GLA 00320

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From: Specifications and Standards for Gravel Road Construction, Rev. 87-1

Table 1: DESIGN SPECIFICATIONS - COMMUNITY ROADS

Minimum Right of Way (Easement)	60 feet
Normal Width of Driving Surface	24 feet
Minimum Width of Driving Surface in Mountainous Terrain	20 feet
Maximum Grade	12%
Maximum Continuous Grade For More Than 500 Ft	10%
Minimum Road Visibility	240 feet
Minimum Frequency of Turnouts in Sections Narrower Than 24 Feet	500 feet
Minimum Turning Radius	50 feet
Depth of Base Course Rock	9 inches
Depth of Crushed Surface Gravel	3-6 inches
Rock & Gravel Specification	see Table 6
Compaction	see Section 4.3
Angle of Repose on Cuts and Fills	see Table 5
Drainage	see Section 4.5
Dead Ends	Cul de Sac or Adequate Turn Around

GLA 00321

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Glastonbury Landowners Association
Board of Directors Meeting

- Draft - Corrections on pg 5

Minutes
March 30, 1998

1. **Call to Order, Prayer** - Patrick Wolberd opened the meeting at 7:08 p.m.

Present: Patrick Wolberd (President), Daniel Kehoe, Jr. (Vice President), Joan Murphy (Secretary), Maria Scoble (Treasurer), Philip Hoag, Andrew Field, Peggy Keathly, Walter Wunsch and David Newhouse. Margaret Roach and Laurel Matthews, Ombudsmen, were also present.

Absent: Horus Brailsford, Linda Kremer and Philip Covington.

2. **Reading and Disposition of Minutes** - The minutes of 3-9-98 were corrected and approved.

3. **Order of Business** - The following item was discussed out of order.

3.1 (Agenda Item 8.5) Replacement of Assistant Secretary

Discussion: Joan Murphy read the letter of resignation from Lucia Hodges as Assistant Secretary. Other duties do not allow her to continue to fill this position. In her letter L. Hodges suggested that the position be a paid one since no volunteer could be found. She stated that at least seven hours of work was involved with each Board meeting.

Action: Joan Murphy moved that the GLA Board of Directors hire someone to be an Assistant Secretary, whose responsibility will be to take the minutes of the Board meetings and to transcribe those minutes, the fee for these services to be $45.00 per meeting. A. Field seconded the motion. Motion carried unanimously

.Action: Maria Scoble moved and Joan Murphy seconded the motion to have LaurelMatthews fill the position of Assistant Secretary. Motion carried unanimously. J. Murphy suggested sending a thank you letter to Lucia Hodges.

Follow-up: J. Murphy will send the letter to L. Hodges thanking her for her services.

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4. Reports of Officers and Committees -

4.1 Treasurer's Report. Maria Scoble, Treasurer

M. Scoble distributed the Glastonbury Landowners Association Profit and Loss Statement for January 1 through February 28, 1998. Copy of this statement is filed herewith.

Discussion: Format of this statement was accepted by consensus. A. Field suggested the addition of a balance sheet and P. Wolberd stated a budget sheet was needed. The Board agreed that the profit and loss statement and the balance sheet should be submitted monthly and the budget sheet presented quarterly. M.Scoble stated that if everyone paid their assessments, the total would be $100,000.00.

Follow-up: M. Scoble notify D. Holm Office re additional rets for 1st quarter by 4-20-96.

Follow-up: IRS Tax Forms - M. Scoble contacted Dan Kehoe, Sr. re IRS tax forms. D. Kehoe, Sr. replied none had been filed. M. Scoble stated that D. Holm, accountant, is in the process of securing the IRS tax exempt status for the GLA.

Action: A. Field moved and M. Scoble seconded the motion to authorize Dan Kehoe, Jr. to call Melanie at the Holm Accounting Firm to answer questions about the tax exempt status, and if needed, authorize Melanie to call John Glover, Bozeman lawyer, for further information. Motion passed unanimously.

Follow-up: M.Scoble/P. Keathly - To write accounting procedures as per D. Holm accounting needs by 4-20-98.

Follow-up: M. Scoble - To prepare Disbursement of Funds procedure by 4-20-98.

Follow-up: M. Scoble/J. Murphy - To prepare a supplies purchase proposal after receipt of committee budgets by 4-20-98.

Follow-up: All Committe Chairs - To develop a committee budget by 4-20-98.

Follow-up: Letter to District Court re Parcel #47 - J. Murphy read the draft copy of the letter to be signed by the President and sent to Judge Swandel re partitioning of Parcel #47. The letter included the breakdown of the monies owed in past assessments by each tennant-in-common. P. Wolberd stated that Margaret Roach's zero balance should also

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be included and it was suggested that the page from the covenants stating obligation of all landowners to pay assessments be included with the letter, as well as the photo copies of all cancelled checks available showing payments from all tennants-in-common; copies of this letter to go to all landowners involved. Court date hearing is May 28, 1998.

Action: J. Murphy moved and P. Keathly seconded the motion to send this letter as amended to Judge Swandel. Motion carried unanimously.

Follow-up: J. Murphy - Send Parcel 47 letter to Judge Swandel by 4-20-98.

Follow-up: M. Scoble presented the draft letter to be sent to landowners explaining the breakdown of assessment fees beginning in 1998, and the past due assessments that may have been billed to the primary landowner, the one responsible for the collection of each portion of the fee of each tennant-in-common.

Discussion: It was reiterated in reference to the sale of property in Glastonbury that all assessments must be paid prior to the transfer of ownership. It was suggested to include the letter explaining the Protocol for Processing Reviews with the current quarterly bill mailing due to go out shortly. P. Wolberd suggested that one message at a time be disseminated.

Action: M. Scoble moved and A. Field seconded the motion to send the letter clarifying assessments, as amended, with the next statement to landowners. Motion carried unanimously.

Follow-up: M. Scoble - Send approved letter by 4-20-98.

Follow-up: W.Wunsch called R. Slavenas and left a message on the answering machine. Voice contact was never accomplished. W. Wunsch will try again to reach this landowner and explain why the request for a more gradual assessment cannot be carried out. - Effort to be accomplished by 4-20-98.

M. Scoble stated that she had received a note from Thomas Burns representing Chalice

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Well Shelter indicating that the $240.00 assessment for the Shelter was excessive.

Follow-up: A. Field will call T. Burns and explain that these assessments are what the GLA members have ratified, by 4-20-98.

4.2 Finance Committe Report. Maria Scoble, Chair.

No report.

Follow-up: R. Varkevisser - To call some of the landowners regarding delinquent accounts as needed after the next billing cycle in April, by 5-11-98.

Follow-up: M. Scoble - To develop recommendation re emergency fund by 5-11-98

4.3 Architectural Subcommitte. Andrew Field, Chair.

Follow-up: Board - Review GLA Building Project Review Forms for comment. Project is waiting for comments and write-ups; carried forward for final approval on 4-20-98.

Follow-up: Draft of Protocol for Processing Reviews by the Architectural Subcommittee of the Project Revew Committee was submitted to the GLA Board for approval. Copy of this procedure is filed herewith.

Discussion: William Smith who was present at the Board meeting asked if there was a time line indicated for completion of the review procedures, stating that at county level the time line is 35 days and at state level the time line is 65 days. A. Field said there was no time line indicated. P. Wolberd suggested adding "in a timely manner"after the second paragraph.

Action: A. Field moved and P. Hoag seconded the motion to adopt the Protocol for Processing Reviews of 3-30-98 as amended. Motion carried unanimously.

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

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completion date to be determined on 4-20-98.

Follow-up: J. Murphy gave R. Varkevisser, representative of Parcel 31 South owners, a copy of the subcommittee's minutes and ~~the GLA minutes~~ letter indicating approval of their subdivision.

Follow-up: M. Scoble - To convey to Barbara Hopkins, at the developer office, the status of payment of Parcel 31 South assessments prior to the subdivision.

Discussion: W. Smith, familiar with the process of subdivision of Parcel 10 North (Jack Baughman), confirmed that up-grades, including water supplies, were completed. Jack Baughman, being advised that assessments had to be paid prior to finalizing subdivision, stated he would send check immediately.

Follow-up: A. Field - Draft notice letter to Developer for secretary to send.

Action: A. Field moved and P. Hoag seconded the motion to approve subdivision of Parcel 10 North as soon as Treasurer confirms the assessments are paid through the first quarter of 1998. Motion carried unanimously.

Follow-up: J. Murphy will send letter to office of Edward Francis confirming the GLA approval as soon as Treasurer confirms payment of assessments.

4.4 Road Committee Report. David Newhouse, Chair.

Follow-up: W. Wunsch - Letter to the County about Capricorn Drive will be revised since dumpsters have been removed by the County from both North and South Glastonbury. However, County still needs to be asked to remedy problem of water collection at the bottom of hill near Hwy 89 on Capricorn; letter to be written and sent by 4-20-98.

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.

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Follow-up: D. Newhouse - Call Dirkers insurance agent and ask for a Certificate of Insurance naming the GLA as an additional insured.

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 and review with P. Wolberd. The GLA needs a simply worded and typed contract written under M. Dirkers name with a certificate of insurance addressed to the President of Board. Contract needs to spell out that Dirkers is a contractor and paid by the hour; this contract to be brought to Board by 4-20-98.

Follow-up: D. Newhouse -- Define snowplowing priorities and who to call re private drives. Priorities have already been set by Board; i.e. North Glastonbury primary roads, South Glastonbury primary roads, then secondary roads, etc. This needs to be defined on paper; information to the Board by 4-20-98.

Discussion: - Subdivision Roads - D. Newhouse asked about possibility of plowing and maintaining subdivision roads. P. Wolberd responded that he interpreted subdivision roads to be "private roads", to be maintained by individual landowners; that the GLA should be careful of taking on too much responsibility for too many miles of roads, which might change liability insurance and would increase liability insurance. Owners of subdivisions can bring a written proposal to the GLA concerning their roads if they wish maintenance from the GLA; these issues then can be discussed.

(Agenda Item 8.4) Subdivison Discussion - Taken out of order

D. Newhouse asked what reaction there would be to having a subdivision of 1- acre lots; that there is a possibility of buying Parcel 19 North which could lend itself to creating 1-acre lots, with a road through it.

Discussion: D. Newhouse indicated that Ellen Woodbury was in favor of high density housing. J. Murphy stated that this probably will be regulated under the LUMP. P. Wolberd pointed out that the draft LUMP does favor cluster housing with space around

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each cluster and that a developer might want to consider this arrangement instead of individual houses on 1- acre lots; the bottom line being that the LUMP has not yet been approved and that developers need to make a case with the LUMP committee.

4.4 Continued

Follow-up: D. Newhouse - Order next level of road grading

Discussion- D. Newhouse reported that he is in the process of checking the roads. The road maintenance from the post office in Emigrant to Golden Age Village (a portion of Serius) needs to be negotiated with the Ranch. P. Wolberd stated that D. Newhouse should come back to the Board when the money for maintenance is exhausted. GLA needs copy of the road negotiation report from subcommittee.

Follow-up: D.Newhouse - To provide copy to Secretary.

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. 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. Daniel Kehoe, Jr, Chair.

Follow-up: D. Kehoe, Jr. submitted draft letters to be sent to John T. Glover, Berg Law Firm, and Davies Anderson, Chairman of Golden Age Cooperative Development Fund, re the circular of the GACD Fund, using Michael Van Hausen's illustrations, ideas, etc.

Discussion: D. Anderson sent letter to J. Murphy, which was read to the Board, encouraging discussions with the GLA Board before the Easter Conference. GLA needs

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to have a written response to the questions incorporated in the draft letter dated 3-31-98. P. Wolberd stated he did not wish the GLA to appear hostile yet certain questions need clarification. He further stated that most of the community believe that the GACD is endorsed by the GLA, which, in fact, is erroneous, and that there was a great deal of misunderstanding between M. Van Hausen, the GACD and the GLA (which developed out of the GCPC); that M. Van Hausen believed that the GADC was , in reality, a focus group of the GCPC and had the endorsement of the GLA.

Action: D. Kehoe, Jr. moved and A. Field seconded the motion that the letter dated 3-31-98 to John Glover be sent as amended. Motion carried unanimously.

Action: P. Keathly moved and W. Wunsch seconded the motion that the letter of 3-31-98 to D. Anderson be sent as amended, with copies to GADC Board. Motion carried unanimously.

These letters are filed herewith.

Follow-up: P. Wolberd - P. Wolberd distributed LUMP Draft update to LUMP Chair.

Discussion: P. Wolberd suggested the LUMP Committee meet and write a letter to M. Van Hausen explaining what we can or cannot use and define time lines, this letter to be sent under the President's signature, reinforcing the fact that there is no input from the GLA. The letter should state that the price is negotiable, making a counter offer to Van Hausen for the portions we can use. If he is unwilling to negotiate then the Plan should be sent back unused.

Follow-up: D. Kehoe, Jr. will call M. Van Hausen acknowledging receipt of the material.

4.8 High South Fire Water Reservoir Advisory Committee. Walter Wunsch, Chair.

Follow-up: W. Wunsch - To develop a proposal of alternatives for Board to consider, including cost projections and time frame by 5-11-98.

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5. **Ombudsmen Reports** - No Report

6. **Unfinished Business.**

6.1 By-Laws/Covenants Voting Discrepancies.

Follow-up: Board - Review memo for comments on 4-20-98.

6.2 Association Letterhead.

Discussion: J. Muphy and L. Matthews both reported there were no responses to invitations (via phone tree) to create a letterhead .

Follow-up: J. Murphy will contact some appropriate sources for the creation of the letterhead and report back on 4-20-98.

Follow-up: W. Wunsch - To find out if existing COG logo is available to GLA by 4-20-98.

6.3 Office Space Needs. J.Murphy

Follow-up: J. Murphy - To check with D. Kehoe, Sr. re office availability at new TC location by 4-20-98.

6.4 Media Statements by Church.

Follow-up: P.Wolberd - P.Wolberd contacted Chris Kelly via voice mail but did not make voice contact re coordinating media releases. - Complete contact by 4-20-98.

7. **Tabled Business**

7.1 Noxious Weed Committee Formation.

7.2 Should GLA accept responsibility for maintenance of subdivision roads? D. Newhouse - Discussed under 4.4.

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7.3 Filing liens when assessments owed. - P. Hoag.

7.4 Study guidelines for tree removal. - P. Hoag.

8. New Business

8.1 Proxies - Patrick Wolberd

Discussion: P. Wolberd stated the Board should have a policy regarding proxies for Board meetings and that the number of proxies could be applied to make the quorum but that the number of proxies should not be greater than the number of people physically present.

Action: P. Keathly moved and P. Hoag seconded the motion to permit only one proxy per person present. Motion carried unanimously.

8.2 Covenant Agreement - Joan Murphy

8.3 Davies Letter (See Item 4.7) - Daniel Kehoe, Jr.

8.4 Subdivisions (See Item 4.4) - David Newhouse

8.5 Secretary Replacement (See Item 3.1) - Joan Murphy

9. Open Floor Comments - None

10. Next Meeting - The next meeting will be Monday, 7:00 p.m., April 20, 1998, at the South Glastonbury Teaching Center.

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11. **Adjournment** - The meeting was adjourned at 10:23 p.m.

Respectfully submitted by

Laurel Matthews

Laurel Matthews

Assistant Secretary

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Glastonbury Landowners Association
Board of Directors Meeting
Agenda
March 30, 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 - Have D. Holm produce monthly financial reports for the Board 3-30-98

Follow-up: M. Scoble - Call D. Kehoe, Sr. re IRS tax status forms.

