstained. The motion passed.

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Action: A. Field moved, D. P. Hoag seconded that the Parcel 34 South subdivision (section 3B of the Architectural Subcommittee's 1-19-98 minutes) be approved. Ten members approved, P. Covington abstained. The motion passed.

Action: A. Field moved, P. Hoag seconded that the Parcel 33 South subdivision (section 3C of the Architectural Subcommittee's 1-19-98 minutes) be approved. The motion passed unanimously.

Action: A. Field moved, L. Kremer seconded that the name of the Parcel 44 North subdivision road, North Star Drive, be approved (section 3D of the Architectural Subcommittee's 1-19-98 minutes). The motion passed unanimously.

Action: D. Kehoe, Jr. moved, A. Field seconded that if the changes made by the subcommittee of the proposed GLA Subdivision Review Information Sheet are in the spirit and intent of the Board's discussion, the form be used prior to the next meeting in the four pending subdivision matters. The motion passed unanimously.

Action: A. Field moved, W. Wunsch seconded that the Board approve P. Hoag to notify L. Van Hulzen that no response will be given to his letter until the Subcommittee has seen the state and county documentation on the matter. The motion passed unanimously.

Follow-up: P. Hoag - revise protocol for processing subcommittee reviews by 2-2-98.

Follow-up: P. Hoag and A. Field - determine a fixed time and place for the meetings of the subcommittee, then inform the Board of the time and place of each meeting, to include details of upcoming meetings in the GLA Agenda.

Follow-up: Board - review resubmitted GLA Building Project Review Forms, protocol sheet and subdivision info sheet for comment by 2-2-98.

Follow-up: P. Hoag - review the "Community of Glastonbury Policies & Standards for Subdivisions," including Section 4.4 on Installation of Utilities for possible revision, by 2-2-98.

Follow-up: P. Wolberd - add to Agenda of next meeting P. Hoag matter re: filing liens on a parcel if community assessments are owing over an amount to be specified.

4. Reports of Officers and Committees --

4.1 Treasurer's Report. M. Scoble, Chair.

Discussion: M. Scoble reported that $5,776.85 had been received as income since the last meeting, bringing the total in the GLA account to $17,580. She said the GLA had also received $4,934.85 from the Church as the GLA's portion of fee simple upgrades. She reported that there was $128 in the Petty Cash Fund.

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⇨ She presented some office bills bills to P. Wolberd for reimbursement. She also requested funds for a file cabinet. P. Wolberd suggested a source for used furniture for the cabinet.

⇨ She reported that the assessment notices had been prepared by D. Holm's office and that these along with the landowner letters were being mailed out.

⇨ M. Scoble noted that there had been a problem in determining where to mail the notice to John Hazen. Someone commented that it might be best to call Denise Hazen for the proper address, and also to send a copy of the notice to the developer.

⇨ M. Scoble said that J. Dirkers had requested a full report of the 1997 transactions on his parcel. She read a letter she had drafted to Mr. Dirkers in response; there was consensus by the Board to send the letter. + offic supplies

Action: M. Scoble moved, J. Murphy seconded that the GLA approve the purchase of a file cabinet for records. The motion passed unanimously.

Follow-up: M. Scoble - prepare a proposal for the disbursement of funds.

Follow-up: M. Scoble and J. Murphy - draft a proposal for Board approval for supplies.

Follow-up: M. Scoble - send copy of Hazen assessment notice to E. Francis.

Follow-up: M. Scoble - write procedures for petty cash by 2-2-98.

Follow-up: M. Scoble - write accounting procedures as per D. Holms by 2-16-98.

4.2 Finance Committee Report. No report.

4.3 Nominating Committee Report. No report.

4.4 Road Committee Report. D. Newhouse, Chair.

Discussion: ⇨ A. Field commented that M. Dirkers' liability insurance policy did not look commercial, and said he wondered if the coverage was adequate for snowplowing.

⇨ W. Wunsch presented a report that was done by Scott Smith of Allied Engineering in Bozeman. D. Newhouse said that had just received it that day, and no invoice had yet been received. He noted that he, W. Wunch and H. Brailsford would present the report to the developer at their 1-20-98 negotiation meeting. A. Field suggested faxing the report to the developer the next morning, in order to give it the opportunity to review it prior to the meeting.

⇨ D. Newhouse said he had approved the most recent road grading bills, and passed them on to the Treasurer.

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⇨ D. Newhouse recommended that the GLA look into purchasing a sander for the roads when they are icy, since he could not locate anyone for hire with a sander. He said there were two main types, and that the price range would probably be between $2,400 and $3,400. There was discussion about the type of sanding material, how much it cost, where to stockpile it, and how to load it onto a sander.

⇨ D. Newhouse said he had referred J. Alexander to the Architectural Subcommittee for sign approval.

Action: W. Wunsch moved, M. Scoble seconded that the GLA pay for snowplowing the parking lot and driveway for the South Glastonbury Teaching Center. The motion passed unanimously.

Follow-up: D. Newhouse - fax the report by the Bozeman engineer to the developer the morning of 1-20-98. Provide invoice for the report at the 2-2-98 meeting.

Follow-up: D. Newhouse - draft a proposal by 2-2-98 regarding the cost and description of a sander, the type of material to use and its cost, where to store and load it, and who could do the work.

Follow-up: D. Newhouse - determine which county official should receive the Capricorn Drive letter, and send by 2-2-98.

Follow-up: D. Newhouse - prepare road maintenance schedule for G. North and G. South following Joint Committee negotiations with the developer.

Follow-up: W. Wunsch - report on Joint Committee negotiations regarding the Chevy truck/plow following Joint Committee negotiations with the developer.

Follow-up: D. Newhouse - call M. Dirkers' to confirm that the liability insurance policy he submitted is for commercial purposes, and ask him if he will approve the GLA to call his insurance agent to see if the coverage is adequate for snowplowing. Then provide the written contract to J. Murphy.

Follow-up: D. Newhouse - re-write Dirkers' plowing contract by 2-2-98 establishing the plowing priority of roads, then convey them to P. Wolberd for final approval before asking Dirkers to sign.

Follow-up: D. Newhouse - develop the next level of road maintenance work and cost estimate by 2-2-98.

Follow-up: D. Newhouse - report on hot water ditch action on Virgo Way following Joint Committee negotiations with the developer.

4.6 Complaint Committee. J. Murphy, Chair.

Report carried over to next meeting.

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Follow-up: Board - review complaint protocol sheet by 2-2-98.
Follow-up: J. Murphy - contact W. Pitt regarding Alfaro complaint by 2-2-98.

4.7 Land Use Master Plan Advisory Committee. D. Kehoe, Jr., Chair.
Report carried over to next meeting.
Follow-up: D. Kehoe, Jr. - prepare phone tree re: search for applicants for committee members, and provide it to M. Goulart for distribution before the 2-2-98 meeting.
Follow-up: Board - review committee protocol by 2-2-98.
Follow-up: P. Hoag - study guidelines for tree removal.

4.8 High South Fire Water Reservoir Advisory Committee.
Report carried over to next meeting.
Follow-up: W. Wunsch - develop a proposal of alternatives for the Board to consider, including cost projections and time frame, by 2-2-98.

5. Ombudsmen Reports -- None.
Follow-up: Board - review ombudsman sheet by 2-2-98.

6. Unfinished Business --

6.1 Kremer Resignation. (See 3.1 above).

6.2 Bylaws/Covenants Voting Discrepancies. Carried over to next meeting.
Follow-up: Board- review memo for comment on 2-2-98.

6.3 Protocol for Committee Membership Approval. Carried over to next meeting.
Follow-up: Board- review draft protocol for comment on 2-2-98.

6.4 Association Letterhead. Report carried over to next meeting.
Follow-up: J. Murphy - obtain comparative bids and check on Glastonbury logo availability by 2-2-98.

7. Tabled Business --
7.1 Court Ordered Community Service. (N. Issa)
7.2 Community Assessment Fund Reimbursement from Community Planning Fund.

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Follow-up: C. Healy - response to Kehoe draft reimbursement request memo.

7.3 Public Access on Roads. (P. Hoag)

7.4 Noxious Weed Committee Formation.

7.5 Recommendation for hiring Project Reviewer and cost. (P. Hoag).

7.6 Should the GLA Accept Responsibility for Maintenance of Subdivision Roads? (D. Newhouse)

8. New Business --

8.1 P. Wolberd requested moving the Architectural Subcommittee report up to 4.3 on the Agenda and the Nominating Committee report to 4.5. There was consensus to do this.

8.2 Kenley Press Release.

Discussion: Concern was expressed about the Kenley press release. It was felt that most Glastonbury landowners share a much more positive view than that which had been presented in the recent *Livingston Enterprise* article. There was consensus that as elected officials, the GLA Board was a proper vehicle for informing the press of the prevailing positive view of Glastonbury.

Action: A. Field moved, P. Hoag seconded that the GLA issue a press release to the *Livingston Enterprise, Bozeman Chronicle* and *Billings Gazette* within the following 24- 36 hours which would emphasize the positive side of the current situation in Glastonbury. The press release would include A. Field, D. Kehoe, Jr. and J. Murphy as contact persons. The motion passed unanimously.

9. Open Floor Comments -- Christopher Kelly and Hertha Lund provided a few comments about negative and positive PR in the media.

10. Next Meeting -- The next meeting will be at 7:00 p.m. on 2-2-98 at the South Glastonbury Teaching Center.

11. Adjournment -- A. Field moved, H. Brailsford seconded, that the meeting be adjourned at 10:30 pm., and that any further matters not dealt with on the agenda be carried over to the next meeting. The motion passed unanimously. The meeting was adjourned at 10:30 pm.

Lucia Hodges

Submitted by Lucia Hodges
Assistant Secretary

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Glastonbury Landowners Association
Board of Directors Meeting
Agenda
January 19, 1998

1. Call to Order, Opening Prayer (and waiver of notice if required)
2. Reading and Disposition of Minutes
3. Order of Business
4. Reports of Officers and Committees

4.1 Treasurer Report

Follow-up: M. Scoble/J. Murphy - Meet with D. Holm to prepare assessments for mailing by 1-19-98

Follow-up: J. Murphy - Edit asses. letter to include with mailing by 1-19-98

Follow-up: M. Scoble - Write petty cash procedure by 1-19-98

Follow-up: M. Scoble/P. Keathley - Write accounting procedures as per D. Holm accounting needs by 2-16-98

4.2 Finance Committee Report

Follow-up: P. Wolberd - Mail H. Krammer letter

Follow-up: R. Varkevisser - Call some of the landowners regarding delinquent accounts as needed

4.3 Nominating Committee Report

4.4 Road Committee Report

Follow-up: D. Newhouse - Determine which county official should receive the Capricorn Drive letter and send the letter by 1-19-98

Follow-up: D. Newhouse - Prepare road maintenance schedule for G. North and G. South upon completion of negotiations

Follow-up: W. Wunsch - Report back on Chevy snowplow negotiations

Follow-up: D. Newhouse - Route Mann and Dirkers liability insurance to J. Murphy by 1-19-98

1 of 4

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Glastonbury Landowners Association
Board of Directors Meeting
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January 19, 1998

Follow-up: D. Newhouse/J. Healy - Obtain a cleaned up contract spelling out the guidelines for plowing priorities and map of roads to be plowed, and liability insurance from Michael Dirkers by 1-19-98

Follow-up: D. Newhouse - Develop the next level of road maintenance and cost estimate for Board approval by 1-19-98

Follow-up: D. Newhouse - Refer J. Alexander to the Architecture Subcommittee regarding his sign project by 1-19-98

Follow-up: D. Newhouse - Obtain contract with the Bozeman road engineer before the negotiation meeting

Follow-up: D. Newhouse - Report to Board the negotiations outcome regarding the Virgo Way ditch clean up

4.5 Architecture Subcommittee - Philip Hoag, Chair

Follow-up: Board - Review GLA Building Project Review Forms for comment by 1-19-98

Follow-up: P. Hoag - Develop protocol for committee decisions and approval by 1-19-98

Follow-up: P. Hoag - Review the Community of Glastonbury Policies & Standards for Subdivisions including section 4.4 Installation of Utilities, for possible revision, completion date to be determined at 1-19-98 mtg.