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 3-30-98

Follow-up: M. Scoble/J. Murphy - Prepare a supplies purchase proposal after receipt of committee budgets

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, include info obtained from Scoble & Hoag 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

Follow-up: W. Wunsch - Call R. Slavenas and explain the reasons why their request for a more gradual assessment increase can't happen by 3-30-98

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

Follow-up: M. Scoble - Develop recommendation re emergency fund by 3-30-98

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Glastonbury Landowners Association
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4.3 Architecture Subcommittee - Philip Hoag, Chair

Follow-up: Board - Review GLA Building Project Review Forms for comment by 3-30-98

Follow-up: P. Hoag - Develop protocol for committee decisions and approval by 3-30-98

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 3-30-98

Follow-up: J. Murphy - Give R. Varkevisser, representative of Parcel 31 South owners, a copy of the subcommittee's minutes and the GLA minutes indicating approval of their subdivision by 3-30-98

Follow-up: M. Scoble - Convey to Barbara Hopkins, at the developer office, the status of payment of Parcel 31 South assessments, prior to the subdivision

4.4 Road Committee Report - David Newhouse, Chair

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 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 3-30-98

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 3-30-98

Follow-up: D. Newhouse - Define snowplowing priorities & who to call re private drives, information to Board by 3-30-98

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Glastonbury Landowners Association
Board of Directors Meeting
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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

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: D. Kehoe, Jr., P. Wolberd & P. Keathley - Develop questions for attorney re Golden Age Cooperative Fund and draft letter to attorney and directors of GACF by 3-30-98

Follow-up: P. Wolberd - Distribute LUMP Draft update to LUMP Chair

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 3-30-98

5. Ombudsman Report - Laurel Matthews (South) & Margaret Roach (North)

6. Unfinished Business

6.1 By-Laws/Covenants voting discrepancies

Follow-up: Board - Review memo for comment on 4-20-98

6.2 Association Letter Head

Follow-up: J. Murphy/L. Matthews - Coordinate GLA letterhead/logo design

Follow-up: W. Wunsch - Find out if existing COG logo is available to GLA by 3-30-98

6.3 Office space needs

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Glastonbury Landowners Association
Board of Directors Meeting
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Follow-up: J. Murphy - Check with D. Kehoe, Sr. re office availability at new TC location by 3-30-98

6.4 Media Statements by Church

Follow-up: P. Wolberd - Call Chris Kelly re coordinating such releases

7. Tabled Business

7.1 Noxious Weed Committee Formation

7.2 Should GLA accepting responsibility for maintenance of subdivision roads? - D. Newhouse

7.3 Filing Liens when assessments owed. - P. Hoag

7.4 Study guidelines for Tree removal - P. Hoag

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., April 20, 1998, South Glastonbury

11. Adjournment

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03/30/98

GLASTONBURY LANDOWNERS ASSOCIATION
Profit and Loss
January 1 through ~~March 30, 1998~~ February 28 2/28

	Jan 1 - ~~Mar 30~~, '98
Income	
Assessment Prior to 1998 Paid	4,240.18
Land & Dwelling Assessment	
Dwelling Assessment	8,513.09
Golden Age Village Assessment	1,470.00
Land Assessment	13,026.58
Total Land & Dwelling Assessment	23,009.67
Upgrade Fee	4,934.85
Total Income	32,184.70
Expense	
License & Taxes	10.00
Office Expense	311.75
Repairs & Maintenance	
Snow Fences	114.43
Total Repairs & Maintenance	114.43
Road Repairs & Maintenance	
Grading ~~& Plowing~~	487.50
Road Inspection & Report	993.34
Road Signs	55.00
Snow Plowing	1,437.50
Total Road Repairs & Maintenance	2,973.34
Total Expense	3,409.52
Net Income	**28,775.18**

CHECKING ACCOUNT BALANCE $ 40,074.85 ~~41,211.68~~

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

March 31, 1998

Davies Anderson, Chairman
Golden Age Cooperative Development Fund
P.O. Box 272
Emigrant, MT 59027

Dear Davies:

In regard to your letter of March 24th to Joan Murphy, which was forwarded to me, I agree that a future meeting between representatives of the Golden Age Development Cooperative Fund and the GLA would be beneficial. The Glastonbury Landowners Association Board of Directors welcomes and supports the open forum of ideas on financial investments in the development of Glastonbury. We share your goal of sustainable community development and see that the Mondragon ideals may be worthy of studied consideration by the Landowners. We are aware of the time and work you and the members of the Fund have invested to promote these ideals. Recently Board members have received calls from Landowners with questions and concerns arising from receipt of the Descriptive Circular. Some of them were confused in thinking that the Golden Age Cooperative Development Fund was a committee or representative body of the Glastonbury Landowners Association. This concern caused us to revisit and give a more in depth study of the Descriptive Circulars provided to the members of the GLA Board.

We were disturbed by the Fund's infringement on the joint property rights shared by the Church Universal and Triumphant and the GLA by the unauthorized use and copyrighting of architectural sketches that were done for the Church's Glastonbury Comprehensive Planning Committee (GCPC). The use of this material has led to some of the confusion among Landowners regarding who the Fund represents. It is disconcerting to the GLA Board that the Fund would use the proprietary materials in the Circular without the permission of the GLA.

The Board is also concerned that the Circular excludes mention of the Glastonbury Landowners Association, most glaringly in the brief history of Glastonbury on pages 11 and 12. This leads a reader to believe that the Fund's proposed buy-out of the Church's land is the only community-wide effort toward community building in Glastonbury that is happening. This omission is further reinforced on page 15 in the mention and footnote on the Land Use Master Plan. The GCPC utilized the talents of Michael Van Hausen in a series of community meetings and in developing the initial draft of Glastonbury's Land Use Master Plan in the past. The present work on the Master Plan is proceeding under the auspices of the GLA.

Many of the questions we have fielded, and our concern, is with the large scale effort to collect funds on the basis of this Circular that is missing financial information and an explanation of the operation of the Board. As you know, the Community of Glastonbury is still recovering from financial setbacks due to the building of the shelters. Much of the need for arbitration in the various

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shelters was because the shelters, built in a spirit of trust and mutual concern, lacked the necessary corporate structure and clearly delineated financial information of what people were getting for their money and who would be paid and how much and who would receive equity (or nothing) for their labor. Our experience is that a good idea progressing only on the basis of trust and mutual concern leads to financial difficulty. We are interested in the growth of Glastonbury and, while your proposed endeavors may be very worthwhile, we would like to see that the Fund does indeed have the necessary structure in place and is not repeating some of Glastonbury's past mistakes.

Because of the questions and concerns received from Landowners, we have listed questions that we can't answer. The questions we have received basically comprise three areas: clarification of the finances, the background of the Fund's Board and the operation of the Fund. Your answers will help us more fully address their questions and concerns.

1. What is the organizational structure of the cooperative association?
   May the GLA Board or any of the Landowners read the co-op's charter and ByLaws?
   Does the Board remain at its present number?
   How are the Board members added, replaced or voted upon?
   Are Fund matters only voted on by the Board or are they voted on by the entire membership of the Co-operative?
   Do members of the co-op vote to approve outside financing for capitalizing the Fund, or is that only a vote of the Fund's Board?
   Do you have a mechanism for conflict resolution in the Fund's ByLaws?
   Why was the cooperative formed in Minneapolis instead of Montana?
2. May the GLA Board or any of the Landowners see the Fund's financial statement?
   What is the financial stake of the Board members in the Fund?
   What remuneration have Board members received for their services and what are the Fund's policies on Board member remuneration?
   Has anyone received capital membership stock in return for "indispensable services for organization and start-up"? If so, who and how much?
   How much has each Board member personally invested in the Fund as a personal statement of their confidence in the project?
   Where has the investment come from to bring the project to its present maturity?
   How has the money received thus far been spent?
   May we see the business plan?
   What portion of equity or revenue-sharing does the Fund expect to take from the projects it funds, or what are the guidelines for determining this amount?
3. Is the Fund planning to become the new developer of all of Glastonbury?
   Does the Fund plan to buy all the Glastonbury parcels offered by the Church before the Land Use Master Plan is approved by the Landowners?
   If the Fund's money is tied up in real estate, where will the seed money come from for economic development?
   Why not work in concert with the current developer to provide economic incentive for businesses to buy land in Glastonbury from the Church and use the Fund's resources for economic development instead of real estate development?
   How do you envision that Mr. Van Hausen will assure that Ascension Hills is integrated into the Land Use Master Plan?
   How do you see the Fund interacting with the GLA?

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Are the members of the Board members in good standing of the GLA?
Have any members of the Fund's Board had specific experience running a multimillion dollar financial institution as envisioned in the Circular?
Have any members of the Fund's Board had specific experience in real estate development?
Have any members of the Fund's Board ever filed for bankruptcy?
Of the businesses listed in the Circular for the Board members, were they successful ventures?
Who authorized the use of the Community of Glastonbury Land Use Master Plan proprietary drawings?

We look forward to clear lines of communication between the Fund's Board and the GLA Board and we thank you for your consideration of the concerns of the GLA's Board and the Landowners. With respect to the Fund's representatives making a presentation or answering questions at a regular Board meeting, we will discuss where we will go with this matter at our April 20th meeting. If you could reply to our questions before that time, we will be in a better position to determine what would be the most fruitful use of your time and ours in addressing our mutual concerns for Glastonbury.

Sincerely,
Glastonbury Landowners Association, Inc.

Patrick Wolberd
President

cc. Golden Age Cooperative Development Fund Board of Directors

3 of 3

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3/30/98

I give Dan Kehoe Jr. permission to vote by proxy for me at the March 30, 1998 meeting of Glastonbury Landowners Assoc.

Linda Kremer

Linda Kremer

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interoffice
MEMORANDUM

to: GLA Board of Directors (to be read at the 3-30-98 meeting)
from: Lucia Hodges
subject: Resignation as Assistant Secretary
date: March 21, 1998

Dear Friends,

I must report that, due to work requirements, I have resigned as Assistant Secretary of the GLA. In answer to a request for assistance, I have taken a job with the Office of the President at the Church, and hope that I can also be of service in that position.

I have very much enjoyed the company of each of you at the GLA meetings, and am glad I could have served as your Assistant Secretary for the past 6 months.

I have tried to complete my duty by finding a replacement, have had some difficulty in finding a volunteer to do so, and would like to put forth the following suggestion should you also have difficulty. I estimate that, on average, I spent about 7 hours/meeting performing this service (3 hours for the meeting itself, and 4 hours typing, routing and revising the minutes). If the GLA were to pay someone $6/hour for the service, the cost would be around $42 for 3 weeks, or $14/week. While this is not a lot of money, in the absence of a volunteer it might provide enough incentive to help you find a qualified person to do the job.

From the historical perspective which I have of the Glastonbury administrative process, I feel that, due to the efforts of each of you and many others, our community is well on its way to a stable self-government. Overlooking all the usual growing pains involved in forming any new community, I find the GLA's situation very heartening.

May God bless each of you for your service to our beloved Glastonbury, Gateway to the Golden Age!

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April 13, 1998

Ms. Lucia Hodges
Emigrant, MT 59027

Dear Lucia,

At the March 30, 1998 meeting of the Board of Directors of the Glastonbury Landowners Association, your letter of resignation as Assistant Secretary was read. While we regret losing you, we do understand your reasons and we wish you well in your new assignment.

We are grateful for your many months of dedicated service to our organization and we feel fortunate to have had the benefit of your considerable talents and skills. Your generosity on our behalf will long be remembered.

Gratefully,

Joan Murphy
Secretary
Glastonbury Landowners Association

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Dear John,

The GLA Board needs your advice on a situation that has arisen in Glastonbury. We are concerned with the work by a group of Glastonbury residents named the Golden Age Cooperative Development Fund. They sent the enclosed letter of last July and the more recent Descriptive Circular with its February 1st cover letter. We have the following questions regarding this situation:

1. What is the GLA's potential liability regarding this Circular since the Fund's presentation of their program includes an unauthorized use of architectural sketches that the GLA's predecessor, the Glastonbury Comprehensive Planning Committee (GCPC) authorized? The sketches were paid for with funds GCPC raised and with matching funds from the Church. Many Landowners have called the Board with questions regarding the fund assuming it is a committee or offshoot of the GLA. The Fund also used the Community of Glastonbury's copyrighted name (the Church owns the copyright) without permission.

2. Would the State of Montana consider this an investment offering based on the Circular and or/the July "Dear Friends" letter? Even though there is a prominent disclaimer on the second page, pages 17, 18, 41 and the inside back cover, our reading is that it appears to be an offer of sale. If this would be viewed by the State as an investment offering, is the Fund substantially in compliance with the applicable laws?

The basis stated on page 41 of the Circular is that as a cooperative operating as a not-for-profit organization, the Fund does not need to follow the securities rules. The Circular, however, goes to some lengths to show the various income streams and even mentions "revenue-sharing participation in community cooperative enterprises" on page 7. This could lead one to believe that the Fund, in turn, would be profitable.

3. If the Circular appears to violate Montana's securities laws, what is our legal responsibility to bring it to the proper authorities attention or be considered conspiratorially or tacitly involved?

4. Would it be best for the GLA Board to take a position on this matter or leave it alone? Should we request that the Fund issue a retraction or a disclaimer of GLA endorsement?

5. What legal responsibility does the GLA Board have to clarify its position on this matter with the Landowners or notify them of the Board's concerns?

6. What are our legal rights with regard to the proprietary sketches they plagiarized and copyrighted? Do we have legal right to send a cease and desist request on use of the sketches in future editions or publications?

The Board has asked me to get your advice on this matter and has set a cap of three hours of your time on this matter. If this is inadequate, please contact me as to what could be encompassed in that time and how soon you think you can fit this matter into your schedule. Due to the nature of the possible violations, we feel that the copyright issue is secondary to the investment issue.

A copy of the letter we sent to the Fund requesting more information is also enclosed so you can have a more detailed listing of our concerns.

My work number is 333-4947 and my home number is 333-4222. If you would like to reply by fax my home fax number is 333-4851.

Sincerely,

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3-21-98

Patricia,

Would you please read the attached memo at the next meeting? Some possibilities for taking notes, ~~that~~ at that particular mtg, are

① Laurel Matthews +

② Carmel M. (live w/ M. Roach).

Both have said they would think about it.

I've enjoyed working with you, & hopefully will be able to do so again at some point in the future.

— Lorri Hedges

P.S. When you find a permanent replacement, let me know & I'll transfer to her/him all my GLA disks (old minutes, forms, lists, etc.).

PPSS. You can get those minutes back to me & I'll revise & get to Joan.

GLA 00347

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GLASTONBURY LANDOWNERS ASSOCIATION

Board of Directors Meeting

Minutes

April 20, 1998

1. **Call to Order, Prayer** - Patrick Wolberd opened the meeting at 7:15 p.m. in South Glastonbury TC. Peggy Keathley gave the invocation.
PRESENT: Patrick Wolberd (President), Daniel Kehoe, Jr.(Vice President), Joan Murphy (Secretary), Maria Scoble (Treasurer), Horus Brailsford, Philip Hoag, Peggy Keathley, Linda Kremer, David Newhouse, Walter Wunsch and Andrew Field. Ombudsmen, Margaret Roach, N.Glastonbury, and Laurel Matthews, S.Glastonbury were also present.
ABSENT: Philip Covington.

2. **Reading and Disposition of Minutes** - The minutes of 3-30-98 were corrected and approved.

3. **Order of Business**

4. **Reports of Officers and Committees**

4.1 Treasurer's Report. Maria Scoble, Treasurer
Maria Scoble distributed the GLA Profit and Loss, January through April 15, 1998, and the Balance Sheet as of April 15, 1998, as well as the GLA Customer Balance Summary, all transactions as of April 15, 1998. Copies of these reports are filed herewith.
DISCUSSION: Peggy Keathley pointed out that the P&L statement showed outstanding Acounts Receivable which should be reflected on the Balance Sheet.

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FOLLOW-UP: Peggy Keathley and Maria Scoble will confer with the accounting firm to remedy this error by 5-11-98.
FOLLOW-UP: M. Scoble/P.Keathley - Write accounting procedures as per D.Holm accounting needs by 5-11-98.
FOLLOW-UP: M Scoble - Distributed the Disbursement of Funds procedure. Copy of the procedure is filed herewith.
DISCISSION: After discussion, Procedure was corrected to read under No.2, "Invoice is approved by committee chair or designate requesting expenditure," etc. No. 3 became, "Treasurer verifies budget." No.5 became the last sentence of No.4, and No.7 was changed to read, "Treasurer records payment in check register." etc.
Corrected Disbursement of Funds procedure was adopted by consensus.
FOLLOW-UP: M.Scoble/J.Murphy - Prepare a supplies purchase proposal after receipt of committee budgets.
FOLLOW-UP: All Committee Chairs - Develop a committee budget by 4-20-98 - Committee chairs affirmed they would develop their budgets during the meeting.
FOLLOW-UP; J.Murphy - Sent approved letter to the District Court re Parcel 47 North as well as copies, with covenants, to each landowner.
FOLLOW-UP: M.Scoble - Send approved letter to landowners regarding the breakdown of assessment fees prior to 1998 by 5-11-98.
FOLLOW-UP: W.Wunsch - Contacted R. Slavenas and explained the reasons why the request for a more gradual assessment increase cannot happen. W.Wunsch reported that R. Slavenus complaind to the County Commissioner about Dry Creek Road.
FOLLOW-UP: A.Field left a message on Thomas Burns" answering machine explaining that the new assessments are what the GLA members ratified.

4.2 Finance Committee Report - Maria Scoble, Chair
Maria Scoble reported that the checking account had $41,895.90 balance. She proposed that a saving account be

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established to earn interest for more income.
DISCUSSION: All Board members were in agreement with the proposal and after a discussion of banking procedures, it was agreed that there should be a balance of $1,000.00 kept in the checking account,with the remainder to be transferred to the savings account, electronic transfer being available within 24 hours from savings to checking account.
ACTION: M.Scoble moved, H.Brailsford seconded to open a saving account keeping $1,000.00 in the checking account. Motion passed unanimously.
FOLLOw-UP: M.Scoble - Open savings account by 5-11-98.
FOLLOW-UP: R.Varkevisser - Call some of the landowners regarding delinquent accounts as needed after the next billing cycke in April, by 5-11-98.
FOLLOW-UP: M.Scoble - Develop recommendation re emergency fund. A.Field will assist M.Scoble with this recommendation, including definition of "emergency",etc.by 5-11-98.

4.3 Architectural Subcommittee - Andrew Field, Chair
FOLLOW-UP: Board - Review GLA Building Project Review Forms for comment by 5-11-98.
FOLLOW-UP: P.Hoag - Review the Community of Glastonbury Policies & Standards for Subdivisions including section 4.4 Installation of Utilities, for possible revision, to be included in this, a notice to residents that subdivision must be completed within one year, or if more time required, an extension requested, otherwise all fees be re-paid, completion date of this project to be determined at 5-11-98.
FOLLOW-UP: M.Scoble - Convey to Barbara Hopkins at the Developer's office the status of payment of Parcel 31 South assessments prior to the subdivision.
FOLLOW-UP; A.Field - Draft notice letter to Deveoper re Parcel 10 North for the secretary to mail by 5-11-98.
FOLLOW-UP; J.Murphy - Sent letter to Parcel 10 North upon confirmation that the parcel assessments were paid.

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ACTION: P.Hoag moved, A.Field seconded the recommendation to approve boundary change between Patricia Jones and Marian Butler (no approval by county needed) on Parcel 44 North, this change creating a 5-tract instead of a 6-tract parcel. Motion carried unanimously.

4.4 Road Committee Report David Newhouse, Chair

FOLLOW-UP; W.Wunsch - Send Capricorn Drive letter by 5-11-98

ACTION; W.Wunsch moved, H.Brailsford seconded to include in Capricorn Drive letter, proposal to pave Story Road from red light in Emigrant to base of Serius in North Glastonbury, and Dry Creek Road from Hwy 89 to cattle guard on Hercules in South Glastonbury. Motion carried unanimously.

ACTION; H.Brailsford moved, D. Kehoe, Jr. seconded to repair roads up to a $15,000.00 expenditure, including Capricorn North approach and other sections named in the committee report as soon as possible. Motion carried unanimously.

FOLLOW-UP: D.Newhouse - Complete approved $15,000.00 Maintenance Schedule for North and South Glastonbury upon completion of negotiations.

FOLLOW-UP: W.Wunsch - Report back on Chevy snowplow negotiations. This item has been deleted.

FOLLOW-UP: D.Newhouse - Call Dirkers insurance agent and ask for a Certificate of Insurance naming the GLA as an additional insured by 4-20-98. This Certificate has been requested but has not been received. Carry to 5-11-98.

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 4-20-98. This item has been deleted.

FOLLOW-UP: D.Newhouse - Define snowplowing priorities & who to call re private drives, information to the Board by 4-20-98. This item has been deleted.

W.PITT PROPERTY - H.Brailsford and D.Newhouse talked with W.Pitt about the proposed turn-around and parking area in High South near W.Pitt property

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proposed to keep out trespassers.
DISCUSSION; It was pointed out that there are other land-owners involved in High South who need to be considered. All would need a key in order to get to their land. Gate should be locked only during hunting season. In addition, all residents in Glastonbury are entitled to access the national forests. J.Murphy pointed out that the covenants say only guests accompanied by Glastonbury landowners can use the forest reserves. She stated that the wording should be changed to include "renters". P.Hoag said the word "resident" would include everyone living in Glastonbury. P.Hoag also suggested that W.Pitt could be asked to allocate a 4 to 6-foot easement on Parcel 89 enabling people to access the forest land. H.Brailsford stated that people have access by the waterfall to get to the forest reserves.
FOLLOW-UP: Road Committee/P.Hoag - Work on comprehensive plan for area around Pitt property by 5-11-98
FOLLOW-UP:D.Newhouse - Negotiations with Ranch; H.Brailsford gave report stating report was turned in to the Church asking for $24,000 for roads, and $60,000 for topping. Church counter-proposed $23,500 with no money for topping. They also agreed to plat Aries, repair Virgo Way and problems at Henry Lee's place and Fred Morsell's place. They will expect GLA to complete all uncompleted road within one year.
ACTION: A.Field moved, P.Keathley seconded to authorize designated group (D.Newhouse,H.Brailsford,P.Wolberd) to sign negotiations with the Church and to complete agreement by May 1st. Motion carried unanimously.
FOLLOW-UP:Road Committee - Give secretary copy of agreement.
DISCUSSION: H.Brailsford and D.Newhouse, after inspecting roads in North and South Glastonbury proposed repairing 20% of roads per year, research of price of magnesium chloride,gray gravel,binder,etc.having led to this proposal.

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4.5 Nominating Committee Report No report.

4.6 Complaint Committee Joan Murphy, Chair
FOLLOW-UP: J.Murphy - Coordinate with committee negotiating agreement with W.Pitt on land use and bring to closure outstanding complaint about W.Pitt's dog, reporting back to Board by 5-11-98.

4.7 Land Use Master Plan Advisory Committee Dan Kehoe,Chair
Dan Kehoe, Jr. presented to the Board the minutes from the April 2nd meeting of the LUMP Committee, as well as the Checklist of Items for Architect to Assist,Table of Contents and the draft letter to Michael von Hausen regarding the LUMP materials sent by him to the GLA. Copies of Dan Kehoe's documents are filed herewith. Dan Kehoe submitted the LUMP Committee budget to the Treasurer, using te figure of $21,000 (matching amount from the Church).
DISCUSSION; P.Wolberd stated that a timetable is needed for each Table of Contents and that a person needs to be assigned to be responsible for each specific assignments, with June 14th as a tentative completion date for the LUMP. A.Field asked about the significance of the Lindorfer property. In answer to this, it was conjectured that the Lindorfer property will probably remain agricultural.
Dan Kehoe, Jr. stated he would conduct public meetings to gain input from North and South Glastonbury. A schedule is needed indicating parcel density,specs on housing, etc. with definition and parcel number.
LETTER FROM J.GLOVER - Letter dated April 3, 1998 was read, this letter in response to the inquiry of the GLA of March 31, 1998, regarding the Golden Age Cooperative Development Fund. Copy of this letter is filed herewith. GLA has no liability. This letter urges the GLA to make very clear that there is no relationship between the GLA and the GACD Fund, recommending that a letter be sent to all GLA members advising them of this. It was pointed out that

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Davies Anderson has not yet responded to the letter sent by the GLA.

FOLLOW-UP: D.Kehoe - Draft short letter to GLA members disclaiming association with the GACD Fund by 5-11-98.

DRAFT LETTER TO M.VON HAUSEN -

DISCUSSION: After discussion, the sentence,"AT this time we do not anticipate any further use of your services," was added at the end of the first paragraph. The words "original Master Plan draft" were added after the words "Master Plan for Discussion" in the second line of the second paragraph, and "unused and uncopied" was added to the last line of the second paragraph.

ACTION: D.Kehoe moved, H.Brailsford seconded to accept the letter as amended and be authorized to send to M.von Hausen. Motion carried unanimously.

FOLLOW-UP: D.Kehoe - Sent approved Glover letter.

FOLLOW-UP: P.Wolberd - Sent approved Anderson letter.

4.8 High South Fire Water Reservoir Advisory Committee

Walter Wunsch, Chair

FOLLOW-UP: W.Wunsch - Develop a proposal of alternatives for Board to consider, including cost projections & time frame by 5-11-98.

5. Ombudsmen Report No reports.

6. Unfinished Business

6.1 By-Laws/Covenants Voting Discrepancies

FOLLOW-UP: Board - Review memo for comment on 5-11-98.

6.2 Association Letterhead

FOLLOW-UP: J.Murphy/L.Matthews - Coordinate GLA letterhead/ logo design by 5-11-98.

FOLLOW-UP: - W.Wunsch - Find out if existing COG logo is available to GLA by 5-11-98

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6.3 Office Space Needs

FOLLOW-UP: J.Murphy - Will check with Dan Kehoe, Sr. re office availability when S. Glastonbury Board has made decision.

(Agenda Item 8.1)

ACTION: W.Wunsch moved,M.Scoble seconded the purchase of a fax machine for $70.00 for use by the Secretary. Motion carried unanimously.

6.4 Media Statements by Church

FOLLOW-UP: P.Wolberd - Called Chris Kelly re coordinating such releases. C.Kelly was apologetic about concerns of residents of Glastonbury re Church selling property in Glastonbury and said he would speak to Gilbert and Murray re such releases in the future.

6.5 Assistant Secretary Thank You

FOLLOW-UP: J.Murphy - Sent thank you letter to Lucia Hodges for her volunteer service.

6.6 Covenant Agreement J.Murphy

DISCUSSION: J.Murphy stated there was a form instructing people to conform to the Covenants. There will be a discussion next meeting as to whether the GLA wishes to continue using this form.

7. Tabled Business

7.1 Noxious Weed Committee Formation

7.2 Should GLA Accept Responsibility for Maintenance of Subdivision Roads - D.Newhouse

7.3 Filing Liens When Assessments Owed - P,Hoag

ACTION: A.Field moved,M.Scoble seconded to authorize up to $50.00 for P.Hoag to consult Joe Swindlehurst about filing liens on overdue assessments from $750.00 to $1,000.00. Motion carried unanimously.

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FOLLOW-UP: P.Hoag - Consult with Joe Swindlehurst re liens by 5-11-98

7.4 Study Guidelines for Tree Removal - P.Hoag

8. New Business

8.1 Purchase of Fax Machine (See Item 6.3)

9. Open Floor Comments No Comments.

10. Next Meeting - Next meeting will be Monday, 7:00 p.m., May 11, 1998, at North Glastonbury.

11. Adjournment - Meeting was adjourned at 10:15 p.m.

Respectfully submitted by

Laurel M. Matthews

Laurel M. Matthews
Assistant Secretary

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1998-04-20_BDGNAUX.pdf

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Glastonbury Landowners Association
Board of Directors Meeting
Agenda
April 20, 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 - Inform D. Holm of additional monthly/quarterly financial reports requested by the Board by 4-20-98

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 4-20-98

Follow-up: M. Scoble/J. Murphy - Prepare a supplies purchase proposal after receipt of committee budgets

Follow-up: All Committee Chairs - Develop a committee budget by 4-20-98

Follow-up: J. Murphy - Send approved letter to the District Court re Parcel 47 North by 4-20-98

Follow-up: M. Scoble - Send approved letter to landowners regarding the break-down of assessment fees prior to 1998 by 4-20-98

Follow-up: W. Wunsch - Call R. Slavenas and explain the reasons why their request for a more gradual assessment increase can't happen by 4-20-98

Follow-up: A. Field - Call Thomas Burns and explain that the new assessments are what the GLA members ratified, by 4-20-98

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, by 5-11-98

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Patricia Jones
Boundary
Change submitted
April 16, 1998

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Follow-up: M. Scoble - Develop recommendation re emergency fund by 5-11-98

4.3 Architecture Subcommittee - Andrew Field, Chair

Follow-up: Board - Review GLA Building Project Review Forms for comment by 4-20-98

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 4-20-98

Follow-up: M. Scoble - Convey to Barbara Hopkins, at the developer office, the status of payment of Parcel 31 South assessments, prior to the subdivision

Follow-up: A. Field - Draft notice letter to Developer re Parcel 10 North for the secretary to mail by 4-20-98

Follow-up: J. Murphy - Send Parcel 10 North letter upon confirmation that the parcel assessments have been paid

4.4 Road Committee Report - David Newhouse, Chair

Follow-up: W. Wunsch - Send the Capricorn Drive letter by 4-20-98

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 4-20-98

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 4-20-98

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Glastonbury Landowners Association
Board of Directors Meeting
Agenda
April 20, 1998

Follow-up: D. Newhouse - Define snowplowing priorities & who to call re private drives, information to Board by 4-20-98

Follow-up: D. Newhouse - Propose High South turn-around/parking area near W. Pitt property by 4-20-98

Follow-up: D. Newhouse - Give copy of negotiations proposal to secretary 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 - Dan Kehoe, Jr., Chair

Follow-up: D. Kehoe, Jr., - Send approved Glover letter by 4-20-98

Follow-up: P. Wolberd - Send approved Anderson letter by 4-20-98

4.8 High South Fire Water Reservoir Advisory Committee - Walter Wunsch, Chair

Follow-up: W. Wunsch - Develop a proposal of alternatives for Board to consider, including cost projections & time frame by 5-11-98

5. Ombudsman Report - Laurel Matthews (South) & Margaret Roach (North)

6. Unfinished Business

6.1 By-Laws/Covenants voting discrepancies

Follow-up: Board - Review memo for comment on 4-20-98

6.2 Association Letter Head

Follow-up: J. Murphy/L. Matthews - Coordinate GLA letterhead/logo design

Follow-up: W. Wunsch - Find out if existing COG logo is available to GLA by 4-20-98

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Glastonbury Landowners Association
Board of Directors Meeting
Agenda
April 20, 1998

6.3 Office space needs

Follow-up: J. Murphy - Check with D. Kehoe, Sr. re office availability at new TC location by 4-20-98

6.4 Media Statements by Church

Follow-up: P. Wolberd - Call Chris Kelly re coordinating such releases by 4-20-98

6.5 Assistant Secretary Thank You

Follow-up: J. Murphy - Send thank you letter to Lucia Hodges for her volunteer service by 4-20-98

6.6 Covenant Agreement - J. Murphy

7. Tabled Business

7.1 Noxious Weed Committee Formation

7.2 Should GLA accepting responsibility for maintenance of subdivision roads? - D. Newhouse

7.3 Filing Liens when assessments owed. - P. Hoag

7.4 Study guidelines for Tree removal - P. Hoag

8. New Business

8.1

8.2

8.3

8.4

8.5

9. Open Floor Comments

10. Next Meeting - Monday, 7:00 p.m., May 11, 1998, North Glastonbury

11. Adjournment

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GLASTONBURY LANDOWNERS ASSOCIATION
Profit and Loss
January 1 through April 15, 1998

	Jan 1 - Apr 15, '98
Income	
Assessment Prior to 1998	43,782.17
Land & Dwelling Assessment	
Dwelling Assessment	21,840.00
Golden Age Village Assessment	1,470.00
Land Assessment	35,400.00
Total Land & Dwelling Assessment	58,710.00
Upgrade Fee	4,934.85
xLess Accounts Receivable	-72,640.73
Total Income	34,786.29
Expense	
License & Taxes	10.00
Office Expense	402.53
Professional Fees	329.10
Repairs & Maintenance	
Snow Fences	114.43
Total Repairs & Maintenance	114.43
Road Repairs & Maintenance	
Grading & Plowing	1,040.00
Road Inspection & Report	993.34
Road Signs	55.00
Snow Plowing	1,762.50
Total Road Repairs & Maintenance	3,850.84
Total Expense	4,706.90
Net Income	**30,079.39**

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GLASTONBURY LANDOWNERS ASSOCIATION
Balance Sheet
As of April 15, 1998

	Apr 15, '98
ASSETS	
Current Assets	
Checking/Savings	
First Interstate Bank	41,895.90
Total Checking/Savings	41,895.90
Accounts Receivable	
Accounts Receivable	72,640.73
Total Accounts Receivable	72,640.73
Total Current Assets	114,536.63
TOTAL ASSETS	**114,536.63**
LIABILITIES & EQUITY	
Equity	
Beginning Balance	11,816.51
Net Income	30,079.39
Uncollected Accounts Receivable	72,640.73
Total Equity	114,536.63
TOTAL LIABILITIES & EQUITY	**114,536.63**

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GLASTONBURY LANDOWNERS ASSOCIATION
Customer Balance Summary
All Transactions

	Apr 15, '98
Adams	120.00
Alexander	120.00
Ali	1,524.00
Andersen	120.00
Anderson, Davies	180.00
Anderson,Edward	240.00
Angeles	120.00
Azure	-160.00
Ball	480.00
Barrere	120.00
Baylor	742.27
Beakley-Casburn	170.00
Belgel	1,481.96
Bennett, James	120.00
Blais	456.00
Bodeaux	908.00
Boise	240.00
Bowden	240.00
Brown, Michael	478.00
Brown, Norma	120.00
Burckley, Steven	663.00
Butler	44.00
Campbell, Deanna	2,566.00
Cervasio	120.00
Chalice Well	120.00
CHURCH UNIVERSAL & TRIUMPHANT	3,420.00
Cleirbaut	348.00
Collier	240.00
Collins	153.00
Colwell	6.00
Community Preservation	906.00
Community Restoration	230.40
Conway	467.00
Cook	120.00
Corcino	120.00
Covington	180.00
D'Argenzio	460.00
Davis	240.00
de los Santos	-240.00
Diehl	124.00
Difo	1,484.00
Dirkers, Jerome	270.00
Dowbenko	942.00
Dratz	180.00
Duke	240.00
Dunn	240.00
Eisvang	400.00
Ellison-McBride	-173.00
Fanuzzi	340.00
Fauck	180.00
Ferrier	593.00
Fletcher	180.00
Foleen	101.00
Fournier	399.18
Frazier	240.00
Fredricksen	240.00
Garcia	240.00
Gough	120.00
Goulart	180.00
Graafland	180.00
Grant	150.00
Green	240.00
Grenier	120.00
Grover	120.00
Hale	240.00
Hansard	120.00

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GLASTONBURY LANDOWNERS ASSOCIATION
Customer Balance Summary
All Transactions

	Apr 15, '98
Haugen	120.00
Hazen	6,393.86
Healy	522.00
Hoag	240.00
Holder	1,960.00
Hosea	240.00
Hull	99.00
Irwin	390.00
Issa	221.00
Jahen	2,141.00
Jarvi	487.00
Jensen, Janet	240.00
Johnson, Gail	400.00
Johnston	180.00
Jones	153.00
Kaufman	312.00
Keathley	270.00
Kehoe, Jr.	60.00
Kenley	240.00
Kimura	120.00
Kitajewski	180.00
Kletter	360.00
Klinger	180.00
Kramer	1,267.00
Kremer	240.00
Krumpe	240.00
Larranaga	120.00
LaShomb	240.00
Lee	480.00
Lewis	80.00
Leykamm	1,930.00
Lincoln	90.00
Lindstrom	280.00
Lips	180.00
Lisota	240.00
MacDonald	180.00
Mack	240.00
MacPherson	180.00
Manhart	180.00
Mansaw	240.00
Mason, James	90.00
Mason, Vivian	120.00
Matthews, Laurel	180.00
McBride, Scott	400.00
McBride, Valerie Ellison	321.00
McCarry	-87.00
Meijer	180.00
Milgrom	180.00
Moe	120.00
Moorcroft	240.00
Moore	300.00
Morin	240.00
Mueller, Jr.	120.00
Murphy	180.00
Nelson	240.00
Newhouse, Sr.	230.00
Norell	240.00
Olsen	444.00
Oudendijk, Alex	120.00
Palladino	180.00
Panizza	240.00
Papili	140.00
Patwell	1,998.00
Peterson	720.00
Pettersen	480.00
Phipps, James	160.00

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GLASTONBURY LANDOWNERS ASSOCIATION
Customer Balance Summary
All Transactions

	Apr 15, '98
Pisani	240.00
Pitt	220.00
Price	120.00
Quarles	240.00
Ramp	480.00
Ray	1,978.00
Riley	1,828.00
Santos	240.00
Schmidt, Judith	444.00
Schmidt, William	240.00
Scoble	180.00
Segal	353.00
Senart	2,602.00
Shaw	120.00
Sherwood	1,460.26
Silver	240.00
Slavenas	160.00
Strykert	981.00
Terhorst	120.00
Thompson, Eugene	120.00
Thorburn	120.00
Thorpe	160.00
Timmer	248.00
Tisdale	522.25
Tonkin	120.00
Toole	120.00
Tsuru	240.00
Twin Pillars	60.00
Ullrich	240.00
Ulrich	286.00
Van der Vegt	240.00
Van Hulzen	272.00
Varkevisser	120.00
Vaughan	120.00
Wagner	142.00
Wallace, Ronald W	180.00
Wares	100.00
Weise	120.00
Whitehead	180.00
Wintroub	240.00
Wolberd	398.55
Woywitka	120.00
Yaney	240.00
Zeman	120.00
TOTAL	72,640.73

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Disbursement of Funds

1. Invoice is submitted to the treasurer.

2. Invoice is approved by committee member except invoices submitted for payment by secretary covering office supplies, postage and mailing expenses.