Follow-up: P. Hoag - Complete Kremer subdivision check list by 1-19-98

Follow-up: P. Hoag - Prepare draft response to L. Van Hulzen's reservoir request by 1-19-98

4.6 Complaint Committee - Joan Murphy, Chair

Follow-up: Board - Review complaint protocol sheet for comment by 1-19-98

Follow-up: J. Murphy - Contact W. Pitt re: Alfaro complaint by 1-19-98

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Glastonbury Landowners Association
Board of Directors Meeting
Agenda
January 19, 1998

4.7 Land Use Master Plan Advisory Committee - D. Kehoe, Jr., Chair

Follow-up: D. Kehoe - Prepare a phone tree re: search for committee applicants and implement by 1-19-98

Follow-up: D. Kehoe - Develop committee protocol by 1-19-98

Follow-up: P. Hoag - Study guidelines for Tree removal

4.8 High South Fire Water Reservoir Advisory Committee - W. Wunsch, Chair

Follow-up: W. Wunsch - Develop a proposal of alternatives for Board to consider, including cost projections & time frame by 2-2-98

5. Ombudsman Report

Follow-up: Board - Review ombudsman sheet for comment by 1-19-98

6. Unfinished Business

6.1 Kremer Resignation Letter of Acknowledgment

Follow-up: J. Murphy - Hold letter of acknowledge until 1-19-98

6.2 By-Laws/Covenants voting discrepancies

Follow-up: Board - Review memo for comment on 1-19-98

6.3 Establish a committee membership approval protocol

Follow-up: Board - Review draft protocol for comment on 1-19-98

6.4 Obtaining Association Letter Head

Follow-up: J. Murphy - Obtain comparative bids and check on availability of existing logo by 1-19-98

7. Tabled Business

7.1 Court Ordered Community Service - Nadim Issa

7.2 Community Assessment Fund reimbursement from Community Planning Fund

Follow-up: C. Healy - response to Kehoe draft reimbursement request memo

7.3 Public access on roads - P. Hoag

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Glastonbury Landowners Association
Board of Directors Meeting
Agenda
January 19, 1998

7.4 Noxious Weed Committee Formation

7.5 Recommendation for hiring Project Reviewer and cost

8. New Business

8.1

8.2

8.3

8.4

8.5

8.6

9. Open Floor Comments

10. Next Meeting - Monday, 7:00 p.m., February 2, 1998, South Glastonbury

11. Adjournment

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Glastonbury Landowners Association
Subdivision Review Landowner Information Sheet

Original Parcel Number _____

Please provide an information sheet for each new parcel number that is being created (the original parcel # followed by "-A", "-B", etc.), and fill in the requested information.

Also, please include a check for the ~~first year~~ Current's assessment of $120 per parcel if unimproved (no residence), $240 per parcel with a residence, and $120 for a second or additional residence on a single new parcel.

New ~~Parcel~~ Tract #_____

Owner(s) Name(s) _____

Mailing Address _____

_____

Glastonbury Street Address _____

Telephone # Evening: ____-____-_____ Day: ____-____-_____ Fax: ____-____-_____

Parcel has: ___No Buildings ___One Residence ___Two Residences ___Three Residences

___Multiple Dwelling Unit Buildings ___Commercial Building ___Fallout Shelter

___Other (Please Describe)

~~1 year Annual Community~~ Current Assessment Enclosed in the amount of $_____

Other Information you would like to include (local contact person, e-mail address, etc.):

Please return this completed form and payment to the Secretary of the GLA, or to a member of the Architectural Subcommittee.

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Date 11/15/1997

Glastonbury Landowners Association
Complaint Form

Name of landowner Complainant(s) COLON E. ALFARO

Name of landowner(s) involved in alleged violation William Pitt

Specific Section and Title in Covenants relating to alleged violation _____

History of the Problem PLEASE SEE ATTACHMENT

Have you communicated with the other landowner(s) involved in the alleged violation, and tried to resolve the situation amicably? (If not, please do so before submitting this complaint.) (YES) NO
(Circle One)

Date, time and details of your communication for attempted resolution: SEE ATTACHMENT

(Attach separate sheet if more space is needed)

Signature

Parcel No. 100, Glastonbury South

Address 12 SCORPIO WAY / BOX 560 Phone 333-4066

Please mail this completed form to the Glastonbury Landowners Association, P.O. Box 312, Emigrant, MT 59027. Forms submitted with incomplete information will be returned to the complainant for completion.

Date received _____ Date reviewed _____

Recommended Action _____

Disposition _____

Board Member Reviewing Complaint _____
Signature

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Attachment to Complaint Form filled on November 15, 1997 by Colon E. Alfaro

1) HISTORY OF THE PROBLEM.

Twice I have been chased and attacked by William Pitt's dog on common use land or property that belongs to The Church. The dog is a big Doberman type. The properties I was on are directly across the street from were Pitt resides. This two incident happened within the last four weeks.

Secondly, William Pitt has decided that there are non-parking zones on Common Use Land or land that belongs to others. For this, arbitrarily, he has placed NO PARKING signs all over the place.

2) DATE, TIME AND DETAILS OF YOUR COMMUNICATION FOR ATTEMPTED RESOLUTION:

Date: November 4 or 5, 1997

Time and place: Mid afternoon at the Post Office.

Details: In a non confrontational manner I introduced myself to Pitt at the Post Office. I explained to him that his dog chased me and that I did not like it. That he could not have a dog run wild like that. That he needed to restrain the dog. After going ballistic on me, Pitt told me that he knew that he dog had chased me and that he was not going to do anything about it. That here in the United States "we do things like this.... and like that....." . I knew then that trying to communicate with him was impossible. Much less , trying to find an amicable resolution to the problem. In the nut shell, he told me to go some place else. That he was not going to restrain the dog for me or anyone else. That if I wanted to go in that area I needed to go to the Forest Service Land. I have been told that he is closing a gate or doing something that denies access to that area. I have not been there since the dog incident so I do not know for certain as to what is going on.

Personally, I am not on a crusade against William Pitt. All I want is to be able to access that area which belongs to everybody without having to worry about being chased or attacked by a dog.

Regards,

Colon E. Alfaro
P.O. Box 560
Emigrant, MT 59027

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Telephone Tree

From: Glastonbury Landowners Association Board of Directors
Date: January 20, 1998

In light of increasing news media coverage of the Community of Glastonbury, the GLA today issued a press release highlighting recent positive developments in our community.
Please forward any ideas you have about how to portray our community in a positive light to GLA board members for future use. The press release follows.

Glastonbury Landowners Association, Inc.
Box 312, Emigrant, MT 59027

Contacts: Joan Murphy 333-4792 Daniel Kehoe, Jr. 333-4222
Andrew Field 220-3302, 333-4567

Glastonbury Vote Welcomes New Neighbors

January 20, 1998.

After a year and a half of extensive community involvement, hard work, and planning, the landowners of Glastonbury voted to create a new, open community model.

By an overwhelming vote of 193 to 8, landowners ratified new covenants, welcoming anyone to purchase property in their thriving community.

"It's a great new day, now that we can own our land free and clear," said long time resident Phil Hoag.

"We've made many new friends here in Park County and we're looking forward to joining them as good neighbors. It's the American way," said David Newhouse.

Residents of the 3,000 acre subdivision near Emigrant, founded in 1983 for members of Church Universal & Triumphant, held numerous meetings and workshops, forming committees to craft the covenants and bylaws which formed their new Glastonbury Landowners Association. Residents voted to open up ownership in the community to anyone seeking the rural life of the Paradise Valley. As part of this process, the Church agreed to allow landowners to convert the estate-for-years ownership, similar to a long-term lease, into fee-simple ownership of their property.

The Glastonbury Landowners Association began its work as many Montana neighborhood associations do – providing for the roads to be plowed when the snow falls. "My daughters were disappointed in how well the roads were plowed before 8am," said GLA vice president Daniel Kehoe, Jr. "They saw there was no chance of missing school. It may be a small point, but everyone is working together to make things happen."

# # #

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Vol. 86 - No. 67 Livingston, Mont., Friday, January 16, 1998 – Fifty Cents



Enterprise photo by Thomas Lee

lding

es at East Side School. More snow could find its way to Livingston the weekend.

Changes rile Glastonbury homeowners

By HEIDI HAGEMEIER
Enterprise Staff Writer

All is not harmonious in what once was the spiritual, members-only Glastonbury subdivision belonging to Church Universal and Triumphant, according to several residents.

Members of three families said Friday they are preparing to sue the New Age religious group for what they claim amounts to a breach of contract and a violation of faith.

Those families, all of whom have quit the church, want the CUT to reimburse the amount they invested in the land and want to leave the area called the "Community of Glastonbury."

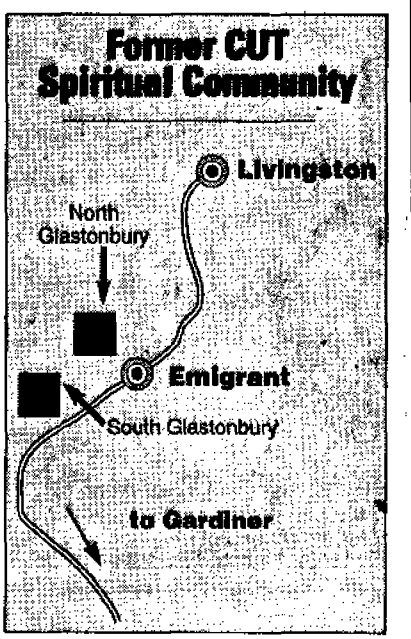
A CUT spokesman responded Friday that their claims are part of a number of church members who are resisting change in the organization.

The families are leaseholders in what were once exclusive subdivisions, North and South Glastonbury. Members could build homes on the property, but the CUT retained ownership of the land. Residents entered long-term leases for the land with the church, some for up to 99 years.

Last March, CUT officials announced they would allow non-church members to buy property outright in the Glastonbury subdivision. In addition, those in long-term leases would be allowed to gain title to the land for an additional fee.

Later in the summer, subdivision leaseholders also voted to revise the Glastonbury covenants to reflect the change.

According to Malkolm Kenley, a long-time CUT member, discontent among some members started when at least 15 people protested the moves in February 1997 under the previous, legally binding covenants. Kenley, who was part of the protest, said this complaint was



Enterprise Graphic By Dan Divens

if they were to exercise their option to gain title to the property and sell.

"I think they got us into this situation, and I think they should keep to their commitment and buy us out," said a member of one family who requested not to be identified.

Ulrich also said she believes intimidation from the CUT hierarchy played a part in the adoption of new covenants for Glastonbury.

Fear of intimidation continues, the family members contend. One woman who asked not to be identified said she fears the CUT leadership might launch "decreeing," or chanting, by the church membership against them for their criticism.

After they raised the issue with church leadership, the three families say the CUT had their properties appraised and arrived at an estimated value for the three properties of $750,000.

Kenley said the families generally found the appraisals to be fair, but that the church leadership stopped negotiating any purchase

vill remain open

claimed the Park Service insufficiently studied the effects of winter uses — especially snowmobiling — on park wildlife.

The groups and others have argued grooming snowmobile trails makes it easier for bison to leave the park in search of forage g winter.

rly 1,100 bison that wandered Montana last winter were shot pped to slaughter because of losis, which can cause miscarriages in cattle and undulant fever in humans.

No bison have been killed this winter.

There isn't evidence that closing a trail at this time would be productive, Finley said.

Bison use of groomed trails should be studied for three years, he said.

Finley said rather than close a segment of trail this winter and in the next two, the park will increase monitoring and research of bison's use of those roads and will determine later whether a closure is

GLA 00264

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GLA 00265

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Glastonbury Landowners Association Meeting
Board of Directors Meeting Minutes

February 2, 1998

1. **Call to Order, Prayer** -- Patrick Wolberd opened the meeting at 7:30 p.m. when a quorum was present.

Present: Patrick Wolberd (President), Joan Murphy (Secretary), Peggy Keathley, Horus Brailsford, Philip Hoag, Linda Kremer and Walter Wunsch. Also present were Laurel Matthews and Margaret Roach, Ombudsmen.

Absent: Daniel Kehoe, Jr. (Vice President), Maria Scoble (Treasurer), Philip Covington, Andrew Field and David Newhouse.

2. **Reading and Disposition of Minutes** -- The minutes of January 19, 1998 were approved as corrected.

3. **Order of Business --** The following items were discussed out of order:

3.1 (Agenda Item 8.1) Dirkers - Assessment/Fee Simple Upgrade.

Discussion: Jerry Dirkers presented each Board member with a letter detailing his complaints and suggestions regarding his community assessment payments. The Board went through an explanation of each point of the letter. These included the following:

⇨ Regarding the first and second points of his letter, Mr. Dirkers said that he wanted the Board to waive all assessment requirements to obtaining a fee simple upgrade. P. Wolberd asked the Board if anyone wanted to make a motion for such waiver; there was no motion forthcoming.

⇨ Regarding the third point, Mr. Dirkers suggested that the Covenants be amended to clarify the terminology regarding subdivisions, i.e. the proper use of parcel, tract and lot. P. Wolberd asked the Board if anyone wanted to make a motion for such an amendment; there was no motion forthcoming. However, there was consensus that the intent of the language of the Covenants was for land be referred to as a "tract" in the event that a subdivision had occurred, and that this should be specified in the Board's guidelines. *(Guideline).*

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⇨ Regarding the fourth and fifth points, there was consensus that the language of the Covenants referred to by Mr. Dirkers be reexamined prior to the next vote to change the Covenants. *(Guideline).*

4. Reports of Officers and Committees –

4.1 Treasurer's Report. M. Scoble, Chair. No report due to Treasurer's absense.

Follow-up: M. Scoble - write petty cash procedure by 2-16-98.