3. Treasurer writes check for approved amount

4. Check is cosigned by board member authorized by the board of directors to sign.

5. After the yearly election of the board of directors designated board members submit their signature on a signature card to the bank.

6. Treasurer mails signed check.

7. Treasurer enters payment in check register noting amount of payment and category of expense.

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Glastonbury Landowner's Association
P. O. Box 312
Emigrant, MT 59027

April 21, 1998

Mr. Michael von Hausen
M. A. von Hausen & Associates
14562 16A Avenue
White Rock, BC V4A 5S1
CANADA

Dear Michael:

The Land Use Master Plan Committee of the Glastonbury Landowners Association has reviewed the additional Land Use Master Plan material that you sent to Patrick Wolberd. Since the meetings last Spring the members of the present GLA Board were involved in the process of rewriting the Covenants and the Landowners Association By-Laws. During that time several former members of the GCPC's Land Use Master Plan Subcommmittee continued working on the Master Plan. After careful review of your material, we have found that the additional material does not fulfill our requirements for the completion of the Master Plan.

Please be assured that the GLA Board is very grateful to you for your professional assistance in the preparation of the Master Plan for Discussion of March 13, 1997 and related sketches. The document we are developing carries forward the spirit of the first draft, such as cluster housing and village centers, but we are including a very specific density map and also including and expanding upon the Specifications and Standards developed by the Church's Glastonbury Review Committee. Enclosed with this letter are the four copies of the Land Use MAster Plan and the Community Design Guidelines material sent to Patrick.

With regards to the sketches, as Patrick pointed out in your phone conversation, the Golden Age Cooperative Development Fund used some of the sketches contracted for by the Church last year. Typically, the original originator of design plans and sketches retains the rights to such materials, however, in the basic agreement of April, 1996 between yourself and the Church, the ownership of such rights was held by the Church and the GCPC. We would appreciate your notifying the Fund to cease using the materials prepared for the Master Plan. I think that will help clear up some of the confusion landowners have had, thinking that the Fund was working under the auspices of the GLA.

If you have any questions please feel free to contact me. The best times is in the evenings.

With best regard,

Daniel J. Kehoe, Jr.
Master Plan Committee Chairman

Enclosures.

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BERG, LILLY, ANDRIOLO & TOLLEFSEN

A PROFESSIONAL CORPORATION

ATTORNEYS AT LAW

MICHAEL J. LILLY
RICHARD J. ANDRIOLO
GIG A. TOLLEFSEN
RIENNE H. McELYEA

DANIEL P. BUCKLEY
JOHN T. GLOVER, JR.

OF COUNSEL:
BEN E. BERG, JR.

ADVANCED TECHNOLOGY PARK
910 TECHNOLOGY BLVD
SUITE A
BOZEMAN, MT 59718

TELEPHONE (406) 587-3181
FAX (406) 587-3240

April 3, 1998

Mr. Daniel Kehoe, Jr.
Mr. Patrick Wolberd
Glastonbury Landowners Association, Inc.
P.O. Box 312
Emigrant, MT 59027

RE: Golden Age Cooperative Development Fund

Gentlemen:

The purpose of this letter is to respond to the Board's questions and concerns as outlined in Dan Kehoe's letter of March 31, 1998, concerning the above-referenced topic, as Dan and I have previously discussed by phone. To be brief, I do not find that the GLA or its Board of Directors has any liability exposure with regard to the investment activities of the "Fund" stemming from the representations in the Fund's Circular.

The Fund is a private plan of investment proposed by certain members of the community as part of their individual business pursuits. These persons may be members of the Association but they are not acting in any representative capacity for the GLA. The GLA is totally unaffiliated with this operation. The fact that the long-term goals of the Fund contemplate managing and planning the Glastonbury community and yet that no mention of the GLA is made in the Fund's materials, does seem somewhat incongruous. This is not the Association's problem, however. The bottom line is that if the Fund purchases property within Glastonbury, it will be subject to the covenants and the rule of the GLA unless or until it acquires enough votes to change things.

The use of the Master Plan sketches prepared for the GCPC in the Fund materials does not "link" the Fund and the GLA, although it may have caused some confusion to those community members who had seen the same sketches used in the context of the GCPC/GLA's Master Plan. Typically, the original preparer of architectural plans and sketches retains the intellectual property rights. It appears that the Planner Mr. Michael von Hausen is a participant in the Fund and that the sketches have been used with his permission. If the Board takes strong exception to the Fund's future use of these or similar sketches, I suggest that Mr. von Hausen be contacted.

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With respect to the compliance or lack thereof by the Fund with state and or federal securities laws, I would simply state that it is not the concern of the GLA. There is no duty on the part of the GLA to determine if any violations have occurred or report any suspicions to the authorities. Having said that, I will tell you that although I am not an expert in securities law, I am skeptical that the purported disclaimers of registration contained in the Fund's Circular are effective. I do note that §30-10-104(8), Montana Code Annotated, exempts securities issued by certain non-profit organizations from the state registration requirements, but only upon application for exemption and the payment of a fee to the Montana Securities Commissioner, which has apparently not occurred in this instance. Again, this is not the GLA's problem.

The Fund's goals are, to put it diplomatically, optimistic. In the event that these goals are not reached there may be some unhappy investors out there seeking redress. With this in mind, it is probably not a bad idea to clarify the total lack of any connection between the Fund and the GLA to the members of the GLA. Because the Fund has not represented that there is any such connection, it is unnecessary at this point to require any sort of retraction or disclaimer.

I suggest that a simple form letter be mailed to all GLA members advising them flatly that there is no relationship between the Fund and the Landowners Association. The letter should tactfully inform the GLA members that the Fund is no different than any other opportunity for investment, that risk is involved, and that due diligence should be exercised on each individual's part before investing any sum of money.

I hope that this letter sufficiently addresses your concerns. If not, please feel free to call with any further questions. Thank you.

Sincerely,

John T. Glover, Jr.

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Rough Draft of letter to Davies Anderson to be sent in May

Thank you for your letter of April 21, 1998, in response to our letter of March 31, 1998. We appreciate you taking the time to respond. Your letter was very illuminating.

Since our letter of 3/31 we have found that the drawings by von Hausen, though similar in many respects to the ones included in the Draft Master Plan, were done after the period covered by his contract with the Church and are not covered by the contract. Your use of them is then exclusively a matter between yourselves and Mr. von Hausen.

We share your expressed commitment to open communication within the Glastonbury community and would encourage you to provide an open forum for public discussion of your project by holding a meeting for the Glastonbury community at large to hear more details about your project, ask questions and hear each others comments as well as your responses. Since our attorney has advised us to "clarify the total lack of any connection between the fund and the GLA to the members of the GLA", the GLA Board of Directors would not be in a position to provide for such a forum.

We are in agreement that the Golden Age Cooperative Development Fund is an independent activity which does not come under the auspices of nor is endorsed by the Glastonbury Landowners association, hence, we are following our attorney's advice by taking the further step of sending a letter of clarification in this regard to our membership. A copy of this letter is enclosed.

Sincerely,

Patrick Wolberd, President
Glastonbury Landowners Association, Inc

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

March 31, 1998

Davies Anderson, Chairman
Golden Age Cooperative Development Fund
P.O. Box 272
Emigrant, MT 59027

Dear Davies

In regard to your letter of March 24th to Joan Murphy, which was forwarded to me, I agree that a future meeting between representatives of the Golden Age Development Cooperative Fund and the GLA would be beneficial. The Glastonbury Landowners Association Board of Directors welcomes and supports the open forum of ideas on financial investments in the development of Glastonbury. We share your goal of sustainable community development and see that the Mondragon ideals may be worthy of studied consideration by the Landowners. We are aware of the time and work you and the members of the Fund have invested to promote these ideals. Recently Board members have received calls from Landowners with questions and concerns arising from receipt of the Descriptive Circular. Some of them were confused in thinking that the Golden Age Cooperative Development Fund was a committee or representative body of the Glastonbury Landowners Association. This concern caused us to revisit and give a more in depth study of the Descriptive Circulars provided to the members of the GLA Board.

We were disturbed by the Fund's infringement on the joint property rights shared by the Church Universal and Triumphant and the GLA by the unauthorized use and copyrighting of architectural sketches that were done for the Church's Glastonbury Comprehensive Planning Committee (GCPC). The use of this material has led to some of the confusion among Landowners regarding who the Fund represents. It is disconcerting to the GLA Board that the Fund would use the proprietary materials in the Circular without the permission of the GLA.

The Board is also concerned that the Circular excludes mention of the Glastonbury Landowners Association, most glaringly in the brief history of Glastonbury on pages 11 and 12. This leads a reader to believe that the Fund's proposed buy-out of the Church's land is the only community-wide effort toward community building in Glastonbury that is happening. This omission is further reinforced on page 15 in the mention and footnote on the Land Use Master Plan. The GCPC utilized the talents of Michael Van Haasen in a series of community meetings and in developing the initial draft of Glastonbury's Land Use Master Plan in the past. The present work on the Master Plan is proceeding under the auspices of the GLA.

Many of the questions we have fielded, and our concern, is with the large scale effort to collect funds on the basis of this Circular that is missing financial information and an explanation of the operation of the Board. As you know, the Community of Glastonbury is still recovering from financial setbacks due to the building of the shelters. Much of the need for arbitration in the various

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shelters was because the shelters, built in a spirit of trust and mutual concern, lacked the necessary corporate structure and clearly delineated financial information of what people were getting for their money and who would be paid and how much and who would receive equity (or nothing) for their labor. Our experience is that a good idea progressing only on the basis of trust and mutual concern leads to financial difficulty. We are interested in the growth of Glastonbury and, while your proposed endeavors may be very worthwhile, we would like to see that the Fund does indeed have the necessary structure in place and is not repeating some of Glastonbury's past mistakes.

Because of the questions and concerns received from Landowners, we have listed questions that we can't answer. The questions we have received basically comprise three areas: clarification of the finances, the background of the Fund's Board and the operation of the Fund. Your answers will help us more fully address their questions and concerns.

1. What is the organizational structure of the cooperative association?
   May the GLA Board or any of the Landowners read the co-op's charter and ByLaws?
   Does the Board remain at its present number?
   How are the Board members added, replaced or voted upon?
   Are Fund matters only voted on by the Board or are they voted on by the entire membership of the Co-operative?
   Do members of the co-op vote to approve outside financing for capitalizing the Fund, or is that only a vote of the Fund's Board?
   Do you have a mechanism for conflict resolution in the Fund's ByLaws?
   Why was the cooperative formed in Minneapolis instead of Montana?

2. May the GLA Board or any of the Landowners see the Fund's financial statement?
   What is the financial stake of the Board members in the Fund?
   What remuneration have Board members received for their services and what are the Fund's policies on Board member remuneration?
   Has anyone received capital membership stock in return for "indispensable services for organization and start-up"? If so, who and how much?
   How much has each Board member personally invested in the Fund as a personal statement of their confidence in the project?
   Where has the investment come from to bring the project to its present maturity?
   How has the money received thus far been spent?
   May we see the business plan?
   What portion of equity or revenue-sharing does the Fund expect to take from the projects it funds, or what are the guidelines for determining this amount?

3. Is the Fund planning to become the new developer of all of Glastonbury?
   Does the Fund plan to buy all the Glastonbury parcels offered by the Church before the Land Use Master Plan is approved by the Landowners?
   If the Fund's money is tied up in real estate, where will the seed money come from for economic development?
   Why not work in concert with the current developer to provide economic incentive for businesses to buy land in Glastonbury from the Church and use the Fund's resources for economic development instead of real estate development?
   How do you envision that Mr. Van Hausen will assure that Ascension Hills is integrated into the Land Use Master Plan?
   How do you see the Fund interacting with the GLA?

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Are the members of the Board members in good standing of the GLA?
Have any members of the Fund's Board had specific experience running a multimillion dollar financial institution as envisioned in the Circular?
Have any members of the Fund's Board had specific experience in real estate development?
Have any members of the Fund's Board ever filed for bankruptcy?
Of the businesses listed in the Circular for the Board members, were they successful ventures?
Who authorized the use of the Community of Glastonbury Land Use Master Plan proprietary drawings?

We look forward to clear lines of communication between the Fund's Board and the GLA Board and we thank you for your consideration of the concerns of the GLA's Board and the Landowners. With respect to the Fund's representatives making a presentation or answering questions at a regular Board meeting, we will discuss where we will go with this matter at our April 20th meeting. If you could reply to our questions before that time, we will be in a better position to determine what would be the most fruitful use of your time and ours in addressing our mutual concerns for Glastonbury.

Sincerely,
Glastonbury Landowners Association, Inc

Patrick Wolberd
President

cc. Golden Age Cooperative Development Fund Board of Directors

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The Committee for

A More Perfect Union

Tuesday, April 21, 1998

Glastonbury Landowners Association, Inc
Patrick Wolberd, President
P O Box 312
Emigrant, Montana 59027

Re: Questions regarding the Golden Age Cooperative Development Fund

Dear Patrick

Thank you for the opportunity to communicate and clarify matters. We were not aware that the Descriptive Circular had not done its job, which was to provide the answers to basic questions about our vision for the organization.

Let us begin by addressing the initial items in your letter contained in the 2nd, 3rd and 4th paragraphs on page 1, extending to page 2.

1. Regarding the use of the drawings, we were not aware that they were the joint property of the Church Universal and Triumphant and the GLA. Michael von Hausen sent the drawings to us, first by fax, as part of a letter, and then, after learning that we had enlarged them and made them focal points in our office -- and loaned them to the GLA for a meeting with the Church Executive Board -- sent us clean copies by mail, so that we could make them available to the community (which we have done, both in the descriptive circular and as framed enlargements for the North and South Glastonbury Teaching Centers) as focuses for visualizing a developed Glastonbury.

In the same 90-minute telephone conversation in which Michael agreed to be our consultant, he (gladly) gave us his verbal permission to use the sketches in our Descriptive Circular. Our initial intent had been to use photographs of community development at Mondragon, but we reasoned that visions for our own community would be more appropriate.

We never intended to copyright Michael's work. Since the Descriptive Circular is copyrighted, the use of the sketches *as they appear in that particular context* is subject to copyright, but not the sketches themselves. The sketches were used by permission, and we probably should have said so at the point (on the inside of the front cover) where we credited them to Michael and to M A. von Hausen and Associates. We're sorry for any consternation that may have been caused by that oversight.

#5 Aquila Lane, (P.O. Box 272) Emigrant, Montana 59027
Phone and Fax: (406) 333-4579 • Fax: (406) 333-4447 • E-mail: davies@ycsi.net

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2. When we began this initiative for economic development, as an ad hoc committee in the spring of 1996, the Glastonbury Landowner's Association (GLA) did not even exist.

As far as any of us could determine (besides Jerry Harris, Ed Dratz, Frank Jedd, Peggy Keathley, William Davis and Stephen Howard), ours was the only organized, ongoing effort toward economic development in the community.

Though we were divided over the question of fee simple ownership and exclusivity of the community, we realized that without the development of some sort of economic infrastructure, all such questions were moot. As people came and went from our committee, that realization remained as our guiding principle. We decided early on to put aside all concerns, complaints and opinions, and to concentrate only upon the positive aspects of a vision for economic development.

The GCPC was engaged in the Church's agenda and primarily concerned with meeting the Church's timetable. Except for assessments, economic issues were not even on the GCPC's radar screen. Neither has the GLA, then or now, addressed the issue of the development of an economic infrastructure, as far as we know.

The history of Glastonbury on pages 11 and 12 of the Descriptive Circular was a sort of "pill" we had to swallow to orient readers to our vision and purpose. Since the Descriptive Circular was intended for a far wider audience than just Keepers of the Flame, we had not wanted to mention the Church at all. We compromised by keeping the reference as brief and concise as possible.