Follow-up: M. Scoble and P. Keathley - write accounting procedures as per D. Holms needs by 2-16-98.

Follow-up: M. Scoble - prepare a Disbursement of Funds procedure.

Follow-up: M. Scoble and J. Murphy - prepare a supplies purchase proposal.

Follow-up: M. Scoble - send copy of Hazen assessment notice to E. Francis.

4.2 Finance Committee Report. M. Scoble, Chair. No report due to Chair absense.

Follow-up: R. Varkevisser - Call some landowners re delinquent accounts as needed.

4.3 Architectural Subcommittee Report. P. Hoag, Chair.

4.3.1 Shirley Lloyd subdivision for Parcel 34 South.

Discussion: ⇨ Shirley Lloyd reported that when she had begun the subdivision process on her parcel in South Glastonbury, there had been no requirement to pay all assessments in advance for the year of the subdivision. She said that she was paid up for 1997, but that she had just been informed that the Board was establishing a new requirement, and felt it placed an unnecessary hardship upon those wishing to participate in a subdivision. She asked that the Board reconsider and only require that subdivision applicants pay in advance for the first quarter. P. Hoag recommended that the Board reconsider and require only one quarter of fees be paid in advance. One Board member mentioned that the developer needed to see that the GLA Board had approved payment of assessment fees prior to signing-off on a subdivision. There was consensus that the Secretary should make such a communication rather than the chair of a committee, since the Secretary represents the entire Board.

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Action: P. Hoag moved, H. Brailsford seconded that as a requirement for approval, landowners filing for a subdivision be required to pay assessment fees only for the current quarter and for all past due amounts. The action passed unanimously. *(Guideline)*
Follow-up: J. Murphy - develop a form letter to send to the developer regarding status of assessment payments for subdivision applicants.
Follow-up: J. Murphy - give Shirley Lloyd such a letter for her subdivision by 2-3-98.

4.3.2 Van Hulzen subdivision for Parcel 36 South.

Discussion: ⇨ Lubertus Van Hulzen reported for the group that it had been determined that the **shelter entrance** on their parcel encroaches by several feet the adjacent parcel which is owned by the developer. He said that the developer had proposed an easement, and asked the Board if they would accept this proposal.
Action: There was consensus that if the developer approved of such an easement, the GLA would also approve it.
⇨ Mr. Van Hulzen said that the county was asking all taxes for the year be paid in advance, and that the new requirement by the GLA to pay all **assessment fees** in advance placed too great a financial hardship upon the parcel owners. He asked for a waiver of the current quarter's assessment fees. He also said that county officials had told him that if his group did not meet all requirements to subdivide within the next few months they would have to begin the entire process over again. He reminded that Board that his parcel had been the South Glastonbury test parcel in the Glastonbury subdivision lawsuit. There was consensus by the Board that it would be important for this parcel to become legally subdivided in a timely manner.
Action: J. Murphy moved, H. Brailsford seconded that the Board waive payment of the current quarter assessment fees for Parcel 36 South, as long as all past due amounts were paid. The action passed unanimously.
⇨ Mr. Van Hulzen next reported that the parcel owners were in agreement regarding the **removal of the reservoir** as soon as possible, however he said they had requested the county grant them approval of the subdivision before they removed the dam, since the area was filled in with snow. He presented county documentation to the Board on the subdivision, but said that he was not sure if the county would waive the reservoir removal requirement prior to subdivision.

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Action: P. Hoag moved, H. Brailsford seconded that the Board agree to waive the dam removal completion before approving subdivision, if Parcel 36 South members complete the removal within one year of this date, as long as neither the Church nor Park County object to such a waiver. The motion passed unanimously.

4.3.3. Other Matters.

Discussion: A member asked how the Treasurer would know that the county had approved of a given subdivision and begin to charge the new assessments. There was consensus that the Secretary should see if the County Planner would agree to mail a self-addressed, stamped post card to her each time the county approved of a subdivision.

Follow-up: J. Murphy - contact Planner Ellen Woodbury re notifying the GLA of approved subdivisions by 2-16-98.

Follow-up: Board - review resubmitted GLA Building Project Review Forms for comment by 2-16-98.

Follow-up: P. Hoag - revise protocol for processing subcommittee decisions and approval by 2-16-98.

Follow-up: P. Hoag - review the "Community of Glastonbury Policies & Standards for Subdivisions," including Section 4.4 on Installation of Utilities, for possible revision, completion date to be determined at 2-16-98 meeting.

Follow-up: P. Hoag and A. Field - determine a fixed time and place for the meetings of the subcommittee, then inform the Board of the time and place of each meeting, to include details of upcoming meetings in the GLA Minutes.

4.4 Road Committee Report. D. Newhouse, Chair.

Discussion: ⇨ J. Murphy presented pricing information D. Newhouse had given her on one brand of sanders. One model to put on the back of a truck cost $3,800; one to pull behind a truck cost $1,600. There was consensus that more information was needed regarding cost comparisons, as well as all related information, such as the type of material to use and its cost, where to store and load it, who would do the work, etc.

⇨ J. Murphy said she had received two bills for snowplowing from M. Dirkers.

⇨ W. Wunsch reported that further negotiations with the Church and any decisions by the Church were on hold until the Road Committee put together information for work estimates on the South Glastonbury roads. He also said that according to Richard Smith, negotiations regarding land donations to the Teaching Centers were on hold pending

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decisions on the Glastonbury roads, because the Church wants to see the total impact. Also, he said Richard Smith was forwarding the Teaching Center proposals for land donations to the Church's attorney for any comments she may have.

⇨ L. Kremer suggested that the Road Committee clearly define the order of the responsibilities of the snowplower hired by the GLA, and then make this order and the responsibilities known to all residents. For example, she said it needed to be made known that no private driveways would be done until after the main roads were cleared.

⇨ J. Murphy presented the liability insurance policy M. Dirkers had submitted. She said M. Dirkers had told her the policy was for commercial purposes; the policy indicated the coverage was for 100-300-100. There was consensus that this was adequate.

⇨ J. Murphy said D. Newhouse had told her that the next level of road maintenance work would be done in March. No cost estimate was given.

⇨ H. Brailsford reported that the developer will clean the Virgo Way hot water ditch.

Follow-up: H. Brailsford - draft a complete proposal by 2-16-98 regarding sanders.

Follow-up: J. Murphy - give bills from M. Dirkers to M. Scoble for payment.

Follow-up: D. Newhouse - define snowplowing order and responsibilities, and present it to the proper channels for dissemination in a telephone tree by 2-16-98.

Follow-up: D. Newhouse - provide invoice for the Bozeman engineer report by 2-16-98.

Follow-up: D. Newhouse - determine which county official should receive the Capricorn Drive letter, and send by 2-16-98.

Follow-up: D. Newhouse - prepare road maintenance schedule for G. North and G. South following Joint Committee negotiations with the developer.

Follow-up: W. Wunsch - report on Joint Committee negotiations regarding the Chevy truck/plow following Joint Committee negotiations with the developer.

Follow-up: D. Newhouse - re-write Dirkers' plowing contract by 2-16-98 establishing the plowing priority of roads, then convey them to P. Wolberd for final approval before asking Dirkers to sign.

Follow-up: D. Newhouse - develop cost estimate for the next level of road maintenance work by 2-16-98.

4.5 Nominating Committee Report. No report.

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4.6 Complaint Committee. J. Murphy, Chair.

Discussion: ⇨ J. Murphy said that she had contacted W. Pitt three times regarding the Alfaro complaint. William told Joan that he kept his dog restrained when he was not present, but that when he was on his property he allowed the dog to roam free, much as many other Glastonbury landowners. He said his main problem was having people roam through his property during the hunting season, trying to get to Forest Service property. Someone suggested posting a sign by the road easement to Forest Service land close to the waterfall. J. Murphy said she had talked to M. Alfaro about the situation, but that the Alfaros had recently relocated to Dayton, Ohio. One board member said that the Park County Game Warden had expressed interest in working with the GLA regarding "No Hunting" signs. Another member suggested a Hunter Signage Ad Hoc Committee, perhaps inviting W. Pitt, J. Alexander and others with a vested interest.

⇨ The discussion shifted into the need for a turn-around after Pitt's property, and/or a parking lot which would also help residents wishing to use the adjacent Common Area. There was consensus that this should be worked on after the snows had melted.

Follow-up: J. Murphy - submit a recommendation to the Board by 4-20-98 regarding the W. Pitt complaint.

Follow-up: Board - review complaint protocol sheet by 2-16-98.

Follow-up: D. Newhouse - propose High South turn-around/parking area by 4-20-98.

4.7 Land Use Master Plan Advisory Committee. D. Kehoe, Jr., Chair.

Report carried over to next meeting.

Follow-up: D. Kehoe, Jr. - prepare phone tree re: search for applicants for committee members, and implement by 2-16-98.

Follow-up: Board - review committee protocol by 2-16-98.

Follow-up: P. Hoag - study guidelines for tree removal by 2-16-98..

4.8 High South Fire Water Reservoir Advisory Committee.

Report carried over to next meeting.

Follow-up: W. Wunsch - develop a proposal of alternatives for the Board to consider, including cost projections and time frame, by 2-16-98.

5. Ombudsmen Reports -- None.

Follow-up: Board - review ombudsman sheet for comment by 2-16-98.

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6. **Unfinished Business --**

6.1 Bylaws/Covenants Voting Discrepancies. Carried over to next meeting.
Follow-up: Board - review memo for comment by 2-16-98.

6.2 Protocol for Committee Membership Approval. Carried over to next meeting.
Follow-up: Board- review draft protocol for comment on 2-16-98.

6.3 Association Letterhead.
Discussion: J. Murphy reported that Montana Edge charges $23 more than Insty Prints for letterhead, but that she had heard from several sources that they tend to do better work. She recommended using Montana Edge. She passed around samples of letterhead both in color and in black and white that Laurel Matthews had created. There was consensus that although the scanned photo was nice, it probably wouldn't print or copy well in black and white, and that probably a line drawing would be preferable. There was discussion and consensus that it would be worth asking if anyone else in the community had ideas about letterhead, since if good ideas were forthcoming that the Board liked, it would save $500 in logo fees. There was still some interest in the former Community of Glastonbury logo.
Follow-up: J. Murphy and L. Matthews - draft a Telephone Tree soliciting ideas for a competition to create new GLA letterhead by 2-16-98.
Follow-up: W. Wunsch - find out if existing COG logo is available to GLA by 2-16-98.

6.4 Office Space Needs. Carried over to next meeting.

6.5 GLA Press Release.
Discussion: The comment was made that there had been no follow-up by the press since by the time of the release it was probably old news. Thus, it was noted that in the future the Board needs to be more proactive and timely in any responses or other articles. A letter to the editor was suggested as another media avenue of getting Board views through to the public.

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7. **Tabled Business --**

7.1 Noxious Weed and Pine Tree Infestations Committee(s) Formation.

7.2 Should the GLA Accept Responsibility for Maintenance of Subdivision Roads? (D. Newhouse)

Action: There was consensus that the following items be deleted from Tabled Business: Court Ordered Community Service, Community Assessment Fund Reimbursement from the Community Planning Fund, Public Access on Roads, and Recommendation for Hiring Project Review and Cost.

8. **New Business --**

8.1 Assessment/Fee Simple Upgrade. (J. Dirkers) (See 3.1)

8.2 Filing Liens When Assessments of $X Owed. (P. Hoag) Carried over to next meeting.

8.3 Annual Report to Secretary of State's Office. (J. Murphy).

Discussion: J. Murphy said she had received this form from the office of our attorney, John Glover, who is the designated registered agent for the Glastonbury Landowners Association, but who had sent her the form to complete. She said John didn't charge for the service, but wondered if the Board wanted someone in the GLA to now be the registered agent.

Action: H. Brailsford moved, P. Keathley seconded that the Board keep John Glover as the GLA's registered agent. The motion passed unanimously.

Follow-up: J. Murphy - complete annual report and mail to the Secretary of State.

8.4 Gemini Road Sign. (L. Hodges)

Discussion: L. Hodges reported that the green sign denoting Gemini Road at the intersection of Gemini and Capricorn was off the post, but that the post and the Capricorn cross-piece was still present.

Action: There was consensus to delegate this item to the Road Committee.

Follow-up: D. Newhouse - report by 2-16-98 on cost to replace green Gemini Road sign at the intersection of Gemini Rd. and Capricorn Dr.

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8.5 Story Road Stop Sign. (P. Hoag)

Discussion: P. Hoag reported that the entire stop sign was down at the intersection of Story Road and Sirius Drive. He said that he thought it would be a good idea to have Martin Lisota spot-weld the bolts on all Glastonbury road signs, so that they would not disappear as easily.

Action: There was consensus to replace the stop sign with a yield sign, and to delegate this item to the Road Committee.

Follow-up: D. Newhouse - report by 2-16-98 on cost to install new Yield sign at the intersection of Story Road and Sirius Drive.

9. Open Floor Comments – None.

10. Next Meeting – The next meeting will be at 7:00 p.m. on 2-16-98 at the Thomas More School in North Glastonbury.

Follow-up: J. Murphy - in addition to mailing the Agenda for 2-16-98, mail copies to all members of the documents the Board is to review at that meeting (See Items 4.3, 4.6, 5, 6.1 and 6.2), along with a note requesting that each member **read and consider** the items and be ready to discuss them by the next meeting.

11. Adjournment – The meeting was adjourned at 10:15 pm.

Lucia Hodges

Submitted by Lucia Hodges
Assistant Secretary

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Glastonbury Landowners Association
Board of Directors Meeting
Agenda
February 2, 1998

1. Call to Order, Opening Prayer (and waiver of notice if required)
2. Reading and Disposition of Minutes
3. Order of Business
4. Reports of Officers and Committees

4.1 Treasurer Report

Follow-up: M. Scoble - Write petty cash procedure by 2-2-98

Follow-up: M. Scoble/P. Keathley - Write accounting procedures as per D. Holm accounting needs by 2-16-98

Follow-up: M. Scoble - Prepare a Disbursement of Funds procedure by

Follow-up: M. Scoble/J. Murphy - Prepare a supplies purchase proposal by

Follow-up: M. Scoble - Send a copy of the John Hazen assessment notice to E. Francis

4.2 Finance Committee Report

Follow-up: R. Varkevisser - Call some of the landowners regarding delinquent accounts as needed

4.3 Architecture Subcommittee - Philip Hoag, Chair

Follow-up: Board - Review GLA Building Project Review Forms for comment by 2-2-98

Follow-up: P. Hoag - Develop protocol for committee decisions and approval by 2-2-98

Follow-up: P. Hoag - Review the Community of Glastonbury Policies & Standards for Subdivisions including section 4.4 Installation of Utilities, for possible revision, completion date to be determined at 2-2-98 mtg.

Follow-up: P. Hoag - Mail response (re. no action until state and county respond) to L. Van Hulzen's reservoir request by 1-19-98

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Follow-up: P. Wolberd - Add lien filing to next meeting agenda.

4.4 Road Committee Report

Follow-up: D. Newhouse - Determine which county official should receive the Capricorn Drive letter and send the letter by 2-2-98

Follow-up: D. Newhouse - Prepare road maintenance schedule for G. North and G. South upon completion of negotiations

Follow-up: W. Wunsch - Report back on Chevy snowplow negotiations

Follow-up: D. Newhouse - Check out Dirkers liability insurance to see if it is for his plowing business or just a personal policy by 2-2-98

Follow-up: D. Newhouse/J. Healy - Obtain a cleaned up contract spelling out the guidelines for plowing priorities and map of roads to be plowed, from Michael Dirkers & review with P. Wolberd by 2-2-98

Follow-up: D. Newhouse - Develop the next level of road maintenance and cost estimate for Board approval by 2-2-98

Follow-up: D. Newhouse - Report to Board the negotiations outcome regarding the Virgo Way ditch clean up

Follow-up: D. Newhouse - FAX road engineer rpt. to developer by 1-20-98

Follow-up: D. Newhouse - Route road engineer invoice to treasurer upon receipt

Follow-up: D. Newhouse - Develop a road sander proposal for Board review by 2-2-98

4.5 Nominating Committee Report

4.6 Complaint Committee - Joan Murphy, Chair

Follow-up: Board - Review complaint protocol sheet for comment by 2-2-98

Follow-up: J. Murphy - Contact W. Pitt re: Alfaro complaint by 2-2-98

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Glastonbury Landowners Association
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4.7 Land Use Master Plan Advisory Committee - D. Kehoe, Jr., Chair

Follow-up: D. Kehoe - Prepare a phone tree re: search for committee applicants and implement by 2-2-98

Follow-up: Board - Review committee protocol by 2-2-98

Follow-up: P. Hoag - Study guidelines for Tree removal

4.8 High South Fire Water Reservoir Advisory Committee - W. Wunsch, Chair

Follow-up: W. Wunsch - Develop a proposal of alternatives for Board to consider, including cost projections & time frame by 2-2-98

5. Ombudsman Report

Follow-up: Board - Review ombudsman sheet for comment by 2-2-98

6. Unfinished Business

6.1 By-Laws/Covenants voting discrepancies

Follow-up: Board - Review memo for comment on 2-2-98

6.2 Establish a committee membership approval protocol

Follow-up: Board - Review draft protocol for comment on 2-2-98

6.3 Obtaining Association Letter Head

Follow-up: J. Murphy - Obtain comparative bids and check on availability of existing logo by 2-2-98

6.4 Office space needs - J. Murphy

6.5 GLA Press Release - A. Field, D. Kehoe & J. Murphy

7. Tabled Business

7.1 Court Ordered Community Service - Nadim Issa

7.2 Community Assessment Fund reimbursement from Community Planning Fund

Follow-up: C. Healy - response to Kehoe draft reimbursement request memo

7.3 Public access on roads - P. Hoag

3 of 4

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Glastonbury Landowners Association
Board of Directors Meeting
Agenda
February 2, 1998

7.4 Noxious Weed Committee Formation

7.5 Recommendation for hiring Project Reviewer and cost

7.6 Should GLA accepting responsibility for maintenance of subdivision roads? - D. Newhouse

8. New Business

8.1 Jerry Dirkers - Assessment/Fee Simple Upgrade

8.2 Philip Hoag - Filing liens when assessments of $X owed.

8.3 J. Murphy - Annual Report to Secretary of State's Office

8.4

8.5

8.6

9. Open Floor Comments

10. Next Meeting - Monday, 7:00 p.m., February 16, 1998, North Glastonbury

11. Adjournment

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2-2-98

We the Glastonbury ~~land~~ owners association assembled do here by agree to the proposed plan submitted by L. Van Hulzen to negotiate a easement with Church Universal and Triumphant regarding the encroachment of the shelter entry way on parcel #36 which is owned by the Church.

Lily V. Hoey

Joan Murphy

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2-2-98

We the Colastenbury Land Owners Association assembled agrees to ~~@~~ waiver any requirement that the "dam" on parel #35 South Colastenbury be removed before completion of the subdivision as long as Church Universal and Triumphant and Park County do not object to such a waiver.

Kathy L. Hoag

Jon Murphy

Feb.2,1998

Glastonbury Land Owners Assoc iation,Inc.

Dear Board Members:

I thank you for the opportunity to be here and give you some of my thoughts and observations.This has been triggered by my efforts to have Parcel 29,North Glastonbury upgraded to Fee Simple status.

1. It appears to me to be highly improper for the Church to insist on payment of GLO(Glastonbury Landowners Association) assessments before granting Fee Simple status. My land purchase was with the Church and myself.There were no other parties involved.It has as much right to insist on me paying some other party(GLO) as it has to tell me to pay my phone bill,my garage bill,my Doctors bill or my Garage bill.All of these parties are outside the contract.In fact,GLO was not in existence when the property was purchased.

2. It appears to me to be highly imprpoer for GLO to ask the Church to collect assessment funds for the GLO by withholding Fee Simple Upgrading.If GLO is a separate body from the Church,then let the GLO stand on its own feet and not the Church's.

The fact that this procedure was arrived at by negotiation does not make it right or honest.This policy should be scrapped immediately.

3.Definition of terms should be established.If used improperly,such terms create confusion.For instance,item a. of the GLO letter of1-12-98 said- "$120. for each parcel.....etc."The term Parcel has long been used to designate the original areas of Certificate of Survey 615A.These are mostly 20 acre areas with some being 30 or 40 acres with some reserved land.This has been repeated times in all business dealings.The term "Lot" was used exclusively for the Golden Age Village.In the case of Parcel 29,there are 3 interested parties.So land assessment for each Parcel means each interested party would pay $ 40. only. This is a poorly worded requirement and probably does not reflect the intentions of GLO.

4.It is people,not land,that pays the bills.I think a. of the1-12-98 letter should be rewritten about as follows:

Revised a.-Each party having an interest in a Parcel is assessed $120. Thus-3 interested parties would produce $ 360. Five parties would produce $ 600.

5.Item b. of the same letter says " $ 120. dwelling assessment for each dwelling located on each parcel etc." A better wording would be-"Each dwelling owner is assessed $ 120.

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6.Recognition should be given to Subdivision.In my case-Parcel 29-, there are 3 interested parties and 4 divided tracts.The notice I received for Jerome B. Dirkers from the GLO,dated 1-1-98,invoice 178 says 2 land assessments costing $ 240.

It is people,not land,that pays the assessments and in my case,I own 2 tracts.It had to be done this way to avoid a MAJOR subdivision down the road. I still have the original 11 acres and should be charged only once as an owner ,not on the basis of tracts.It may have been thought that tract and owner were the same. I believe I should be charged only once,as an owner. Here is a suggestion for revised wording.

b-2. "In the case of subdivided parcels,each owner is assessed $ 120."

7. Since all members of the GLO can vote,it is only proper for all members pay the same assessment.This of course applies to the Church with its areas of reserved land and unsold Parcels.The wording mentioned in point 4 would apply - "Each party having an interest in a Parcel is assessed $ 120. for that Parcel."

8.-Item c.of the Jan.12,1998 letter refers to $240 for land and dwelling combined for each condo unit.This may be proper but I am not sure of the definition of unit.Does unit mean the apartment like living area or does it mean the condo taken as a whole ?

9.Item d. calling for $ 120. land and dwelling combined for each CAV lot is different from Parcel charges. Parcels are charged for land plus a dwelling. In the CAV the land and dwellings are combined into one lower figure. Granted that the CAV lessee is paying the Church a monthly charge which does include an amount for road maintenance. In fact,when the NEW road was built a few years ago,the monthly charge was raised fro $80./mo. to $90. /Mo. to help pay for the New Road.Will the Church reduce the monthly lessee payment or let that stand and keep that part of the monthly payment that was used for road maintenance.In the interest of fairness,if the CAV monthly payment was used in part by the Church to maintain the roads which obligation has now been shifted to the GLO,then it seems the road maintenance part of the monthly CAV payment should accrue to the GLO.

10. It should be stated somewhere that Road maintenance does not apply to private driveways whether road repairs or snow plowing.

11. I think it should be specifically mentioned that these assessment charges do not apply to the Glastonbury chapel,or to Thomas More school and the adjacent playground.

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12. It has been an irritant in the past(thru 1997) to bill one owner and not to bill all interested parties. That puts one person in the position of being stuck for the bills of others who did not pay. I inquired several times in the past and was told the computer was set up that way. There was a good **invention** several years ago. A sheet of paper or ledger sheet was very effective in identifying who owed what and how much. These ledger sheets wont die in the year 2000 as most computer very well may. I am glad the new system has now advanced to what was used years ago where everyone was fairly treated.

The reason I mention this is because I have been served with a bill for $ 188. for the 8 months of 1997 even tho I paid all my assessments in Jan. 1997. And the Club over my head is the Fee Simple procedure forcing an unjust bill upon me. Procedures like this cause people to back off and be suspicious of every proposal that comes along.

Thank you very much for the opportunity to present my views and the need for correction of my 1998 charges. I have already paid $ 120. for 1998.

Jerome B. Dirkers
Parcel 29, North Glastonbury

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Glastonbury Landowners Association
GUIDLINES
January 24, 1998

1. September 27, 1997 (4.3.5) The GLA will accept a fax communication on any item but one which requires a legal filing.

2. October 6, 1997 (8.1) The GLA Secretary or her designated representative are the only individuals authorized to handle original GLA documents.

3. October 6, 1997 (3.2) When a committee head wants to send out a letter, he should prepare it to go out under the President's signature, so that one person will be aware of all correspondence that goes out under the name of the GLA.

4. October 6, 1997 (4.1.4) There will be a Petty Cash Fund of $100, to be managed by the Treasurer. The Treasurer may disburse funds up to $100 without the authorization of the Board, however any reimbursements require Board approval.

5. October 20, 1997 (4.1) The Board agreed that it was best for a Board member should open the Glastonbury mail.

6. October 20, 1997. (8.1) The Board will only request from the developer those deeds and other documents related to parcels/tracts with an active status before the Board.

7. October 20, 1997 (3.2.7) Anyone serving on the GLA Board or a GLA Committee who finds himself in a conflict of interest in a capacity in which he is serving, shall abstain from any voting on such a matter.

8. November 17, 1997 (8.7) In a closed ballot, the actual number of votes someone has received is not secret and may be relayed if requested.

9. January 19, 1998. (3.2) Each upcoming meeting of an approved committee or subcommittee should be printed in advance in the GLA Board Agenda.

10. January 19, 1998. (3.2) Any landowner with a subdivision proposal first submit the paperwork to the GLA Secretary, so that a record of the proposal can be made in the minutes. The Secretary should then pass on the proposal to the Chair of the Architectural Subcommittee.