This document is a story told from our viewpoint about *our vision* of a new paradigm for economic development for Glastonbury -- and for the world. We have always considered the GLA to be a political/administrative body, charged with the governing of the affairs of the Glastonbury landowners. We have always made it clear that we want no part of that role or responsibility (beyond voting for GLA representation -- those of us who are elegible). We did not mention the GLA in our document, just as the GLA has not mentioned us in their documents, and just as The American Cancer Society does not mention the Office of the US Surgeon General in its fund raising documents -- it is irrelevant.

We have neither sought nor desired the sponsorship of either the Church or the GLA, and do not anticipate doing so. Neither do we wish to imply or give grounds for inference -- by the mention of either the Church or the GLA -- that such a relationship exists.

Concerning the reference to The Land Use Master Plan on page 15 -- as far as we knew when the Descriptive Circular was written, the Land Use Master Plan was, in fact, in the final stages of being *completed* by Michael von Hausen.

#5 Aquila Lane, (P.O. Box 272) Emigrant, Montana 59027
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None of us would have dreamed that his work — and all of the time, money, effort and community input might be abandoned. And again, mention of the GLA did not seem to any of us to be relevant for that context, since the GLA has had no role that we knew of in von Hausen's work.

3 We appreciate your concern on behalf of the community about the structure and financial affairs of the Golden Age Cooperative Development Fund, and about our fiduciary responsibility.

Quoting the Descriptive Circular, page 2:

> "The **Golden Age Cooperative Development Fund** (the 'Fund') is a Minnesota Cooperative Association seeking to qualify as a cooperative association under Sub-chapter 'T' of the Internal Revenue Code. The Fund is a cooperative association operated solely for the benefit of its members."

The Fund's Articles of Incorporation (as well as those of *The Committee for a More Perfect Union*) are, of course, a matter of public record, and are available for inspection at the offices of the respective Secretaries of State. We do not wish to set the precedent of providing such documents on demand, except to members of the cooperative. But, as with the list of Glastonbury landowners, you are certainly welcome to obtain those documents for review from the appropriate offices.

The Fund's operating procedures are set forth in a draft of its proposed bylaws ("proposed" because they have not yet been formally adopted by the Board of Directors), which, though not a matter of public record, will be available for inspection by members of the cooperative as soon as the board has acted on it. It has always been our intent to provide each cooperative shareholder with a copy of the bylaws.

Regarding the long list of further questions that the GLA has fielded and feels compelled to answer, we would like to suggest that those who have questions be re-directed to us for their answers. This would save administrative time and effort for the GLA, eliminate a link in the communications chain and keep communication clearer and more direct.

Somebody had to come forward with a plan for economic development. The survival of Glastonbury depends on it. There is no economy in Glastonbury, and except for Walter Wunsch and John Fanuzzi (may God continue to prosper them) there is little economy in the Paradise Valley. But there can be, and we intend to continue to address the development of an economic infrastructure while we have life and breath. In fact, in addressing this vital need, we have discovered a grass-roots common sense, and a strong populist sentiment for economic development which could be the catalyst to make it all work as we and many others in the community have envisioned.

#5 Aquila Lane, (P.O. Box 272) Emigrant, Montana 59027
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GLA letter
page 4

As for our future relationship with the GLA, we would like nothing better than to maintain open lines of communication and cooperation and to serve the community according to the community's cooperative vision.

Thank you for your time and attention. We are friends in Christ.

Davies Anderson

Stephen Howard

William Davis

85 Aquila Lane, (P.O. Box 272) Emigrant, Montana 59027
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Glastonbury Landowners Association

Board of Directors Meeting

Minutes

May 11, 1998

1. **Call to Order, Prayer** - Meeting was called to order at 7:15 p.m. by Patrick Wolberd. Meeting was held at Thomas More School, North Glastonbury. Andrew Field gave the invocation.

PRESENT: Patrick Wolberd (President), Dan Kehoe, Jr.(Vice President), Maria Scoble (Treasurer), Horus Brailsford, Andrew Field and Philip Hoag. Ombudsman Laurel Matthews was also presnt.

PRESENT BY PROXY: Peggy Keathley and Linda Kremer.

ABSENT: Joan Murphy, Philip Covington, David Newhouse, Walter Wunsch and Ombudsman Margaret Roach.

2. **Reading and Dispostion of Minutes** - The minutes of 4-2098 were approved.

3. **Order of Business**

4. **Reports of Officers and Committees**

4.1 Treasurer's Report Maria Scoble, Treasurer

M. Scoble distributed the final version of Petty Cash Procedures and Disbursement of funds procedure; copies of these documents filed herewith. M. Scoble reported that there was difficulty with the accuracy of the accounts of residents which had been processed through the D. Holm accounting firm; that as many as 30% were inaccurate.

DISCUSSION: M. Scoble suggested having Roeloff Varkevisser do the bookkeeping and

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keeping the Holm firm for accounting procedures only, or doing the bookkeeping herself. Concern was expressed that the next treasurer might not be able or willing to do this. P. Wolberd suggested a letter be sent to D. Holm firm spelling out all difficulties and offered to assist M. Scoble with the problem, also setting up an appointment to meet with the accounting personnel.

ACTION: A.Field moved, Dan Kehoe, Jr. seconded to have M. Scoble and P. Wolberd work out a solution by the next meeting. Motion carried unanimously.

M. Scoble asked about the time-frame for applying late fees to those accounts which have been delinquent over a period of time.

FOLLOW-UP: M. Scoble/P. Wolberd - Work out a plan of correction with D. Holm by 6-1-98.

DISCUSSION: P. Wolberd stated that, in his view, punitive action should not be taken against those people who are working to pay off their indebtedness. It was also pointed out that the fee simple process for acquiring private title to the land will eliminate a large part of the delinquent fee problem, since all fees must be paid by those who wish to go fee simple with their land. P. Wolberd acknowledged that a procedure needs to be established re delinquent accounts.

FOLLOW-UP: M. Scoble/ R. Varkevisser - Bring proposal re delinquent accounts to the Board by 6-1-98.

FOLLOW-UP: M. Scoble/P.Keathley - Fix Profit & Loss statement error by 6-1-98.

FOLLOW-UP: M.Scoble/P. Keathley - Write accounting procedures as per D. Holm accounting needs by 6-1-98.

FOLLOW-UP: M. Scoble/J. Murphy - Prepare a supplies purchase proposal after receipt of committee budgets.

FOLLOW-UP: All Committee Chairs - Develop a committee budget. Two budgets have been received from the Architectural and LUMP committees. Roads and Fire Water Reservoir Committes need to submit budgets by 6-1-98.

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FOLLOW-UP: M. Scoble - Sent approved letter to landowners regarding the break-down of assessment fees prior to 1998. Letter was sent with the quarterly statements.

4.2 Finance Committee Report Marie Scoble, Chair

FOLLOW-UP: R. Varkevisser - Call some of the landowners regarding delinquent accounts as needed after the current billing cycle by 6-1-98.

FOLLOW-UP: M.Scoble - Develop recommendation re emergency fund by 6-1-98.

FOLLOW-UP: M.Scoble - Opened a savings account and transferred all but $1,000 from the checking account into that account.

4.3 Architectural Subcommittee Andrew Field, Chair

A. Field reported that a current meeting of the Architectural Subcommittee was held and the minutes therefrom were filed. A. Field presented the letter to be mailed to members of the GLA, spelling out the procedures to follow in initiating construction or subdivisions. He also presented the Protocol for Processing Reviews, with accompanying forms covering "A" for construction projects, "B" for subdivisions, and "C" for mobile home placement. Copies of letter andProtocol for Processing Reviews is filed herewith. "A", "B" and "C" will be filed later.

DISCUSSION: Letter was altered to read "60 days" in the fourth bullet and the name "Jackie Robbins" was substituted for "Ellen Woodbury" under Resources for Further Information. P. Hoag expressed disagreement re sanitation bond required for construction projects. He stated that in his opinion the sanitation bond is unnecessary and too costly. By consensus it was agreed to accept the form for construction procedures with the condition that the need for a clean-up bond be determined at the discretion of the review committee, and that anyone can apply for a waiver of this bond.

ACTION: A.Field moved, H.Brailsford seconded to authorize the Project Review Committee to send the revised letter and forms, and that the Secretary be directed to mail them as soon as possible to every GLA member. Motion carried unanimously.

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FOLLOW-UP: A. Field - Get letter to Secretary for mailing by 6-1-98.

ACTION: A.Field moved, P. Hoag seconded to approve subdivision of Parcel 22 North (Reed Johnson). Motion carried unanimously.

FOLLOW-UP: J.Murphy - Send appropriate letter by 6-1-98.

ACTION: A.Field moved, M.Scoble seconded to approve subdivision of Parcel 21 South (Horus Brailsford) subject to Treasurer's confirmation that all fees are paid. Motion carried unanimously.

FOLLOW-UP: J.Murphy - Send letter as soon as Treasurer confirms fees paid.

NORMA BROWN - Construction

Review committee found construction project on Parcel 44a North to be unsuitable, with unsafe, flat roof and insufficient information. Committee will ask for more information.

FOLLOW-UP: A. Field - Report back to GLA Board by 6-1-98.

FOLLOW-UP: P.Hoag - Review the Community of Glastonbury Policies & Standards for Subdivisions including section 4.4 Installation of Utilities, for possible revision. This will follow along with the development of the LUMP. Completion date to be determined at 6-1-98.

FOLLOW-UP: M.Scoble - Conveyed to Barbara Hopkins at developer's office the statement showing all fees paid for subdivision of Parcel 31 South. Subdivision now completed.

FOLLOW-UP: A.Field - Draft notice letter to developer re Parcel 10 North for the Secretary to mail by 6-1-98.

4.4 Road Committee Report David Newhouse, Chair

FOLLOW-UP: W.Wunsch - Send the Capricorn Drive, Story Road and Dry Creek Road letter by 6-1-98.

FOLLOW-UP: D.Newhouse - Complete $15,000 road maintenance schedule for Glastonbury N &S. - H. Brailsford gave road report in D. Newhouse's absence. Work is being done on the roads. 1,200 tons of top dressing has been put on various

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roads. Gravel has been spread on the thinnest parts. Roads are too dry at this point and create too much dust. Gravel will not be put on Capricorn Drive until chemical is applied to the hill.

DISCUSSION: The Church did accept the offer to reimburse GLA for roads in the amount of $23,500. GLA has one year to complete road work necessary.

FOLLOW-UP: D. Newhouse - Check with Church on sign-off date for the road agreement.

THANK YOU NOTE - Thank you note was received from Ted and Linda Hanks of Black Diamond Aggregates to Horus Brailsford and residents of North and South Glastonbury, thanking all for using their company.

H. Brailsford stated that if residents wished private driveways graded. they should write a letter to him giving information and sending a check, so that the work could be done when the community roads are being repaired, thus saving money for themselves.

FOLLOW-UP: D. Newhouse - Follow-up with Dirkers insurance agent about sending the Certificate of Insurance naming the GLA as an additional insured by 6-1-98

FOLLOW-UP: D. Newhouse/H. Brailsford/P. Hoag - Complete comprehensive plan for area near W. Pitt property - H. Brailsford reported that the committee talked with W. Pitt. H. Brailsford proposed that a gate with a key be erected across W. Pittt's road. Letter from J. Murphy was read endorsing plan of H. Brailsford. Letter also suggested a no tresspassing/ no hunting sign at the foot of Hercules Drive. Copy of this letter is filed herewith.

DISCUSSION: Concern was expressed that other residents would want similar gates to protect themselves from hunters and trespassers, setting a negative precedent.. Gate limits Glastonbury residents to access forest lands. It was pointed out that forest lands can be accessed near the waterfall, although this entails considerable hiking. P. Wolberd suggested a jeep trail and turn-around close to, but not at W. Pitts's property.

FOLLOW-UP: P.Hoag - Will contact Dean Kimpson and ask cost of a path or road near the waterfall and above the Pitt property for easier passage to forest access by 6-1-98.

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4.5 Nominating Committee Report No report.

4.6 Complaint Committee Joan Murphy, Chair

FOLLOW-UP: J. Murphy - Submit a recommendation to the Board re W. Pitt/Alfaro complaint by 6-1-98.

4.7 Land Use Master Plan Advisory Committee Dan Kehoe, Jr., Chair

FOLLOW-UP: D. Kehoe, Jr. -D.Kehoe distributed minutes from committee meeting of 4-17-98, with attachments - copies filed herewith. D. Kehoe also submitted a draft letter to the GLA Board to be sent out to the GLA membership disclaiming endorsement of the Golden Age Cooperative Development Fund under signature of P. Wolberd, President of GLA. Also submitted was a draft letter to D. Anderson in answer to the letter from the GACD Fund dated 4-21-98. Copies of these letters are filed herewith.

ACTION: D. Kehoe moved, A. Field seconded to authorize Secretary to send the letter to the landowners and the letter to D. Anderson, as amended, as soon as possible. Motion carried unanimously.

FOLLOW-UP: J. Murphy - Send designated letters as soon as possible.

M. VON HAUSEN FAX: Dan Kehoe, Jr. distributed copies of the fax dated, 5-10-98, received from M. von Hausen in answer to the GLA letter of 4-21-98 and the telephone conversation with D. Kehoe, Jr. on 5-9-98. Copy of this fax is filed herewith. D. Kehoe reported that M. von Hausen called him on the phone after receiving the letter of 4-21-98, stating that the GLA had no more use for his services and that there is no money due from the GLA. M.von Hausen and D. Kehoe, Jr. spoke at length. Fax reflects approximately $3,000 balance to be paid, requested from the GLA.

DISCUSSION: It was pointed out that M. von Hausen did receive a call in March 1997 to stop work re the Master Plan. D. Kehoe, Jr. stated he wished to draft a letter in answer to the fax, reaffirming the position of the GLA, quoting the time-frame, and reinforcing the fact that M. von Hausen did receive a call to break off the project.

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P. Wolberd added that the GLA should state that just to make sure it has not misunderstood anything, the GLA will forward his proposal to the Church for their perusal

FOLLOW-UP: D. Kehoe, Jr. - Write draft letter to M. von Hausen in answer to his fax of 5-10-98 and route material to the Church by 6-1-98.

4.8 - 7.3 No discussion.

8. New Business

8.1 Parcel #47

Michelle Ali reported that the Wintroubs had put their propane tank on her property and had also planted a tree there. Recommendation was to have M. Ali write a letter to the court while dispute of Parcel #48 is being settled; copy of letter is filed herewith.

8.2 Potential GAV Sale

Lucia Hodges reported that after talking to R. Smith and J. Hume, she was concerned that GAV might be sold. P. Wolberd suggested she talk with M. Goulart, Marjorie Lombard and with those who have a vested interest in GAV, with the idea of forming a co-op to pool resources for the purchase of GAV.

9. Open Floor Comments No comments.

10. Next Meeting - Next meeting will be 7:00 p.m., June 1, 1998, at South Glastonbury TC.

11. Adjournment - Meeting was adjourned at 10:12 p.m.

Respectfully submitted by

Laurel M. Matthews

Laurel M. Matthews

Assistant Secretary

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1998-05-11_BDGNAUX.pdf

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Glastonbury Landowners Association
Board of Directors Meeting
Agenda
May 11, 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/P. Keathley - Fix the Profit & Loss statement error by 5-11-98

Follow-up: M. Scoble/P. Keathley - Write accounting procedures as per D. Holm accounting needs by 5-11-98

Follow-up: M. Scoble/J. Murphy - Prepare a supplies purchase proposal after receipt of committee budgets

Follow-up: All Committee Chairs - Develop a committee budget by 4-20-98

Follow-up: M. Scoble - Send approved letter to landowners regarding the break-down of assessment fees prior to 1998 by 5-11-98

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, by 5-11-98

Follow-up: M. Scoble - Develop recommendation re emergency fund by 5-11-98

Follow-up: M. Scoble - Open a savings account and transfer all but $1,000 into that account by 5-11-98

4.3 Architecture Subcommittee - Andrew Field, Chair

Follow-up: Board - Review GLA Building Project Review Forms for comment by 5-11-98

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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 5-11-98

Follow-up: M. Scoble - Convey to Barbara Hopkins, at the developer office, the status of payment of Parcel 31 South assessments, prior to the subdivision

Follow-up: A. Field - Draft notice letter to Developer re Parcel 10 North for the secretary to mail by 5-11-98

4.4 Road Committee Report - David Newhouse, Chair

Follow-up: W. Wunsch - Send the Capricorn Drive, Story Road & Dry Creek Road letter by 5-11-98

Follow-up: D. Newhouse - Complete $15K road maintenance schedule for G. North and G. South by 5-11-98

Follow-up: D. Newhouse - Follow-up with Dirkers insurance agent about sending the Certificate of Insurance naming the GLA as an additional insured by 5-11-98

Follow-up: D. Newhouse/H. Brailsford/P. Hoag - Complete comprehensive plan for area near W. Pitt property by 5-11-98

Follow-up: D. Newhouse - Give copy of negotiations proposal to secretary upon completion

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 5-11-98

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Glastonbury Landowners Association
Board of Directors Meeting
Agenda
May 11, 1998

4.7 Land Use Master Plan Advisory Committee - Dan Kehoe, Jr., Chair

Follow-up: D. Kehoe - Draft letter to GLA members disclaiming endorsement of Golden Age Cooperative by 5-11-98

4.8 High South Fire Water Reservoir Advisory Committee - Walter Wunsch, Chair

Follow-up: W. Wunsch - Develop a proposal of alternatives for Board to consider, including cost projections & time frame by 5-11-98

5. Ombudsman Report - Laurel Matthews (South) & Margaret Roach (North)

6. Unfinished Business

6.1 By-Laws/Covenants voting discrepancies

Follow-up: Board - Review memo for comment on 5-11-98

6.2 Association Letter Head

Follow-up: J. Murphy/L. Matthews - Coordinate GLA letterhead/logo design by 5-11-98

Follow-up: W. Wunsch - Find out if existing COG logo is available to GLA by 5-11-98

6.3 Office space needs

Follow-up: J. Murphy - Check with D. Kehoe, Sr. re office availability at new TC location by 5-11-98

6.4 Covenant Agreement Form Use - J. Murphy

6.5 Filing Liens when assessments owed. - P. Hoag

Follow-up: P. Hoag - Contact Joe Swindlehurst regarding filing of liens for over due assessments by 5-11-98

7. Tabled Business

7.1 Noxious Weed Committee Formation

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Glastonbury Landowners Association
Board of Directors Meeting
Agenda
May 11, 1998

7.2 Should GLA accepting responsibility for maintenance of subdivision roads? - D. Newhouse

7.3 Study guidelines for Tree removal - P. Hoag

8. New Business

8.1

8.2

8.3

8.4

8.5

9. Open Floor Comments

10. Next Meeting - Monday, 7:00 p.m., June 1, 1998, South Glastonbury

11. Adjournment

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SUMMIT BEACON
INTERNATIONAL

Box 5500
5751 Hwy 89 South
Livingston, MT
59047-5500
Tel: 800-823-8330
Fax: 800-555-3807

4-29-98

Dan,

Your Dad faxed me a copy of the letter from the committee for a more perfect Union. I agree completely that it is an arrogant put-down and I greatly resent their use of my name as a part of the "we". I never have been, never will be a part of their "we" and I want it made very clear that I don't want my name used in any way by them or their ilk.

I am sorry to miss this meeting but know you will vote in my stead as though I was there. I hope you will insist that we not only send out a letter disclaiming any part of them, but also I would suggest that we send out a telephone tree - immediately, if not sooner.

Call me at home tonite or tomorrow, or at the office on Thurs. at 222-5203 ext. 102 if you have any questions. I leave at 6:30 A.M. on Friday and will return May 18th. Thanks for taking care of this in my absence.

Peggy

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From the Desk of Mr. and Mrs. Ansara Ali

May 6, 1998

Honorable William Nels Swandal
District Judge
414 E. Callendar, P.O. Box 437
Livingston, MT 59047

Dear Judge Swandal:

We understand that the case of Baylor, Dunn, DeSantos, Roach and Lloyd vs. Wintroub, all on Parcel 47 of North Glastonbury, will be coming to trial on May 28, 1998. As part of this case, we would like to make a request for the partitioning of the land.

Jeffrey and Nancy Wintroub have three encroachments onto our property, which is Parcel 48 in North Glastonbury. These encroachments are: their propane tank, a dirt road they put illegally onto our property, and a tree. The enclosed surveyor's map details these encroachments. As part of the partitioning, we would like the Wintroubs to move their propane tank back onto their own property and in accordance with Glastonbury Covenants, and we would like the Wintroubs to remove their dirt road and reclaim our land to its natural state. In removing the road and reclaiming the land, we ask that the Wintroubs do not damage any of the trees we have planted near the property line. We will allow the Wintroubs to leave their tree on our property.

Each of these encroachments was made without our knowledge or consent. The most recent encroachment was in 1994. After being away for several months, we returned home to discover Jeffrey and Nancy Wintroub were building a road through our property during our absence. This was being done illegally and without our permission. We asked for an immediate halt to construction. And subsequently we wrote to the Wintroubs requesting that not only such incursion into our property be ceased but also that the road be removed and our land be reclaimed to its natural state at their cost. They never complied.

Jeffrey and Nancy Wintroub live on Parcel 47 where there are six homes, including their own. They have made enemies with all of their neighbors on their own parcel. Our property is Parcel 48. Over the years they have been attempting to unlawfully enter our property as well and make enemies with us, too.

Our position is clear. We are not doing any business with Jeffrey and Nancy Wintroub. And their illegal encroachment onto our property, which has caused us not only damages but sleepless nights, has to be rectified and compensated for. Their propane tank must not be on our property, and their road must not run through our property.

Respectfully yours,

Ansara and Michelle Ali

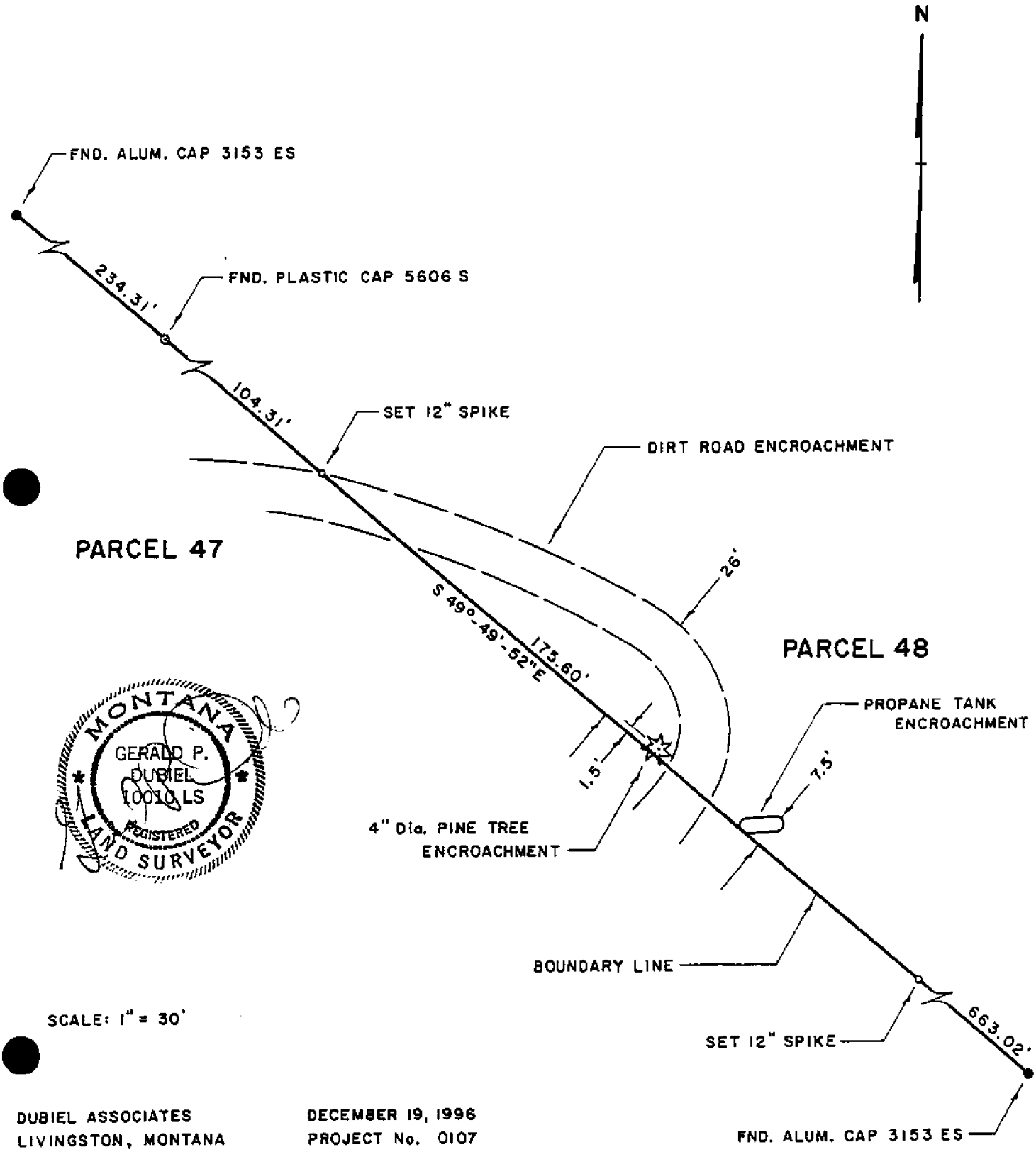
cc:
Karl Knuchel P.C.
Glastonbury Landowners Association
John & Joyce Baylor
Marie Duce Santos
Sherman & Denise Dunn
Margaret Roach
Shirley Lloyd
Jeffrey & Nancy Wintroub

P.O. Box 594, Emigrant, MT 59027, (406)333-4296, Fax (406)333-4296

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MAP SHOWING
THREE ENCROACHMENTS ON PARCEL 48, C.O.S. No. 615A
LOCATED IN THE
NW 1/4 OF SEC. 27 & NE1/4 OF SEC. 28, T5S, R8E, PARK COUNTY, MONTANA

PREPARED FOR ANSARA & MICHELLE ALI



MONTANA
GERALD P.
DUBIEL
10010 LS
REGISTERED
LAND SURVEYOR

SCALE: 1" = 30'

DUBIEL ASSOCIATES
LIVINGSTON, MONTANA

DECEMBER 19, 1996
PROJECT No. 0107

GLA 00396

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M. A. VON HAUSEN & ASSOCIATES
COMMUNITY planning, design, and development consultants

FAX

Date: MAY 10,1998 Time: 11:00 AM

To:

FAX DAN KEHOE (JR.) (406)333-4379

Subject: Glastonbury LAND USE MASTER PLAN

MESSAGE:

PLEASE PASS THIS LETTER and attachments ON TO DAN Kehoe Junior as soon as possible. It is important. This Letter is to be discussed with MASTER PLAN COMMITTEE ON MAY 11TH.1998. Look forward to hearing from Dan following the meeting. If Dan has any questions, please get him to phone me. Thanks for your help.

good fortune and cheers.

MICHAEL

NUMBER OF PAGES (including this page): 5 pages total
ORIGINAL TO FOLLOW: ( ) YES (X) NO

IF THERE IS A PROBLEM WITH THE TRANSMISSION, PLEASE CALL US AT (604) 536-3990, Thank you.

14562 16A Avenue, White Rock, British Columbia, Canada V4A 5S1
Tel(604) 536-3990 FAX (604) 536-3995

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M. A. VON HAUSEN & ASSOCIATES
COMMUNITY planning, design, and development consultants

May 10, 1998

Daniel J. Kehoe, Jr.
Master Plan Committee Chairman
Glastonbury Landowner's Association
P.O. BOX 312
Emigrant, MONTANA 59027

File: 98-RTR-05

Dear Dan:

RE: Completion of the GLASTONBURY
LAND USE MASTER PLAN and GUIDELINES

It was good chatting with you last night to clear up some of the confusion and misunderstandings that have occurred over the past year. Following with your suggestion, I think that it is important to document the facts around this unfortunate miscommunication. In this way, you can share these facts with the Master Plan Committee on May 11, we can both learn from the experience, and proceed to finishing the Master Plan. As you can very well understand, I was very disappointed in the content of the letter of April 21, 1998, addressed to me indicating that the Landowner's Association did not require my services anymore. I have treated the Community with respect and dedication all the way through this Master Plan process. I would like to at least help the Master Plan Committee finish the Land Use Master Plan. I would expect that I deserve at least the same respect that I have given to the Community over the past two years.

1. The Completion of the Land Use Master Plan
I took the initiative to finish the main part of the Land Use Master Plan work during January and February of 1998. Much of this work was editing the content and doing detailed work that refined the substance of the Master Plan. This process is the normal result of the review and refinement of a document. I received no communication during that time but anticipated a phone call to start up the process again, since I heard the Landowner's Association was formed in the Fall of 1997. I assumed, as before, I would have to produce in a very short period of time. You will notice that the final document is a polished version of the first one with comprehensive illustrations of the proposed Village Centers and cluster development.
I would like to specifically highlight the following in the content of the document:

a. The Refined Plans and Perspectives of the Village Centers and Cluster Development were not part of the Draft Master Plan that was completed in March of 1997. This work was completed following the submission of the Draft Master Plan. This work has not been paid for by the Church nor the Glastonbury Landowner's Association. The rights still rest with me until they are paid for. This corrects the misunderstanding described in the third paragraph of your letter of April 21,1998.

b. Master Plan Illustration
This Master Plan Illustration simply reflects the refinements discussed at the meetings that took place in March of 1997. You mentioned a specific density schedule for each lot. Your schedule could easily complement the Master Plan illustration contained in the second draft of the Master Plan. Keep in mind that the Master Plan illustration reflects the policies in the document. The schedule you describe is very site specific, and although very helpful, might not adequately describe the overall intent of the Master Plan policies. However, both of these elements could be complementary in the final document. I would have to review the material to ensure that this is the case and that there are no inconsistencies between the policies, Master Plan Illustration and the Density Schedule.

14562 16A Avenue, White Rock, British Columbia, Canada V4A 5S1
Tel. (604) 536-3990 Fax (604) 536-3995

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I firmly believe that the Master Plan is simply a polished refinement of the earlier draft. To dismiss it as something else is unjustified. Naturally, refinements and additions are part of the draft review process. I welcome your "density schedule" if it fits within the other policies within the document.

2. Completion of the Community Design Guidelines
Completion of "Guidelines" were always contained within the original contractual obligation between the Church and myself. Please check the original contract. The checklist for site plan submission is something I was never aware of or somehow was lost in the volumes of paper. I did review the covenants and standards and did integrate some of these into the wording of the guidelines as appropriate.

Again, these Community Design Guidelines are tied directly to the Master Plan content. They represent the detailed intentions for guiding the actual development of the site. That is how the Walker Center in Bozeman was developed- under the guidance of guidelines such as these. Otherwise, the Community could end up with undesirable development that does not add value to the land and does not attract more investment. As with the Master Plan, the Community Design Guidelines are in draft form and can be amended accordingly. I expect and welcome these changes as part of the natural review process. You can add the other "Standards" as you wish but the Standards do not have the direct connection with the intents of the Master Plan. Without the specific Community Design Guidelines, the vision of the Village Centers, Clusters and other rural development will be hard, if not impossible, to realize. I fear that the result could very well be lower quality and fragmented development.

3. The Original Contractual Obligations with the Church
Interestingly enough, the original contract between the Church and my firm envisioned an eight month process! There is a balance of **$3,000** left in the contractual agreement (executed on April 26,1996 by the Church) which included refinements of a draft Master Plan (previously referred to as the Comprehensive Plan) and guidelines. I have attached the payments in 1996 and 1997 regarding the contract and a comparison to the original figures (Exhibit A), keeping in mind some of the content and timing of the process was modified by further mutual agreement.

OPTIONS TO PROCEED
I have given further thought to our discussion around options to proceed. In view of the above facts, please consider the following with the guidance of the rest of the Master Plan Committee:

1. *Least Attractive Option (present direction)*
- pay for the illustrations and Plans of the Village Centers and clusters (not part of the Draft Master Plan of March 1997; sent to Dan Kehoe Sr. and Carla Healy originally by FAX on May 15,1997)
- seek my minimal guidance in completing the Land Use Master Plan
- **cost: time to complete illustrations: 6 illustrations 14 hours @ $65 = $910**

2. Most Attractive and Fair Option (cooperative venture that builds on products to date and completes original contract with Church of April 1996)
- use the refined Master Land Use Plan (Draft of March 1998) to complete the final Master Plan
- add the "Density Schedule" to the document and make any amendments to coordinate it with the policies in the document

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EXHIBIT A:

FEE ESTIMATES AND ASSOCIATED STEPS

The following estimates the schedule and costs associated with each step in the process.

1. Formation of Steering and Technical Committees: (March) develop and review proposal	no cost	* AMOUNT PAID (TO MAY, 1998)
2. Vision and Mission: (April) total 3 days - 1 day preparation; 1 - 2 day weekend visit;	$1,500	$1,500. May/96
3. Focus Group Ideas: (May) total 3 days - 1 - 2 day weekend visit and 1 day helping prep Ideas Workbook and evaluation	$1,500	$1,500. May21/96
4. Develop Options: (July and August) a. 5 days - 4 days workshops, presentations, and meetings: 1 day site visits and evaluation	$2,500	$2500. July7/96
b. 4 days- survey and options document assembly	$2,000	VISION $1,000. Sept28/96
5. Comprehensive Plan: (Sept. and October) total 14 days - 3 days evaluate feedback and meet to discuss; 9 days to draft and assemble mission/vision, policies, inventory and analysis, complete illustrative plans, guidelines, economic action plan: 2 day final edit and meetings	$7,000	4,500. April26/97
TOTAL PROFESSIONAL FEES	$14,500	$11,500.
** BALANCE REMAINING		$3,000

B. EXPENSES		
- Airfare $300 x 5 trips	$1,500	$2,264.37 /96
- Miscellaneous 10% (printing, fax, mail supplies, meals, travel, etc.) - assumes no accommodation or transportation costs while in Montana (stay with Glastonbury residents)	$1,400	$589.10 /97.
TOTAL REIMBURSABLE EXPENSES	$2,900	2,853.47
* BALANCE REMAINING		$46.53

NOTES:

1. Periodic payments will be made at the end of each step for the work completed and expenses incurred.
2. A retainer of $600 will be paid before the first visit to cover advance expenses.
3. The budget for each step will not be exceeded, unless with prior authorization of the client.
4. Assume $65.00/hr. or $500.00/day based on an eight hour day. Technical Support is not part of this contract but is available on $30.00/hr. basis.