11. January 19, 1998. (3.2) Once the Board has approved of a subdivision, the paperwork should be passed from the Chair of the Architectural Subcommittee to the Treasurer. Once she has calculated the new assessment fees owing, the Treasurer is to pass the paperwork to the Secretary for record storage. The Treasurer is also to relay the information to the Accountant so that the new community assessments can be generated.

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12. January 19, 1998. (3.2) Although it is the responsibility of the developer of a subdivision to see that any of his purchasers receives the correct Glastonbury paperwork, the Treasurer of the GLA as a courtesy will send a copy of the Covenants and Bylaws to each new landowner at the same time the first notice of assessments is sent to that landowner.

13. February 2, 1998 (3.1) There was Board consensus that the intent of the language of the Covenants was for land to be referred to as a "tract" in the event that a subdivision had occurred. In the event of a future vote on the Covenants, the GLA should examine this language for inclusion, as well as verbage referred to in the fourth and fifth points of Jerry Dirkers's letter to the Board of 2-2-98.

14. February 2, 1998 (4.3.1) Landowners filing for a subdivision arerequired to pay assessment fees only for the current quarter and for all past due amounts. When these have been paid, the GLA Secretary will mail the developer a notice regarding same.

15. February 16, 1998 (3.1) The GLA will not give out the GLA mailing list to anyone.

16. February 16, 1998 (4.1) When a presiding court is involved in the partitioning of any Glastonbury parcel, the GLA Secretary should send a letter to informing them of the total past due assessments for the parcel, and noting that the GLA would require the assessments to be paid as part of any settlement.

17. February 16, 1998 (4.1) When landowners request a break-down of assessment fees prior to 1998, the GLA Treasurer should send a form letter stating that they should obtain this information from the other co-tenants of the parcel.

18. February 16, 1998 (8.3) The Board will meet every 3 weeks. If a member cannot attend he or she should notify one of the officers of this, and also give that officer or another Board member a proxy to represent them.

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Glastonbury Landowners Association Meeting
Board of Directors Meeting Minutes

February 16, 1998

1. **Call to Order, Prayer** -- Patrick Wolberd opened the meeting at 7:10 p.m.
Present: Patrick Wolberd (President), Daniel Kehoe, Jr. (Vice President), Joan Murphy (Secretary), Maria Scoble (Treasurer), Horus Brailsford, Andrew Field, Peggy Keathley, Linda Kremer, and David Newhouse. Also present was Laurel Matthews, Ombudsman.
Absent: Philip Covington, Philip Hoag and Walter Wunsch.

2. **Reading and Disposition of Minutes** -- Secretary Murphy distributed the minuted of the Feb. 2, 1998 meeting. There was consensus that they be read by the Board prior to the next meeting, and commented upon at that time.

3. **Order of Business** -- The following items were discussed out of order:

3.1 (Agenda Item 8.2) Request for GLA Mailing List.
Discussion: J. Murphy reported that Davies Anderson had requested the GLA mailing list to use in mailing out information on the Committee for a More Perfect Union. She deferred a response to the Board. William Davis was present to explain why the Committee felt the GLA should release the mailing list. He also distributed a circular for the Committee and a cover letter. There was discussion focused on concern for landowners who might not wish their information given out, the availability of certain information in the public record, and a reasonable need to treat all those requesting lists in a similar manner.
Action: P. Keathley moved, M. Scoble seconded that the GLA establish a policy of not giving out the GLA mailing list to anyone. Seven voted in favor of the motion, L. Kremer was opposed. The motion carried. *(Guideline)*

3.2 (Agenda Item 5) Ombudsman Report.
Discussion: The 1-5-98 document prepared by the Ombudsmen about the function of their role was reviewed and discussed.
Action: L. Kremer moved, D. Kehoe, Jr. seconded to accept the document as modified. The motion passed unanimously.

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4. **Reports of Officers and Committees --**

4.1 **Treasurer's Report.** M. Scoble, Chair.

Discussion: M. Scoble reported that there was $33,768 in the GLA fund, and that $15,833 had been received since the Jan. mailing. There was $108 in petty cash. She presented D. Newhouse with a snowplowing bill for signed approval.

4.1.1 Assessment Disputes. The Treasurer said that under the new Covenants, in 1998 each co-tenant was billed separately for assessment fees from the other co-tenants of a parcel. However, she said she had received complaints from some landowners stating that in past years the other co-tenants on their parcel should also have been billed. There was discussion and consensus that the GLA would not go back and bill separately for past assessments. M. Scoble said that one of the complaints involved the landowners of Parcel 47 North, and that a court was in the process of partitioning that parcel. She explained that partitioning was like drawing lines in a subdivision, only done through a legal body. Concern was expressed that the court might not know or consider that the co-tenants owed and disputed past due assessments. M. Scoble recommended that she respond to the 47 North request by providing a breakdown of who had paid what assessments, however President Wolberd said that the landowners could provide the court with such information, and that it would be best for the GLA to avoid exceptions. He recommended that the Treasurer also send a form letter along similar lines to any landowners requesting a breakdown of who on their parcel had paid or not paid past assessments. *(Guideline)*

Action: A. Field moved, P. Keathley seconded that the GLA Secretary send a letter to the presiding court involved in the partitioning of any parcel, informing them of the total past due assessments for the parcel, and noting that the GLA would require them to be paid as part of any settlement. The motion passed unanimously. *(Guideline)*

Follow-up: J. Murphy - prepare and send a letter to the prevailing court involved in the 47 North subdivision re assessments due.

Follow-up: M. Scoble - prepare a draft form letter to send to landowners requesting a break-down of assessment fees prior to 1998. Respond to the Baylors and others who have written to her.

4.1.2 Petty Cash Procedures.

Discussion: The Board discussed the petty cash procedures presented by the Finance Committee. It was clarified that any cash given to the Treasurer, as for assessments, not go into petty cash, but as a cash payment into the main GLA fund. It was also clarified that

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the total of cash and receipts in the Petty Cash Fund at all times should be constant.
Action: L. Kremer moved, H. Brailsford seconded that the Board accept the Petty Cash Procedure document as amended. The motion passed unanimously.
Follow-up: M. Scoble - finalize petty cash procedure by 3-9-98 and give a copy to Secretary Murphy.

4.1.3 Committee Budgets.

Discussion: The Board discussed what sort of cap to put on bills paid by the Treasurer but not specifically pre-approved by them. It was decided that although it would be rough at first, a budget would be very helpful as a framework for paying bills, and that the chairs of committees would be the most likely ones to draw up a budget for the work allocated to their group. There was consensus that each committee chair develop a budget for their committee within the next month.
Follow-up: P. Wolberd - provide a copy of the GCPC budget proposal to D. Newhouse for use by the Road Committee.
Follow-up: M. Scoble, D. Newhouse, P. Hoag, D. Kehoe, Jr., J. Murphy - develop a budget for your respective committees by the March 30, 1998 meeting.

4.1.4 Other Items.

Discussion: P. Wolberd said he would like an invoice or receipt presented to him along with any check for signature. He also asked for a written Treasurer's report at each meeting. M. Scoble reported that she had sent the Hazen assessment notice to E. Francis.
Follow-up: P. Wolberd - provide M. Scoble with a sample Treasurer's report form.
Follow-up: M. Scoble and P. Keathley - write accounting procedures as per D. Holms needs by 3-30-98.
Follow-up: M. Scoble - prepare a Disbursement of Funds procedure by 3-9-98.
Follow-up: M. Scoble and J. Murphy - prepare a supplies purchase proposal after receipt of budgets from committee chairs.
Follow-up: M. Scoble - send copy of Hazen assessment notice directly to J. Hazen.

4.2 Finance Committee Report. M. Scoble, Chair.
Follow-up: R. Varkevisser - Call some landowners re delinquent accounts as needed after the next billing at the end of April.

4.3 Architectural Subcommittee Report. P. Hoag, Chair. No report due to Chair absence. Carry over of all items.

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Follow-up: J. Murphy - contact Planner Ellen Woodbury re notifying the GLA of approved subdivisions by 3-9-98.

Follow-up: Board - review resubmitted GLA Building Project Review Forms for comment by 3-9-98.

Follow-up: P. Hoag - revise protocol for processing subcommittee decisions and approval by 3-9-98.

Follow-up: P. Hoag - review the "Community of Glastonbury Policies & Standards for Subdivisions," including Section 4.4 on Installation of Utilities, for possible revision, completion date to be determined at 3-9-98 meeting.

Follow-up: J. Murphy - develop form letter to developer to notify of subdivider assessment status by 3-9-98.

Follow-up: J. Murphy - send assessment status letter re Shirley Lloyd property by 3-9-98.

4.4 Road Committee Report. D. Newhouse, Chair.

Discussion: ⇨ D. Newhouse reported that he had received the bill for the road engineer and that the cost had been around $1000. He said the negotiations with the developer were continuing, and that on Wednesday they would be presenting them with the specific amounts requested for reimbursement. He said the most costly issue was the need for 3" of new top coating, costing around $30,000.

Follow-up: D. Newhouse - provide invoice for the Bozeman engineer report to M.. Scoble by 3-9-98.

⇨ H. Brailsford presented research regarding sanders. He described one from Henderson Sanders in Bozeman costing $3,400 ($3,700 installed) that holds 1.7 yards of material. Two others he researched in Billings were over $4000. He said the Black Diamond Quarry between North and South Glastonbury sells sanding material at $5.63/yard. He said R. Johnson estimated a minimum of 1 yard each to be used on North and South, while W. Wunsch said he estimated 2 yards each as a more probable estimate. The Board discussed the need of a vehicle on which to put a sander. There was consensus that since it was the end of the season, the issue be put on hold until the next fall, but that the costs be included in the Road Committee Budget estimate.

⇨ A number of members said that the roads needed to be graded.

Action: A. Field moved, M. Scoble seconded that D. Newhouse be authorized to determine the next step of road maintenance to be done prior to the 3-9-98 meeting, for a maximum grading time of 16 hours spent by A. Mann, at a maximum cost of $1,040. The motion passed unanimously.

Follow-up: D. Newhouse - order next level of road grading by 3-9-98.

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Follow-up: W. Wunsch - send the Capricorn Drive letter by 3-9-98.
Follow-up: D. Newhouse - prepare road maintenance schedule for G. North and G. South following Joint Committee negotiations with the developer.
Follow-up: W. Wunsch - report on Joint Committee negotiations regarding the Chevy truck/plow following Joint Committee negotiations with the developer.
Follow-up: D. Newhouse and J. Healy - define snowplowing order and responsibilities, review with P. Wolberd, then present it to the proper channels for dissemination in a telephone tree by 3-9-98.
Follow-up: D. Newhouse - re-write Dirkers' plowing contract by 3-9-98 establishing the plowing priority of roads, then convey them to P. Wolberd for final approval before asking Dirkers to sign, by 3-9-98.
Follow-up: D. Newhouse - Call M. Dirkers' insurance agent and ask for a Certificate of Insurance naming the GLA as an additional insured, by 3-9-98.

4.5 Nominating Committee Report. No report.

4.6 Complaint Committee. J. Murphy, Chair.
Discussion: The proposed Complaint Committee document was discussed.
Action: D. Kehoe, Jr. moved, L. Kremer seconded that the Board accept the document as amended. The motion passed unanimously.
Follow-up: J. Murphy - submit a recommendation to the Board by 4-20-98 regarding the W. Pitt complaint.
Follow-up: D. Newhouse - propose High South turn-around/parking area by 4-20-98.

4.7 Land Use Master Plan Advisory Committee. D. Kehoe, Jr., Chair.
Discussion: D. Kehoe, Jr. reported that a phone tree regarding volunteers for committee members had gone out. He distributed to all present a revised committee protocol sheet dated 1-19-98.
Action: P. Keathley moved, H. Brailsford seconded that the Board approve the Committee Operational Procedures as amended. The motion passed unanimously.
Action: There was consensus that the Secretary post a list of all committee chairs and their phone numbers on the bulletin board of each Teaching Center, along with a note to the effect that anyone interested in attending meetings of any committee should contact the chair to be placed on a meeting notification list of that committee.
Follow-up: J. Murphy - place note and list of committee chairs at each T.C. by 3-9-98.

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Follow-up: D. Kehoe, Jr. - redraft committee protocol by 3-9-98.
Follow-up: P. Hoag - study guidelines for tree removal by 3-9-98..

4.8 High South Fire Water Reservoir Advisory Committee.
Report carried over to next meeting.
Follow-up: W. Wunsch - develop a proposal of alternatives for the Board to consider, including cost projections and time frame, by 3-9-98.

5. Ombudsmen Reports (See 3.2 above)

6. Unfinished Business --

6.1 Bylaws/Covenants Voting Discrepancies. Carried over to next meeting.
Follow-up: Board - review memo for comment by 3-9-98.

6.2 Protocol for Committee Membership Approval. The "Committee Operational Procedures" was approved by consensus, as modified.