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- use the Community Design Guidelines (Draft of March 1998) as a foundation and add the appropriate "Standards" as necessary to complete the document
- I review the modifications by the Community and Committee; final document still completed by Community in liaison with me
- **cost: to use drafts and build on content, review final = $3,000 (original contract balance of funds; see attachment Exhibit A for details)**

I think that the Committee can readily understand that in any of the future options, I will be required to review the final documents so I can ethically support and have my name associated with the products.

Dan, please review this letter and phone me once you have discussed the options with the Master Plan Committee. The suggestions in this letter provide my minimal requirements based on previous contractual obligations. I believe these are principle-based and reflect earlier agreements. As you can see, I want to finish the project and continue to support the Community-Building process. Anything less, would be a compromise that could result in a marginal product that does not serve the best interests of the Community of Glastonbury.

After all this time and effort it would be truly sad to see a compromise. I have so many good memories of my visits and interactions with Community members. Please extend my heartfelt apologies to the Master Plan Committee for any misunderstanding this miscommunication might have caused individuals or the group. It is truly unfortunate that my initiative could be misinterpreted this way. As we discussed, communication is the key to the success of this process, both internally and externally. I leave the proposals in your capable hands and look forward to your response.

Yours truly,



Michael von Hausen

MVH: mvh
Attachment

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Glastonbury Landowners Association
Box 312, Emigrant, MT 59027

May 12, 1998

Dear Fellow Landowner,

Greetings in the light of a beautiful Montana springtime!

With the moderate winter of 1997-98 behind us, spring has arrived in Montana. And with spring comes the beginning of our building season. The purpose of this mailing is to reacquaint you with the approval process required of anyone initiating a construction project or subdivision within the Community of Glastonbury.

In essence, the process is quite simple. Before beginning a building project of any size, landowners must submit their plans for review by the GLA to check for compliance with the covenants and impending Land Use Master Plan. This process was established by a vote of the landowners in order to protect our property values and ensure a high quality of life for all residents.

We have worked hard to make sure that the review process is as fast and as minimally burdensome as possible. The covenants have the full force of law, and should be consulted by you to avoid unnecessary delays and expense.

Enclosed you will find the forms to use when requesting review of your construction project or subdivision, as well as a copy of the protocol for processing reviews. This protocol lays out the steps required for project or subdivision review. The highlights include:

- Before beginning work, submit the appropriate forms to request review, checking the "Preliminary" box. Send them to the GLA, attention: Joan Murphy, Secretary, Box 312, Emigrant, MT 59027.
- You only need to submit the appropriate forms for your project, including the Application cover form and either: "A" for construction projects; "B" for subdivision; or "C" for mobile home placement. It's that easy!
- Within 45 days of submission, the GLA will respond. If everything in your plan is in order, you will be given permission to proceed. If there are any problems (for example, inadequate setbacks from parcel boundaries, or excessive density created by subdivision), you will be notified so that you can correct the problem. For subdivisions, simultaneous submission to the GLA and state and local authorities is recommended.
- If you have not heard back from the GLA within ~~45~~ 60 days, you can proceed with the tacit understanding that the GLA has approved your project. If you are on a tight schedule, please let us know, and we will try to expedite your review.
- Upon completion of your construction project, or, for subdivisions, after you have received state and local approvals, resubmit your application for final approval, checking the "Final" box.

We believe that, when compared to any urban area in the U.S.A., obtaining the required permissions to build in Montana is fast and easy. If you have any questions, or would like additional assistance, please consult the resources listed below, and/or the engineering/planning/legal advisors of your choice.

Also, please remember to obtain all required state and local permits, including septic, plumbing, and electrical permits, from the appropriate governmental agencies.

Resources for further information include:

Jessica Gabbitas	
~~Ellen Woodbury~~, Park County Planner, 406-222-4144	Subdivisions and other questions
Daniel Kehoe, Jr., 406-333-4222, 333-4851(fax)	Land Use Master Plan Committee, GLA
Andrew Field, 406-333-4567, 406-333-4907(fax)	Project Review, GLA
Philip Hoag, 406-333-4707, 333-4344(fax)	Project Review, GLA
Horus Brailsford, 406-333-4316, 333-4877(fax)	Project Review, Roads & Driveways, GLA
David Newhouse, Sr., 406-333-4242	Roads & Driveways, GLA
William Smith, P.E., 406-333-9040	Glastonbury resident and engineer

May you be blessed with foresight and good weather in your project,

Sincerely,

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Glastonbury Landowners Association
Architectural Subcommittee of the Project Review Committee
Protocol for Processing Reviews

Plans submitted to the Secretary of the Landowners Association for review, in accordance with Section 6.01 of the Restated Declaration of Covenants, will be forwarded to the Architectural Subcommittee. The Secretary will have it noted in the minutes of the next GLA Board meeting which applications have been or are being forwarded to the Subcommittee. This will be the first public notice that a project is under consideration. Landowners desiring to comment upon a proposed project should submit their written comments to the chairman of the Architectural Subcommittee, or contact the chairman to be scheduled on the agenda of the Subcommittee to make comments.

Landowners must submit plans for Preliminary approval prior to beginning work. Upon completion, the application should be resubmitted for Final approval, noting any "as built" changes. Minor projects, such as tool sheds, fences, and remodels, require only a Preliminary approval.

The Subcommittee will review the plans for compliance with the Covenants and the Master Plan, when adopted. The Subcommittee recommendation will be submitted to the GLA Board for action in a timely manner. A landowner may interpret a lack of response from the GLA for 60 days after submission to the GLA Secretary to be tacit approval for the project to proceed.

The Subcommittee will prepare a recommendation for the Project Review Committee (PRC, currently composed of the Board of Directors, per section I.2 of the Bylaws). This recommendation can be:

1. Unconditional Approval. (Preliminary or Final)
2. Conditional Approval. (Preliminary or Final)
3. Disapproval.
4. Request for more information from the landowner.
5. Request full review of details by Project Review Committee.

Any member of the Subcommittee who does not agree with the recommendations of the majority may submit a minority report to the PRC.

The Subcommittee will keep minutes of its meetings, to include any decisions made.

The Subcommittee may, but is not required to, operate on a parliamentary procedure basis.

The Subcommittee will attempt to have its recommendations submitted to the GLA Secretary in time for the mailing of the Notice and Agenda of each GLA board meeting. The items being brought to the Board for final action should be specified in the Agenda, including landowner name, address, and parcel number. GLA board members or interested Landowners who would like further information on any of the items scheduled for action are requested to contact a member of the Subcommittee in advance of the GLA board meeting, to save the time of the Board.

Landowners and Board members may object to or comment upon proposed action prior to the vote. As a courtesy, it is requested that they first address their concerns to the Subcommittee, so that they can be considered as early in the process as possible.

In order for a project to be granted approval, the applying landowner must be current on payment of the Annual Assessment.

Requests for subdivision review should include copies of all necessary County and State approvals. The GLA will not give final approval for subdivision until the County and State have done so. Requests for subdivision approval should also include a list of the name, phone number, and mailing address of each owner of the newly created tracts or lots, for Association records, as well as sufficient payment to bring assessment payments current.

Rev. 5/98

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Glastonbury Landowners Association

Petty Cash Procedures

The purpose of petty cash is to facility easy reimbursement of expenses made on behalf of the GLA after such expenses have been approved by the treasurer or board of directors.

1. The petty cash fund is a nominal $100.00.

2. For any payment made out of petty cash the treasurer will sign a receipt indicating the amount of payment, to whom, and the purpose of payment made. A receipt or invoice will be attached to the record the treasurer keeps of the cash transaction.

3. Payments out of petty cash shall not exceed $25.00 per reimbursement.

4. Fund to be replenished by reimbursement for amount of receipts with check signed by board member

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Disbursement of Funds

1. Invoice is submitted to the treasurer.

2. Invoice is approved by committee chair or designee requesting expenditure.

3. Treasurer checks invoice and verifies budget approval.

4. Treasurer writes check for approved amount

5. Check is cosigned by board member authorized by the board of directors to sign. After the yearly election of the board of directors designated board members submit their signature on a signature card to the bank so they may cosign checks.

6. Treasurer mails signed check.

7. Treasurer enters payment in check register noting amount of payment and category of expense.

8. Treasurer files invoice.

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

May XX, 1998

Dear Landowner,

The Glastonbury Landowners Association (GLA) Board of Directors has received inquiries from landowners regarding the Golden Age Cooperative Development Fund because the landowners thought the Golden Age Cooperative was a committee or representative body of the GLA. The Church's Glastonbury Comprehensive Planning Committee (GCPC) did have an economic focus group of which some of the Golden Age Cooperative's directors were members. With the Church's dissolution of the GCPC, all the subcommittees were also dissolved.

The Golden Age Cooperative has no relationship to the to the GLA. The drawings used in the Descriptive Circular done by Michael von Hausen are similar to the ones he did in the Draft Master Plan done for the Church and the GCPC. The Golden Age Cooperative is a private business enterprise that proposes an investment opportunity. There are risks involved in such an investment and the GLA Board would advise you to exercise due diligence in any such business investment.

Many prudent questions about the Golden Age Cooperative had been directed to the GLA. These questions were relayed by the GLA Board in a letter of March 31st to the Golden Age Cooperative's Board. Their letter of April 21st declined to answer the questions. Part of their response was "Regarding the long list of further questions that the GLA has fielded and feels compelled to answer, we would like to suggest that those who have questions be re-directed to us for their answers."

I hope this clears up any confusion regarding this matter.

Sincerely,
Glastonbury Landowners Association Board

Patrick Wolberd
President

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Glastonbury Landowners Association
GUIDLINES
May 2, 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 it 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
PROJECT REVIEW APPLICATION

Parcel/Tract No. _____ COS No._____ Glastonbury: ❑ North ❑ South

Parcel Owner(s) _____

Name(s) of Applicant(s) _____

Mailing Address _____

City/State/Zip _____

Telephone (day) _____ Telephone (night) _____

I hereby request that the Glastonbury Landowners Association (GLA) Project Review Committee review the following project(s) or proposal(s) for the above-described property in the Community (please check in the spaces below for each contemplated project or proposal as appropriate):

❑ Preliminary Approval ❑ Final Approval

MANDATORY REVIEW

A. ❑ Proposed Construction Project
- ❑ Residence ❑ Agricultural Building
- ❑ Road ❑ Other (specify) _____

B. ❑ Proposed Parcel Subdivision

C. ❑ Proposed Mobile Home Placement

D. ❑ General Development
- ❑ Sepic/Sewage Disposal System
- ❑ Water Source Other than Well
- ❑ Other (specify) _____

E. ❑ Proposed Land Use
- ❑ Commercial ❑ Institutional ❑ Sign
- ❑ Other (specify) _____

F. ❑ Proposed Variance from Covenants and Rules of the Community
- ❑ Agricultural Covenants or Rules
- ❑ Health, Safety, Nuisance and Land Use Covenants or Rules
- ❑ Structures and Improvements Covenants or Rules
- ❑ Recreation and Common Use Land Covenants or Rules
- ❑ Roads and Easements Covenants or Rules
- ❑ Subdivision Covenants or Rules
- ❑ Other (specify): _____

SANITATION/RECLAMATION BOND REQUIRED

G. ❑ $250.00

(Attach check—your cancelled check is your receipt)

SEE REVERSE SIDE FOR MORE INFORMATION

I understand that the Glastonbury Project Review Committee's approval—and any comments or recommendations—does not constitute an endorsement or approval of the design, engineering, safety or legality of the proposed project or any structures, and the Glastonbury Landowners Association, the Committee, and all of their agents shall not be liable therefor.

Date_____, 19___ _____

SIGNATURE OF THE APPLICANT

Return to: Glastonbury Landowners Association, Box 312, Emigrant, MT 59027

Rev. 6/98

(See reverse side of this page for instructions on completing the Application and collecting all required or recommended supplementary information)

GLA 00409

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INSTRUCTIONS

Please complete the attached supplementary information pages as are appropriate to each of the projects or proposals on the Application. If you are requesting review or approval of more than one project or proposal in any of the categories, please use a separate sheet for each one. Additional copies of these pages may be obtained from the Glastonbury Landowners Association or you may make photo copies as needed.

We request that you submit a site plan or layout of your project(s) on a 1"=200' or larger scale topographic map of the affected parcel (s).

We will assign a project number to each project or proposal when it is submitted for review, and, therefore, the Project Number blank on the top right-hand side of each supplementary information page should be left blank.

Mandatory Reviews, or suggestions given by the Glastonbury Project Review Committee or its agents, should not be construed as consulting or engineering services. You are advised to hire a consultant specializing in the type of project you are proposing.

The Glastonbury Landowners Association, the Committee, and their agents shall have no liability or obligation for any of their actions or failures to act hereunder to any person or entity. The relationship between the Committee or its agents and landowners shall be deemed to be that of independent contractors, and not that of principal and agent, trustee and beneficiary, partnership or joint venture. The Glastonbury Project Review Committee's approval—and any comments or recommendations—does not constitute an endorsement or approval of the design, engineering, safety or legality of the proposed project or any structures, and the GLA, the Committee, and all of their agents shall not be liable therefor.

DEFINITIONS

Subdivision. A subdivision shall include any division of a parcel into multiple pieces smaller than the original, a redivision, or any other treatment of a parcel which would fall under the definition of a "subdivision" under state or local laws or regulations—including recreational vehicle parks, mobile home parks, and condominium projects. Park County regulations provide that the placement of "...more than one mobile (home) on a tract of record shall be reviewed..." as a subdivision.

Variance. The GLA has reserved the right to waive or grant variances to any of the provisions of the Declaration of Covenants and associated rules where, in its discretion, it believes same to be necessary and where the same will not be injurious to the rest of the Community.

SANITATION/RECLAMATION BOND

Due to problems that have been encountered with blowing trash from construction sited, workmen visiting neighbor's homes to use their bathrooms, the failure of owners and contractors t properly clean up after construction jobs, including waste concrete piles that have been dumped in various parts of the Community (which requires a backhoe and dump truck to clean up), and land disturbed by construction not being properly reclaimed, we have found it necessary to institute a Sanitation/Reclamation Bond for each construction job. The owner or contractor of a construction project is required to submit a two hundred and fifty dollar ($250) bond with each application or group of applications covering a project.

The bond will be held by the GLA to ensure that the following requirements are met:

a. Sanitary facility such as a porta-potty is provided for workers on the job site;
b. Adequate trash containers with lids are placed and used on the job site;
c. Temporary fencing (i.e. snow fence) is installed around the perimeter of the work area to prevent debris from blowing to adjacent parcels (the fence will normally be needed only on the northern and eastern perimeters of the job site);
d. Adequate cleanup is performed on the job site and adjoining parcels, including waste concrete piles (note: a hole may be provided at the construction site for waste concrete, to be buried at the end of the job); and
e. Satisfactory reclamation of the construction site according to the published Glastonbury Reclamation Guidelines.

If at any time during the project the requirements are not met, after five days notice the Committee reserves the right to ensure these facilities are provided at the owner/contractor's expense according to the following charges:

Porta-Potty	$50.00 per month
Pumping fee	$45.00 each
Trash container w/lid	$20.00 each
Install 4' snow fencing	$50.00 per 50' length
Fence posts for snow fence	$16.00 per 50' length
Clean up waste concrete	$75.00 per hour
Reclamation work	$75.00 per hour
Top soil	$12.00 per cubic yard

The above fees will be charged to the owner or contractor as they occur and are payable within 10 days. The bond is held to insure payment and may be applied to any such charges which are unpaid. Upon completion of the project the bond will be returned to the owner or contractor, less any deductions for unpaid charges.

The Sanitation/Reclamation Bond, or a portion of it, may be waived upon written request if the owner or contractor can demonstrate that (1) a sanitation facility is already available for workers, (2) adequate trash containers are already available, or (3) that the project is of the type that little trash will be generated and/or little or no reclamation will be required.

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GLASTONBURY LANDOWNERS ASSOCIATION
PROJECT REVIEW APPLICATION

Parcel/Tract No. _____ COS No._____ Glastonbury: ❑ North ❑ South

Parcel Owner(s) _____

Name(s) of Applicant(s) _____

Mailing Address _____

City/State/Zip _____

Telephone (day) _____ Telephone (night) _____

I hereby request that the Glastonbury Landowners Association (GLA) Project Review Committee review the following project(s) or proposal(s) for the above-described property in the Community (please check in the spaces below for each contemplated project or proposal as appropriate):

❑ Preliminary Approval ❑ Final Approval

MANDATORY REVIEW

A. ❑ Proposed Construction Project
- ❑ Residence ❑ Agricultural Building
- ❑ Road ❑ Other (specify) _____

B. ❑ Proposed Parcel Subdivision

C. ❑ Proposed Mobile Home Placement

D. ❑ General Development
- ❑ Sepic/Sewage Disposal System
- ❑ Water Source Other than Well
- ❑ Other (specify) _____

E. ❑ Proposed Land Use
- ❑ Commercial ❑ Institutional ❑ Sign
- ❑ Other (specify) _____

F. ❑ Proposed Variance from Covenants and Rules of the Community
- ❑ Agricultural Covenants or Rules
- ❑ Health, Safety, Nuisance and Land Use Covenants or Rules
- ❑ Structures and Improvements Covenants or Rules
- ❑ Recreation and Common Use Land Covenants or Rules
- ❑ Roads and Easements Covenants or Rules
- ❑ Subdivision Covenants or Rules
- ❑ Other (specify): _____

SANITATION/RECLAMATION BOND REQUIRED

G. ❑ $250.00

(Attach check—your cancelled check is your receipt)

SEE REVERSE SIDE FOR MORE INFORMATION

I understand that the Glastonbury Project Review Committee's approval—and any comments or recommendations—does not constitute an endorsement or approval of the design, engineering, safety or legality of the proposed project or any structures, and the Glastonbury Landowners Association, the Committee, and all of their agents shall not be liable therefor.