6.3 Association Letterhead.
Follow-up: J. Murphy and L. Matthews - draft a Telephone Tree soliciting ideas for a competition to create new GLA letterhead by 3-9-98.
Follow-up: W. Wunsch - find out if existing COG logo is available to GLA by 3-9-98.

6.4 Office Space Needs. Carried over to next meeting.

6.5 Story Road Yield Sign. D. Newhouse reported that it had been installed and cost around $25.

6.6 Annual Report to Secretary of State. Completed.

6.7 Gemini Road Sign. H. Brailsford said it had been ordered. He also said he had asked Martin Lisota to spot weld all Glastonbury signs.

7. Tabled Business --
7.1 Noxious Weed and Pine Tree Infestations Committee(s) Formation.

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7.2 Should the GLA Accept Responsibility for Maintenance of Subdivision Roads? (D. Newhouse)

8. **New Business --**

8.1 Filing Liens When Assessments of $X Owed. (P. Hoag) Carried over to next meeting.

8.2 Mailing List Request. (See 3.1 above).

8.3 Three Week Meeting Cycle Proposal. (P. Wolberd).

Discussion: There was discussion that if the meetings would be less frequent, it would be best if a member who cannot attend notify one of the officers of this, and also give that officer or another Board member a proxy. *(Guideline)*

Action: P. Keathley moved, A. Field seconded that a three week meeting cycle of the GLA Board be implemented. The motion passed unanimously.

9. **Open Floor Comments** – None.

10. **Next Meeting** -- The next meeting will be at 7:00 p.m. on March 9, 1998 at the South Glastonbury Teaching Center.

11. **Adjournment --** The meeting was adjourned at 9:45 pm.

Lucia Hodges

Submitted by Lucia Hodges
Assistant Secretary

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Glastonbury Landowners Association
Board of Directors Meeting
Agenda
February 16, 1998

1. Call to Order, Opening Prayer (and waiver of notice if required)
2. Reading and Disposition of Minutes - Joan Murphy, Secretary
3. Order of Business - Patrick Wolberd, President
4. Reports of Officers and Committees

4.1 Treasurer Report - Maria Scoble, Treasurer

Follow-up: M. Scoble - Write petty cash procedure by 2-16-98

Follow-up: M. Scoble/P. Keathley - Write accounting procedures as per D. Holm accounting needs by 2-16-98

Follow-up: M. Scoble - Prepare a Disbursement of Funds procedure by____

Follow-up: M. Scoble/J. Murphy - Prepare a supplies purchase proposal by_

Follow-up: M. Scoble - Send a copy of the John Hazen assessment notice to E. Francis by____

4.2 Finance Committee Report - Maria Scoble, Chair

Follow-up: R. Varkevisser - Call some of the landowners regarding delinquent accounts as needed by____

4.3 Architecture Subcommittee - Philip Hoag, Chair

Follow-up: Board - Review GLA Building Project Review Forms for comment by 2-16-98

Follow-up: P. Hoag - Develop protocol for committee decisions and approval by 2-16-98

Follow-up: P. Hoag - Review the Community of Glastonbury Policies & Standards for Subdivisions including section 4.4 Installation of Utilities, for possible revision, completion date to be determined at 2-16-98 mtg.

Follow-up: J. Murphy - Develop form letter to developer to notify of subdivider assessment status by 2-16-98

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Glastonbury Landowners Association
Board of Directors Meeting
Agenda
February 16, 1998

Follow-up: J. Murphy - Send assessment status letter re Shirley Lloyd property by 2-3-98

Follow-up: J. Murphy - Contact Ellen Woodbury re notifying GLA of County subdivision approvals by 2-16-98

4.4 Road Committee Report - David Newhouse, Chair

Follow-up: D. Newhouse - Determine which county official should receive the Capricorn Drive letter and send the letter by 2-16-98

Follow-up: D. Newhouse - Prepare road maintenance schedule for G. North and G. South upon completion of negotiations

Follow-up: W. Wunsch - Report back on Chevy snowplow negotiations

Follow-up: J. Murphy - Give M. Scoble Dirkers snowplowing bills by2-16-98

Follow-up: D. Newhouse/J. Healy - Obtain a cleaned up contract spelling out the guidelines for plowing priorities and map of roads to be plowed, from Michael Dirkers & review with P. Wolberd by 2-16-98

Follow-up: D. Newhouse - Develop the next level of road maintenance and cost estimate for Board approval by 2-16-98

Follow-up: D. Newhouse - Route road engineer invoice to treasurer upon receipt

Follow-up: H. Brailsford - Develop a road sander proposal for Board review by 2-2-98

Follow-up: D. Newhouse - Define snowplowing priorities & who to call re private drives, information to community by 2-16-98

4.5 Nominating Committee Report

4.6 Complaint Committee - Joan Murphy, Chair

Follow-up: Board - Review complaint protocol sheet for comment by 2-16-98

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Glastonbury Landowners Association
Board of Directors Meeting
Agenda
February 16, 1998

Follow-up: J. Murphy - Recommendation to Board on W. Pitt re: Alfaro complaint by 4-20-98

Follow-up: Develop proposal for High S. turn-a-round/parking area above W. Pitt property by 4-20-98

4.7 Land Use Master Plan Advisory Committee - D. Kehoe, Jr., Chair

Follow-up: D. Kehoe - Prepare a phone tree re: search for committee applicants and implement by 2-16-98

Follow-up: Board - Review committee protocol by 2-16-98

Follow-up: P. Hoag - Study guidelines for Tree removal by 2-16-98

4.8 High South Fire Water Reservoir Advisory Committee - W. Wunsch, Chair

Follow-up: W. Wunsch - Develop a proposal of alternatives for Board to consider, including cost projections & time frame by 2-16-98

5. Ombudsman Report - Margaret Roach (North) & Laurel Mathews (South)

Follow-up: Board - Review ombudsman sheet for comment by 2-16-98

6. Unfinished Business

6.1 By-Laws/Covenants voting discrepancies

Follow-up: Board - Review memo for comment on 2-16-98

6.2 Establish a committee membership approval protocol

Follow-up: Board - Review draft protocol for comment on 2-16-98

6.3 Obtaining Association Letter Head

Follow-up: J. Murphy - Develop phone tree on logo competition by 2-16-98

6.4 Office space needs - J. Murphy

6.5 Story Road Yield Sign

Follow-up: D. Newhouse - Get cost estimate for sign by 2-16-98

6.6 Annual Report to Secretary of State

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Glastonbury Landowners Association
Board of Directors Meeting
Agenda
February 16, 1998

Follow-up: J. Murphy - Complete & mail rpt. by 2-16-98

7. Tabled Business

   7.1 Noxious Weed Committee Formation

   7.2 Should GLA accepting responsibility for maintenance of subdivision roads? - D. Newhouse

8. New Business

   8.1 P. Hoag - Filing liens when assessments of $X owed.

   8.2 J. Murphy - The Committee For A More Perfect Union, GLA mailing list request

   8.3 P. Wolberd - Three week meeting cycle proposal

   8.4

   8.5

   8.6

9. Open Floor Comments

10. Next Meeting - Monday, 7:00 p.m., February 16, 1998, North Glastonbury

    Follow-up: J. Murphy - Include all Board Review materials in next mailing

11. Adjournment

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Committee Operational Procedures
Rough Draft 1-5-98

1. Committee Formation. Upon authorization of the Glastonbury Landowner's Association (GLA) Board to form a committee, the committee chairman or co-chairmen shall form their committee through invitation or a request for volunteers as is deemed appropriate for that specific committee. The number of committee members is left to the discretion of the committee chairman and the chairman's ability to find staffing. The Board may augment the staffing if it finds that the committee is not performing its duty due to understaffing.
The elements that a chairman would be expected to look for in committee members would be, but not limited to:
- area of personal expertise;
- ability to devote time and energy to the committee and project at hand;
- ability to work in harmony with other committee members and respect their time, views, and work; and
- Glastonbury area representation.

2. Purpose Defined. The initial meeting of the committee, if the nature of the committee is to handle a single task, shall be to set a timetable and manner for completing the assigned task. If the nature of the committee is to perform an ongoing duty authorized by the GLA Board, the first meeting shall be to establish the procedure for carrying out the responsibility assigned to it, unless that has been previously been done in a GLA Board meeting.

3. Reporting. As is deemed necessary, due to the nature of the committee, the committee shall report to the GLA Board at its regular meetings to report findings, recommend actions or update the Board on recent activities.

The committee shall present to the GLA Board the tentative timetable and manner for completing the task for Board approval and authorization on tasks that :

A.) will have a large effect on the operation of the GLA or Glastonbury; or
B.) will have a large effect on the GLA's public image or interaction with the county, state or federal government; or
C.) by the nature of the task are required by the GLA Board.

4. Meetings. The committee shall meet as often as is necessary to complete its task within the timetable established or to effectively perform the service authorized by the Board.

5. Dissolution. The Committee may be dissolved upon discharging its task and final report to the Board or upon action of the GLA Board.

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SPECTEC

THUNDERBIRD INTERNATIONAL CORPORATION

2/16/98

PROXY.

This is to authorize

Jim Kehoe, JR.

to vote on my behalf, during

today GLA mtg.

P. O. Box 360 • Emigrant, Montana 59027 • USA • (406) 333-4967 • FAX (406) 333-4259

GLA 00301

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Glastonbury Landowners Association Meeting
Board of Directors Meeting Minutes

March 9, 1998

1. **Call to Order, Prayer** -- Patrick Wolberd opened the meeting at 7:05 p.m.

Present: Patrick Wolberd (President), Daniel Kehoe, Jr. (Vice President), Joan Murphy (Secretary), Maria Scoble (Treasurer), Horus Brailsford, Philip Covington, Andrew Field, Peggy Keathley, and Walter Wunsch. Also present were Laurel Matthews and Margaret Roach, Ombudsmen.

Absent: Philip Hoag, Linda Kremer, and David Newhouse.

2. **Reading and Disposition of Minutes** -- The minutes of 2-16-98 were approved.

3. **Order of Business** -- No items were discussed out of order:

4. **Reports of Officers and Committees** --

4.1 Treasurer's Report. M. Scoble, Treasurer.

Discussion: M. Scoble reported that there was approximately $34,000 at the end of February. The Treasurer distributed a revised Petty Cash Procedures sheet, which was approved as amended. She said she had sent a copy of the Hazen assessment notice to him, and had also responded to the Baylors last request. P. Wolberd reported that he had given D. Newhouse a copy of the GCPC road budget proposal.

4.1.1 Tax Exempt Status.

Discussion: The Treasurer said our Accountant had asked if the GLA were tax exempt. Several members recalled obtaining paperwork for this process and thought that D. Kehoe, Sr. was involved, but did not recall seeing a finished document. Secretary Murphy said she had no such documentation in the GLA files.

Follow-up: M. Scoble - Call D. Kehoe, Sr. regarding his rememberance of the status of this form. Then relay info to J. Murphy for continuation of the process.

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4.1.2 Baylor Letter.

Discussion: The Treasurer read to the Board a letter from the Baylors, in which they requested a record of past assessments that had been paid by each owner. The Board reiterated their former position that the co-tenants of Parcel 47 North should each bring in their own assessment payment documents to the Court for the Court's decision regarding assessment payments. Although it was recognized that the GLA did not have complete records of all past assessment payment checks, there was consensus that Secretary Murphy should include in her letter to the Court regarding the assessment amounts owing (1) check copies that the GLA did possess, and (2) a statement that a "zero balance" invoice received by a parcel co-owner prior to 1-1-98 did not mean that co-owner had actually paid their fair share of the parcel's assessments.

Follow-up: J. Murphy - prepare and send a letter to the prevailing court involved in the 47 North subdivision. Also send a copy to the Baylors and all other parcel owners.

4.1.3 Lee Letter.

Discussion: The Treasurer read to the Board a letter from Henry Lee, in which he requested continuation of the assessment fee waiver for his Parcel 64 North, since the Church had never built a road to that parcel, as promised in the original Glastonbury Information Report. There was discussion regarding R. Kalar's former letter to Henry Lee on behalf of the Church, in which the Church had granted an assessment waiver on this parcel due to lack of a road. The need to run the GLA's response by its attorney and obtain an agreement to be signed by both parties was discussed. It was also noted that this particular matter involving the unbuilt road be given special attention in the road negotiations with the Church, so that the GLA does not take on the Church's burden to build the road.

Action: M. Scoble moved, H. Brailsford seconded that Henry Lee be allowed to receive a waiver of community assessment fees on Parcel 64 North until the road was built to that parcel, so long as the waiver was consistent with the previous agreement of the developer, and upon receipt of Lee's signature of a GLA waiver agreement to be drafted by the GLA's attorney. The motion passed unanimously.

Follow-up: D. Kehoe, Jr. - call the attorney to prepare an agreement by 3-30-98.

4.1.4 Slavenas Letter.

Discussion: M. Scoble read a letter from Rasa Slavenas, who requested a more gradual increase in community assessments.

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Follow-up: W. Wunsch - Call. R. Slavenas and explain the reasons why this will not be done by the GLA.

4.1.5 Other Items.

Follow-up: P. Wolberd - provide M. Scoble with a sample Treasurer's report form by 3-30-98.

Follow-up: M. Scoble and P. Keathley - write accounting procedures as per D. Holms needs by 4-20-98.

Follow-up: M. Scoble - prepare a Disbursement of Funds procedure by 3-30-98.

Follow-up: Committee Chairs - develop a committee budget by 3-30-98.

Follow-up: M. Scoble and J. Murphy - prepare a supplies purchase proposal after receipt of budgets from committee chairs.

Follow-up: J. Murphy - get back comments from M. Scoble and P. Hoag re Parcel 47 North assessments letter, finalize and send to the District Court by 3-30-98.

Follow-up: M. Scoble - prepare a draft letter to send to landowners requesting a break-down of assessment fees prior to 1998, by 3-30-98.

4.2 Finance Committee Report. M. Scoble, Chair.

Follow-up: R. Varkevisser - Call some landowners re delinquent accounts as needed after the next billing cycle in April.

4.3 Architectural Subcommittee Report. P. Hoag, Chair.

4.3.1 Resignation of Chair.

Discussion: A. Field reported in the Chair's absence. He said that P. Hoag had told him was very busy, wouldn't be able to make it to many GLA meetings, and thus could not continue to act as chair of this subcommittee. A. Field volunteered to fill the vacuum.

Action: P. Keathley moved, D. Kehoe, Jr. seconded that A. Field be elected as Chair of the Architectural Subcommittee. The motion passed unanimously.

4.3.2 Parcel 31 South Subdivision.

Discussion: A. Field reported that minutes were taken of the last meeting of this subcommittee, and would be presented to the Board by the 3-30-98 meeting. He said the main item discussed was the subdivision request by Parcel 31 South. The state DEQ, County and developer had all specified certain items in the covenants regarding this

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proposed subdivision. He said the subcommittee recommended approval of the subdivision, but with the condition that the GLA inform the owners that it will never take on snow removal or maintenance of the new road on the subdivision, as it was long and quite steep.

Action: A. Field moved, D. Kehoe, Jr. seconded that the GLA accept the recommendation of the Architectural Subcommittee regarding the Parcel 31 South. The motion passed unanimously.

Follow-up: J. Murphy - give R. Varkevisser, representative of Parcel 31 South owners, a copy of the Subcommittee's minutes and a letter indicating approval of their subdivision.

Follow-up: M. Scoble - convey to Barbara Hopkins at the Church the status of payment of the Parcel 31 South assessments, prior to the subdivision.

4.3.3 Other Items.

Discussion: J. Murphy said she had contacted County Planner Ellen Woodbury re Ellen notifying the GLA of subdivisions that had been approved. Joan is to provide Ellen with a supply of stamped post cards addressed to the GLA; Ellen has agreed to mail one to the GLA when the county had finalized a subdivision request for a Glastonbury parcel.
J. Murphy reported that the Shirley Lloyd subdivision had been finalized.

Follow-up: Board - review resubmitted GLA Building Project Review Forms for comment by 3-30-98.

Follow-up: A. Field - revise protocol for processing subcommittee decisions and approval and bring recommendations to the 3-30-98 meeting.

Follow-up: A. Field - review the "Community of Glastonbury Policies & Standards for Subdivisions," including Section 4.4 on Installation of Utilities, for possible revision by 3-30-98.

Follow-up: "J. Murphy - develop form letter to developer to notify of subdivider assessment status by 3-9-98." *This item was deleted.*

4.4 Road Committee Report. D. Newhouse, Chair.

Discussion: H. Brailsford reported for the committee in the Chair's absence. He said that the bids for road improvements were in from Archie Mann, and that the Church said they would try to meet with the GLA by next week. Also, he said the Certificate of Insurance naming the GLA as an additional insured had been received for A. Mann, and that the Dirkers one was expected in the near future.

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Follow-up: H. Brailsford - give A. Mann bids for road improvements to P. Wolberd.
Follow-up: W. Wunsch - send the Capricorn Drive letter by 3-30-98.
Follow-up: D. Newhouse - prepare road maintenance schedule for G. North and G. South following Joint Committee negotiations with the developer.
Follow-up: W. Wunsch - report on Chevy truck/plow following Joint Committee negotiations with the developer.
Follow-up: D. Newhouse - re-write Dirkers' plowing contract establishing the plowing priority of roads, then convey them to P. Wolberd for final approval before asking Dirkers to sign, by 3-30-98.
Follow-up: D. Newhouse - define snowplowing order and responsibilities and who to call re private drives, review with P. Wolberd, then present it to the proper channels for dissemination in a telephone tree by 3-30-98.
Follow-up: D. Newhouse - order next level of road grading by 3-30-98.
Follow-up: D. Newhouse - propose High South turn-around/parking area near W. Pitt property by 4-20-98.

4.5 Nominating Committee Report. No report.

4.6 Complaint Committee. J. Murphy, Chair.
Discussion: J. Murphy distributed final copies of the Complaint Committee Protocol.
Follow-up: J. Murphy - submit a recommendation to the Board by 4-20-98 regarding the W. Pitt complaint.

4.7 Land Use Master Plan Advisory Committee. D. Kehoe, Jr., Chair.
Discussion:
➪ J. Murphy reported that she had placed a list of committee chairs at each Teaching Center and in the Glastonbury Herald. D. Kehoe, Jr. distributed redrafted Committee Operational Procedures, and they were approved by consensus.
➪ D. Kehoe, jr. mentioned that the circular issued by a group called The Committee for a More Perfect Union had used drawings from Michael Van Hausen that had been paid for by the GCPC in their recently published circular. He said Van Hausen had sent a letter to William Davis in response to a call from Davis, and that it seemed Van Hausen was under the impression that this group was a branch of the GLA. Van Hausen had also sent a copy to P. Wolberd for the GLA, along with four copies of a 47-page updated Land Use Master

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Plan, which was expected to arrive in the mail any time. D. Kehoe said Van Hausen said the new Plan establishes links with the County's Master Land Use Plan. There was discussion regarding the fact that no Board member had given Van Hausen authorization for this next step.

➪ Regarding the circular distributed by The Committee for a More Perfect Union, P. Wolberd said many people had called him to discuss the circular, as there wereconcerns regarding the lack of financial statements or other types of financial information typically found in a company prospectus. Another member noted that each page of the circular had been copyrighted, including the pages with the drawings that had been paid for by the GCPC, the predecessor of the GLA. It was noted that there was some confusion within Glastonbury as to whether or not The Committee for a More Perfect Union was a committee of the GLA. P. Wolberd asked the Board if they felt it should send a list of questions and concerns to The Committee to give them a chance to explain their point of view. There was discussion regarding discussing the issue with the GLA attorney, to see if the GLA had an involvement in the matter.

Action: D. Kehoe, Jr. moved, P. Keathley seconded that the GLA take the matter to the GLA attorney, using questions to be written down by a committee composed of D. Kehoe, Jr., P. Wolberd and P. Keathley, in order to get his advice concerning any potential GLA liability or accountability involving The Committee for a More Perfect Union. The motion passed unanimously.

Action: A. Field moved, M. Scoble seconded that the GLA limit the attorney to 3 hours of work on this matter. The motion passed unanimously.

Follow-up: D. Kehoe, Jr., P. Wolberd and P. Keathley - write down questions and present them to the attorney, and conveying 3 hour time constraint.

Follow-up: P. Wolberd - ask Anita Wolberd to give updated LUMP from Van Hausen to J. Murphy once it is received in the mail. J. Murphy - make and deliver copies to D. Kehoe, Jr. for the commitee's review.

4.8 High South Fire Water Reservoir Advisory Committee.

Report carried over to next meeting.

Follow-up: W. Wunsch - develop a proposal of alternatives for the Board to consider, including cost projections and time frame, by 3-30-98.

5. Ombudsmen Reports. A final version of Definitions and Functions of Ombudsmen was distributed, and was approved by the Board.

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6. **Unfinished Business --**

6.1 Bylaws/Covenants Voting Discrepancies. Carried over to next meeting.
Follow-up: Board - review memo for comment on 4-20-98.

6.2 Association Letterhead.
Discussion: J. Murphy reported that there had been no community response to the telephone tree soliciting letterhead ideas, but that she would put the request in the Glastonbury Herald, and would also be contacting directly certain artistically-inclined community members who might be able to help.
Follow-up: J. Murphy - contact artistic individuals re helping design GLA letterhead.
Follow-up: W. Wunsch - find out if existing COG logo is available to GLA by 3-30-98.

6.3 Office Space Needs. J. Murphy
Discussion: Mention was made that the old Glastonbury office in South Glastonbury, which is now being rented from the Church by the S.G. Teaching Center, might have space for a GLA office.
Follow-up: J. Murphy - Ask D. Kehoe, Sr. if the Teaching Center contract with the Church will allow subcontracting by other parties.

6.4 Filing Liens when Assessments Owed. Tabled. (See 7.3)

7. **Tabled Business --**
- 7.1 Noxious Weed and Pine Tree Infestations Committee(s) Formation.
- 7.2 Should the GLA Accept Responsibility for Maintenance of Subdivision Roads? (D. Newhouse)
- 7.3 Filing Liens when Assessments Owed. (From 6.4 above.)
- 7.4 Study guidelines for tree removal. (P. Hoag)

8. **New Business --**

8.1 GLA Emergency Fund. (P. Wolberd)
Discussion: P. Wolberd suggested a fund of approximately 10% of the GLA income for emergency purposes.

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Follow-up: Finance Committee - consider such a fund and make recommendations at the next meeting on 3-30-98.

8.2 Community Center Development. (P. Wolberd)

Discussion: P. Wolberd said he wondered if the GLA wanted to pursue this for North Glastonbury for the upcoming building season. H. Brailsford said he felt it was premature, as no land had yet been granted by the Church. There was consensus to wait to see if and what land was granted.

8.3 Feedback Regarding Media Statements. (W. Wunsch)

Discussion: W. Wunsch said that he had been surprised by *The Livingston Enterprise* article regarding the opening of the sale of Glastonbury land to local realtors, since the Church had not notified the GLA in advance of the story, as had been requested in the past. It was agreed that the GLA should give the Church feedback that they expected advance notification of a story involving Glastonbury, in order to be prepared to deal with the ramifications of that story.

Follow-up: P. Wolberd - Call Chris Kelly and let him know that the GLA would prefer input prior to media coverage concerning Glastonbury.

9. **Open Floor Comments** – None.

10. **Next Meeting** -- The next meeting will be at 7:00 p.m. on Monday, March 30, 1998 at the Thomas More School in North Glastonbury.

11. **Adjournment** -- The meeting was adjourned at 9:45 pm.

Lucia Hodges

Submitted by Lucia Hodges
Assistant Secretary

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Glastonbury Landowners Association
Board of Directors Meeting
Agenda
March 9, 1998

1. Call to Order, Opening Prayer (and waiver of notice if required)
2. Reading and Disposition of Minutes
3. Order of Business
4. Reports of Officers and Committees

4.1 Treasurer Report - Maria Scoble, Treasurer

Follow-up: P. Wolberd - Give M. Scoble a sample Treasurer's rpt. by 3-9-98

Follow-up: M. Scoble - Write finalize petty cash procedure, copy to J. Murphy by 3-9-98

Follow-up: M. Scoble/P. Keathley - Write accounting procedures as per D. Holm accounting needs by 4-20-98

Follow-up: M. Scoble - Prepare Disbursement of Funds procedure by 3-16-98

Follow-up: M. Scoble/J. Murphy - Prepare a supplies purchase proposal after receipt of committee budgets

Follow-up: M. Scoble - Send a copy of the John Hazen assessment notice to J. Hazen by 3-9-98

Follow-up: P. Wolberd - Give D. Newhouse a copy of the GCPC budget proposal on road maintenance by 3-9-98

Follow-up: All Committee Chairs - Develop a committee budget by 3-30-98

Follow-up: J. Murphy - Send a letter to the District Court re Parcel 47 North assessments due

Follow-up: M. Scoble - Prepare a draft letter to send to landowners requesting a break-down of assessment fees prior to 1998

Follow-up: M. Scoble - Respond to Baylors and others who have written by 3-9-98

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4.2 Finance Committee Report - Maria Scoble, Chair

Follow-up: R. Varkevisser - Call some of the landowners regarding delinquent accounts as needed after the next billing cycle in April

4.3 Architecture Subcommittee - Philip Hoag, Chair

Follow-up: Board - Review GLA Building Project Review Forms for comment by 3-9-98

Follow-up: P. Hoag - Develop protocol for committee decisions and approval by 3-9-98

Follow-up: P. Hoag - Review the Community of Glastonbury Policies & Standards for Subdivisions including section 4.4 Installation of Utilities, for possible revision, completion date to be determined at 3-9-98 mtg.

Follow-up: J. Murphy - Develop form letter to developer to notify of subdivider assessment status by 3-9-98

Follow-up: J. Murphy - Send assessment status letter re Shirley Lloyd property by 3-9-98

Follow-up: J. Murphy - Contact Ellen Woodbury re notifying GLA of County subdivision approvals by 3-9-98

4.4 Road Committee Report - David Newhouse, Chair

Follow-up: W. Wunsch - Send the Capricorn Drive letter by 3-9-98

Follow-up: D. Newhouse - Prepare road maintenance schedule for G. North and G. South upon completion of negotiations

Follow-up: W. Wunsch - Report back on Chevy snowplow negotiations

Follow-up: D. Newhouse - Call Dirkers insurance agent and ask for a Certificate of Insurance naming the GLA as an additional insured by 3-9-98

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Follow-up: D. Newhouse/J. Healy - Obtain a cleaned up contract spelling out the guidelines for plowing priorities and map of roads to be plowed, from Michael Dirkers & review with P. Wolberd by 3-9-98

Follow-up: D. Newhouse - Route road engineer invoice to treasurer upon receipt

Follow-up: D. Newhouse - Define snowplowing priorities & who to call re private drives, information to Board by 3-9-98

Follow-up: D. Newhouse - Order next level of road grading by 3-9-98

Follow-up: D. Newhouse - Propose High South turn-around/parking area near W. Pitt property by 4-20-98

4.5 Nominating Committee Report

4.6 Complaint Committee - Joan Murphy, Chair

Follow-up: J. Murphy - Submit a recommendation to the Board re W. Pitt/ Alfaro complaint by 4-20-98

4.7 Land Use Master Plan Advisory Committee - D. Kehoe, Jr., Chair

Follow-up: J. Murphy - Place list of committee chairs at each T.C. re who to call regarding meeting schedule by 3-9-98

Follow-up: D. Kehoe - Redraft committee protocol by 3-9-98

Follow-up: P. Hoag - Study guidelines for Tree removal by 3-9-98

4.8 High South Fire Water Reservoir Advisory Committee - W. Wunsch, Chair

Follow-up: W. Wunsch - Develop a proposal of alternatives for Board to consider, including cost projections & time frame by 3-9-98

5. Ombudsman Report - Laurel Matthews (South) & Margaret Roach (North)

6. Unfinished Business

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6.1 By-Laws/Covenants voting discrepancies

Follow-up: Board - Review memo for comment on 3-9-98

6.2 Association Letter Head

Follow-up: J. Murphy/L. Matthews - Draft a Telephone Tree soliciting ideas for a GLA letterhead/logo design by 3-9-98

Follow-up: W. Wunsch - Find out if existing COG logo is available to GLA by 3-9-98

6.3 Office space needs - J. Murphy

6.4 Filing Liens when assessments owed - P. Hoag

7. Tabled Business

7.1 Noxious Weed Committee Formation

7.2 Should GLA accepting responsibility for maintenance of subdivision roads? - D. Newhouse

8. New Business

8.1

8.2

8.3

8.4

8.5

8.6

9. Open Floor Comments

10. Next Meeting - Monday, 7:00 p.m., March 30, 1998, North Glastonbury

11. Adjournment

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Telephone Tree

From: GLASTONBURY LANDOWNERS ASSOCIATION
To: Glastonbury Landowners
Date: February 21, 1998

1. Beginning in March, the Board of Directors meetings will be held every three weeks. The next two meetings are scheduled for March 9, 1998 at South Glastonbury Teaching Center and March 30, 1998 at Thomas More School. Meetings are on Monday evenings at 7:00 p.m.

2. If anyone wishes to attend sub-committee meetings, please contact the following chairpersons:

Maria Scoble (333-4306)	Finance Committee
David Newhouse (333-4242)	Road Committee
Philip Hoag (333-4707)	Architectural Committee (includes subdivisions)
Joan Murphy (333-4792)	Complaint Committee
Daniel Kehoe, Jr.(333-4222	Land Use Master Plan Advisory Committee

3. The Board of Directors is looking to Glastonbury's artistic residents for assistance in creating a logo for the GLA letterhead. Those interested in participating in this project, please call Joan Murphy at 333-4792 or Laurel Matthews at 333-4565.

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Complaint Committee Protocol
Adopted February 16, 1998

1. Complaint. Once a Director receives a complaint form, they shall forward it to the Complaint Committee Chairman to be put on the agenda of the next Committee meeting for review. At that meeting the Committee shall determine and investigate if necessary whether the complaint requires action on the part of the GLA Board or should be returned for clarification or completion.

2. Investigation and Informal Resolution. On complaints that appear to require the Board's action, the Complaint Committee shall investigate the complaint and solicit a response from the alleged violator. If the approach of the Committee to rectify the situation is successful the matter is considered resolved. If the approach of the Committee is not successful, the Committee shall report their findings to the Board.

3. First Notice. If the Board deems it necessary to proceed on behalf of the Landowners to rectify the situation, the Board shall send the Landowner named in the Complaint a First Notice describing:

A.) the nature of the alleged violation;
B.) the requested remedial action to be taken; and
C.) define the ten (10) day period within which the alleged violator may present to the Board a written request for a hearing or a written rebuttal regarding the Complaint.

If this Notice and subsequent actions brings about a resolution to the Complaint, the Board will send a Resolution Confirmation letter to the violator with a copy to the complainant.

4. Second Notice. If the Board finds it necessary to take stronger measures to resolve the violation described in the Complaint due to the response or lack of response of the Landowner named in the Complaint, the Board shall send the alleged violator a Second Notice that may include any of the substance of the First Notice and shall also include:

A.) the proposed sanction to be imposed or action to be taken by the Board; and
B.) a statement that the proposed sanctions or actions shall be imposed as contained in the notice unless a challenge is begun within ten (10) days of the mailing of the notice.

If a timely challenge is not made, the sanction stated in the notice shall be imposed or the action deemed necessary shall be started. If the violation is resolved within the ten day period, the Board may suspend the proposed sanction or action. Such suspension shall not constitute a waiver of the right to sanction future violations of the same or other provisions by any person.

5. Hearing. If a hearing is requested within the allotted ten day period, the hearing shall be held before the Board members who are not on the Complaint Committee investigating that particular complaint or such impartial body as the Board may appoint. The Landowner in question shall be afforded a reasonable opportunity to be heard. Prior to the effectiveness of any sanction, proof of proper notice shall be placed in the Minutes of the meeting. Such proof shall be deemed adequate if a copy of the notice, together with a statement of the date and manner of delivery, is entered by the person who delivered such notice. The notice requirement shall be deemed satisfied if the alleged violator or his representative appears at the meeting. The Minutes of the meeting shall contain the results of the hearing and the sanction, if any, imposed or any action that the Board decides to take, unless a decision for action is deferred for further study.

5 Enforcement Action. In the event that a Landowner continues to violate the Covenants, ByLaws, Rules, regulations or Community Standards, after being served a Notice by the Board and the ten day period for a hearing has elapsed, the Board may elect to enforce any such provision by suit at law to obtain injunctive relief, compliance monetary damages or any other legal remedy available.

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Committee Operational Procedures
Adopted February 16, 1998

1. Committee Formation. The Glastonbury Landowner's Association (GLA) Board, by its power to create committees, may create Board Committees that are authorized to act on behalf of the Board and advisory committees that perform a task and report back to the Board. All Board Committees must have at least two GLA Board members on them.

Upon authorization of the GLA Board to form a committee, the committee chairman or co-chairmen shall form the committee through invitation and/or a request for volunteers as is deemed appropriate by the Board for that specific committee. The number of committee members is left to the discretion of the committee chairman and the chairman's ability to find staffing. The Board may augment the staffing if it finds that the committee is not performing its duty due to understaffing.

The elements that a chairman would be expected to look for in committee members would be, but not limited to:
- area of personal expertise;
- ability to devote time and energy to the committee and project at hand;
- ability to work in harmony with committee members and respect their time, views, and work;
- cross-section of Glastonbury population representation.

2. Purpose Defined. The initial meeting of the committee, if the nature of the committee is to handle a single task, shall be to set a timetable and manner for completing the assigned task. If the nature of the committee is to perform an ongoing duty authorized by the GLA Board, the first meeting shall be to establish the procedure for carrying out the responsibility assigned to it, unless that has been previously been done in a GLA Board meeting.

3. Reporting. As is deemed necessary due to the nature of the committee, the committee shall report its findings, recommend actions or update the Board on recent activities at the regular GLA Board meetings.

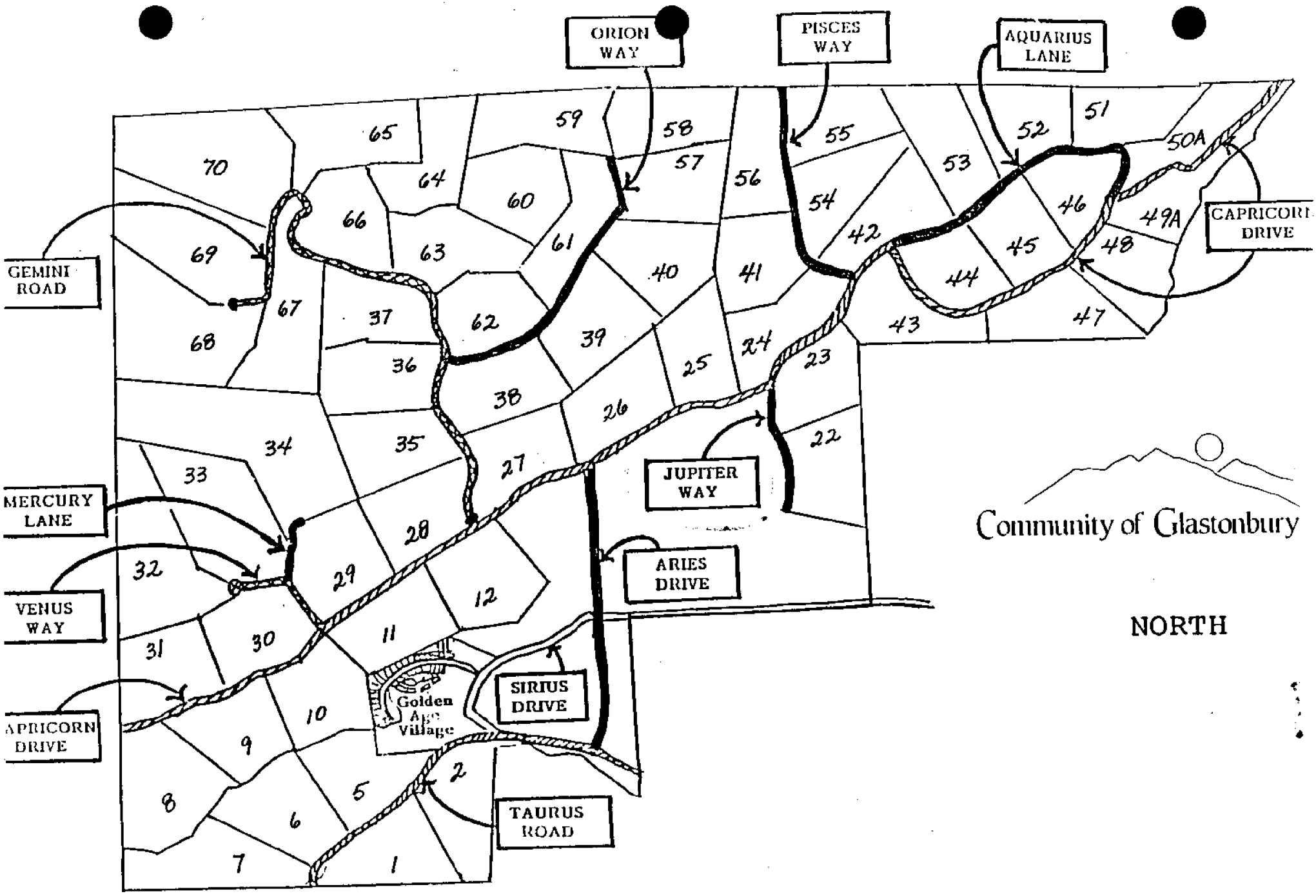
The committee shall present to the GLA Board the tentative timetable and manner for completing the task for Board approval and authorization on tasks that :

A.) will have a significant effect on the operation of the GLA or Glastonbury; or
B.) will have an effect on the GLA's public image or interaction with the county, state or federal government; or
C.) due to the nature of the task, are required to by the GLA Board.

4. Meetings. The committee shall meet as often as is necessary to complete its task within the timetable established or to effectively perform the service authorized by the Board. All committee meetings shall be open unless otherwise approved in advance by the Board. Notice and minutes of meetings of Committees of Directors shall be as set forth in the GLA ByLaws. All committees shall keep minutes as set forth in the GLA ByLaws. Notice of any committee meeting shall be given to Landowners who request such notice.

5. Dissolution. The Committee may be dissolved upon discharging its task and delivering its final report to the Board or upon action of the GLA Board.

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