Date_____, 19___ _____

SIGNATURE OF THE APPLICANT

Return to: Glastonbury Landowners Association, Box 312, Emigrant, MT 59027

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(See reverse side of this page for instructions on completing the Application and collecting all required or recommended supplementary information)

GLA 00411

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INSTRUCTIONS

Please complete the attached supplementary information pages as are appropriate to each of the projects or proposals on the Application. If you are requesting review or approval of more than one project or proposal in any of the categories, please use a separate sheet for each one. Additional copies of these pages may be obtained from the Glastonbury Landowners Association or you may make photo copies as needed.

We request that you submit a site plan or layout of your project(s) on a 1"=200' or larger scale topographic map of the affected parcel (s).

We will assign a project number to each project or proposal when it is submitted for review, and, therefore, the Project Number blank on the top right-hand side of each supplementary information page should be left blank.

Mandatory Reviews, or suggestions given by the Glastonbury Project Review Committee or its agents, should not be construed as consulting or engineering services. You are advised to hire a consultant specializing in the type of project you are proposing.

The Glastonbury Landowners Association, the Committee, and their agents shall have no liability or obligation for any of their actions or failures to act hereunder to any person or entity. The relationship between the Committee or its agents and landowners shall be deemed to be that of independent contractors, and not that of principal and agent, trustee and beneficiary, partnership or joint venture. The Glastonbury Project Review Committee's approval—and any comments or recommendations—does not constitute an endorsement or approval of the design, engineering, safety or legality of the proposed project or any structures, and the GLA, the Committee, and all of their agents shall not be liable therefor.

DEFINITIONS

Subdivision. A subdivision shall include any division of a parcel into multiple pieces smaller than the original, a redivision, or any other treatment of a parcel which would fall under the definition of a "subdivision" under state or local laws or regulations—including recreational vehicle parks, mobile home parks, and condominium projects. Park County regulations provide that the placement of "...more than one mobile (home) on a tract of record shall be reviewed..." as a subdivision.

Variance. The GLA has reserved the right to waive or grant variances to any of the provisions of the Declaration of Covenants and associated rules where, in its discretion, it believes same to be necessary and where the same will not be injurious to the rest of the Community.

SANITATION/RECLAMATION BOND

Due to problems that have been encountered with blowing trash from construction sited, workmen visiting neighbor's homes to use their bathrooms, the failure of owners and contractors t properly clean up after construction jobs, including waste concrete piles that have been dumped in various parts of the Community (which requires a backhoe and dump truck to clean up), and land disturbed by construction not being properly reclaimed, we have found it necessary to institute a Sanitation/Reclamation Bond for each construction job. The owner or contractor of a construction project is required to submit a two hundred and fifty dollar ($250) bond with each application or group of applications covering a project.

The bond will be held by the GLA to ensure that the following requirements are met:

a. Sanitary facility such as a porta-potty is provided for workers on the job site;
b. Adequate trash containers with lids are placed and used on the job site;
c. Temporary fencing (i.e. snow fence) is installed around the perimeter of the work area to prevent debris from blowing to adjacent parcels (the fence will normally be needed only on the northern and eastern perimeters of the job site);
d. Adequate cleanup is performed on the job site and adjoining parcels, including waste concrete piles (note: a hole may be provided at the construction site for waste concrete, to be buried at the end of the job); and
e. Satisfactory reclamation of the construction site according to the published Glastonbury Reclamation Guidelines.

If at any time during the project the requirements are not met, after five days notice the Committee reserves the right to ensure these facilities are provided at the owner/contractor's expense according to the following charges:

Porta-Potty	$50.00 per month
Pumping fee	$45.00 each
Trash container w/lid	$20.00 each
Install 4' snow fencing	$50.00 per 50' length
Fence posts for snow fence	$16.00 per 50' length
Clean up waste concrete	$75.00 per hour
Reclamation work	$75.00 per hour
Top soil	$12.00 per cubic yard

The above fees will be charged to the owner or contractor as they occur and are payable within 10 days. The bond is held to insure payment and may be applied to any such charges which are unpaid. Upon completion of the project the bond will be returned to the owner or contractor, less any deductions for unpaid charges.

The Sanitation/Reclamation Bond, or a portion of it, may be waived upon written request if the owner or contractor can demonstrate that (1) a sanitation facility is already available for workers, (2) adequate trash containers are already available, or (3) that the project is of the type that little trash will be generated and/or little or no reclamation will be required.

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FORM A: PROPOSED CONSTRUCTION PROJECT

Project No. _____
(Office Use Only)

Check One: ❑ Residence ❑ Agricultural Building
❑ Private Road ❑ Other (specify): _____

MAPS OR DRAWINGS REQUIRED

1. A Glastonbury Certificate of Survey Topo Map (Scale: 1" = 100'; Contour Interval = 10'), or larger scale topographic map, which shows the location of all existing and proposed improvements, public and private roads, drainage courses, wells and septic systems.

2. A detailed site drawing (on a scale of at least 1/16" = 1") showing the location of all permanent and temporary buildings, structures, roads, driveways, all utility rooms, septic tanks and drainfields, wells, cisterns, patios, decks, retaining walls, landscaping, culverts, and all watercourses including streams, draws, drainage ditches, etc. in the immediate vicinity of the proposed construction project. Include accurate dimensions showing distances between structures and other developments. (Note: a watercourse is defined by the state of Montana as an area which carries any flow of water at any time during the year. Thus, a watercourse may be dry most of the year.)

3. A design drawing of the proposed construction project on a scale of 1/4" = 1' or 1/8" = 1". Drawings should include details of the following information as is appropriate to your project: drainage around structure, foundation and structural plans, architectural plans, electrical, mechanical (heating, ventilation and air conditioning), plumbing, waste water and sewage facilities, water and food storage, fallout shelter, air ventilation and water proofing (underground structures).

Brief description of construction project _____

_____

Total sq. ft. _____ width _____ length _____

Number of stories _____ Basement: ❑ Yes ❑ No height _____

Method of construction _____

_____

Materials to be used _____

_____

Describe your plan for the foundation _____

_____

Architect or Designer and Address _____

Contractor and Address _____

_____

Private Roads and Driveways:

Length _____ Driving Width _____ Maximum Grade _____

No. of Culverts _____ Source of Materials _____

Is the proposed road staked out? ❑ Yes ❑ No

Planned begin date _____ Estimated time to complete _____

Estimated cost $_____ Financing: Cash $_____ Loan $_____

Source of Financing _____

Have you obtained a septic system permit from the County Health Department? ❑ Yes ❑ No

❑ Copy of permit attached.

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FORM B: PROPOSED PARCEL SUBDIVISION

Project No._____
(Office Use Only)

1. **Before Preliminary Review.** A Glastonbury Certificate of Survey Topo Map (scale 1" = 100'; contour interval = 10'), or larger scale topographic map, showing: present parcel boundary lines and dimensions, proposed divisions lines and new lot dimensions, appropriate acreage of each lot, building site(s) available on each lot, satisfactory easements for access roads and utilities to each lot, and drainage and watercourses on each lot.

2. **Before Final Approval.** A Subdivision Plat or Certificate of Survey prepared by a Registered Land Surveyor showing all survey and platting information required by state law, in substantially the same form as preliminarily approved by the committee. Copies of all necessary State and County Approvals.

Original Parcel No. _____ COS No. _____ Total No. of New Tracts/Lots Proposed _____

Name & address of Registered Land Surveyor who will prepare Subdivision Plat or Certificate of Survey if this request is approved: _____

_____

Describe in detail how road access and required utilities will be provided to all new tracts/lots (attach additional sheets as necessary)_____

_____

_____

_____

List the names and addresses of those to whom you propose to sell these tracts/lots (if known at this time):

_____

_____

_____

_____

List the name, address and phone number of each person who will be an owner of the new tracts/lots:

Tract/lot# _____ Owner info: _____

_____

Tract/lot# _____ Owner info: _____

_____

Tract/lot# _____ Owner info: _____

_____

Tract/lot# _____ Owner info: _____

_____

Tract/lot# _____ Owner info: _____

_____

Additional comments or information: _____

_____

Rev. 6/98

GLA 00414

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FORM C: PROPOSED MOBILE HOME PLACEMENT

Project No._____
(Office Use Only)

MAPS OR DRAWINGS REQUIRED

1. A Glastonbury Certificate of Survey Topo Map (Scale: 1" = 100'; Contour Interval = 10'), or larger scale topographic map, which shows the proposed location of the mobile home, roads, drainage courses, well, septic system, and any other existing or proposed improvements.

MOBILE HOME INFORMATION

Make _____ Model _____ Year _____

Dimensions _____ Total Sq. Ft. _____

Does your mobile home have a pitched roof? ❑ Yes ❑ No If no, describe your plans for retrofitting with a pitched roof (attach drawing). _____

_____

Does your mobile home have a roof overhang? ❑ Yes ❑ No If no, which of the following do you plan to add? (attach drawing). ❑ Garage ❑ Covered Carport ❑ Covered Terrace or Patio ❑ Roof Overhang If your mobile home is used, please attach several pictures of the exterior and describe its general condition.

PLACEMENT DETAILS

Number of feet from nearest stream, draw, drainage ditch, well, septic tank or drainfield _____

Average depth of pad below ground level _____

Material to be used on pad base _____

Thickness of base material _____

Are well water and septic system riser pipes to be laid before mobile home is placed? ❑ Yes ❑ No

If not, please explain condition or situation which would not enable you to place water and septic riser pipes before the mobile home is positioned. _____

_____

_____

Is pad laid out such that a mover can place mobile home on pad, disconnect and pull out? ❑ Yes ❑ No

If not, explain how you propose to position your mobile home: _____

_____

Have you reviewed the Mobile Home Specifications and Standards, and do you agree to abide by them?

❑ Yes ❑ No Describe any proposed deviations: _____

_____

_____

Have you obtained a septic system permit from the County Health Department? ❑ Yes ❑ No

❑ Copy of permit attached.

Rev. 6/98

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Your name please
State your party
to vote at the
5/11/98 CLA board
meeting.

Thank you

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Glastonbury Landowners Association
Board of Directors Meeting

Draft
Needs to be finalized w/edits pg 3, 4, 5

Minutes
June 1, 1998

1. **Call to Order, Prayer -** The meeting was called to order at 7:18 p.m.by Patrick Wolberd.

Meeting was held at South Glastonbury TC. Invocation was given by Dan Kehoe, Jr.

PRESENT: Patrick Wolberd (President), Dan Kehoe, Jr. (Vice President), Joan Murphy (Secretary), Maria Scoble (Treasurer), Peggy Keathey, Linda Kremer, Walter Wunsch, David Newhouse, Andrew Field and Philip Hoag. Ombudsman Laurel Matthews, S. Glastonbury, was also present.

PRESENT BY PROXY: Horus Brailsford

ABSENT: Philip Covington and Ombudsman Margaret Roach, N. Glastonbury.

2. **Reading and Dispostion of Minutes** - The minutes of 5-11-98 were approved.

3. **Order of Business**

4. **Reports of Officers and Committees**

4.1 **Treasurer's Report** Maria Scoble, Treasurer

M. Scoble distributed the Balance Sheet as of May 31, 1998 and Profit & Loss Statement, Jan.- May 1998. Copies of these documents are filed herewith.

DISCUSSION: There was an error noted in the reporting of accounts receivable.

FOLLOW-UP: P. Wolberd, M. Scoble and P. Keathley will meet with Melanie of D. Holm accounting firm on Monday, June 8th, 9 a.m., to correct accounting procedures and reporting.

FOLLOW-UP: M. Scoble/P. Keathley - Write accounting procedures as per D. Holm accounting needs by 6-22-98.

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FOLLOW-UP: M. Scoble/P. Keathley - Prepare a supplies purchase proposal after receipt of committee budgets.

FOLLOW-UP: D. Newhouse/W. Wunsch - Deveop a committee budget by 6-1-98. Road Committee and Fire Water Committee will present budgets in this meeting.

4.2 Finance Committee Report Maria Scoble, Chair

DELINQUENT ACCOUNTS: M. Scoble presented a proposal from the Finance Committee re delinquent accounts.

DISCUSSION: Various methods of collecting outstanding fees were suggested including letting collection agency handle them or placing liens on property owned. After discussion, there was consensus that liens should be placed on property owned for amounts due in current year (1998);

a. When there has been no attempt to pay fees owed by the October billing; terms of interest and liens to be printed on billing statements.
This statement should be a receipt return letter, a personal phone call to have been made one week prior to sending the statement.
Interest and penalties are stated in the covenants and must be complied with; interest to start with the date of the revised covenants or the date the account becomes overdue, whichever is more recent.

b. If at any time the amount owed is in excess of $500.

c. If property goes up for sale - a week's notice to be given before lien is filed.

FOLLOW-UP: M. Scoble - Write conditions, above stated, into draft letter for mailing to landowners by 6-22-98.

FOLLOW-UP: R. Varkevisser - Call delinquent accounts over $500 with new guide-lines by 6-22-98.

It was stated that Edward Francis has said the GLA owes the Church money from the Wintroub ~~Wintrop~~ account.

FOLLOW-UP: M. Scoble - Write letter to Church telling them to bill the GLA for the

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amount owed, checking with Joyce Baylor for the exact amount of special assessments by 6-22-98.

FOLLOW-UP: M. Scoble - Send follow-up letter to Edward Francis by 6-22-98.

FOLLOW-UP: M. Scoble - Develop recommendation re emergency fund by 6-22-98.

4.3 Architecture Subcommittee Andrew Field, Chair

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 6-22-98

FOLLOW-UP: A. Field - Gave generic letter to Secretary to send to Developer re Parcel 10 North.

FOLLOW-UP: J. Murphy - Sent final approval letter to Reed Johnson, Parcel 22 North.

FOLLOW-UP: A. Field - Presented to Secretary final printed copies of cover letter to landowners with Protocol for Processing Reviews, plus Project Review Application, with Form A (Proposed Contruction Project). Form B (Proposed Parcel subdivision) and Form C (Proposed Mobile Home Placement); these forms to be mailed by Secretary to all landowners as soon as possible. Copies of these forms are filed herewith.

ACTION: A. Field moved, M. Scoble seconded to pay for the formating and printing of the above mentioned forms in the amount of $97 to Nancy Batden. Motion carried unanimously.

FOLLOW-UP: J. Murphy - Will send Parcel 21 letter with assessment confirmation on June 2, 1998.

FOLLOW-UP: A. Field - Report to Board re Norma Brown parcel construction.

A. Field reported proposed construction by Norma Brown was for a garage with a virtual flat roof and a wooden plank floor. What is needed is a decent view plan and gabled roof with matching siding. The project is not in keeping with committee guidelines.

DISCUSSION: P. Hoag offered to visit her and give advice as to what is needed and what will be more economical for her. D. Newhouse also offered to advise her on the

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project.

ACTION: A.Field moved, P. Hoag seconded to deny present construction plans of Norma Brown. Motion carried unanimously.

4.4 Road Committee Report David Newhouse, Chair

FOLLOW-UP: W. Wunsch - Spoke with Dennis Brandon of Park County re paving Story Road, Capricorn Dr. and Dry Creek Road. D. Brandon stated that the County is too busy to handle this project at the present time. Tax money toward roads is only $40 per $1,000 collected.

DISCUSSION: Estimated cost per mile of paving is $100,000. Suggestion was made to have a power meeting with officials of businesses located in Emigrant, namely: First National Bank, Emigrant Post Office, the trailer court, St. John's Episcopal Church, Pete Story and North Glastonbury to share cost with the County of paving the 3/4 mile road through Emigrant.

FOLLOW-UP: W. Wunsch - Do an actual cost estimate of project by 6-22-98.

FOLLOW-UP: D. Newhouse - Gave Secretary estimated road budget.

DISCUSSION: D. Newhouse stated something is needed to keep topping from blowing away after being spread on roads. He said he would try anhydrous ammonia on his own driveway to test results

FOLLOW-UP: D. Newhouse - Certificate of Insurance re Dirkers plowing. D. Newhouse stated M. Dirkers is in the process of procuring Certificate of Insurance naming GLA as an additional insured.

FOLLOW-UP: D. Newhouse/H. Brailsford/P. Hoag - Complete comprehensive plan for area near W. Pitt property by 6-22-98.

FOLLOW-UP: P. Hoag - Contacted D. Kimpson concerning foot path or road near waterfall and above Pitt property for easier passage to Forest Service. D. Kimpson will do a cost estimate at no charge. Report to Board estimated project cost by 6-22-98.

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FOLLOW-UP: D. Newhouse - Check with Church on sign off date for the road agreement. P. Wolberd stated he spoke with E. Francis on phone and agreement would be forthcoming in a week or two. Report back to Board by 6-22-98

ACTION: A. Field moved, J. Murphy seconded to approve construction of garage proposed by E. Newhouse on Parcel 25 North. Motion carried unanimously.

ACTION: A. Field moved, M. Scoble seconded to give preliminary approval for subdivision of Parcel 25 North (Eric Newhouse/Maydell Goulart). Motion carried unanimously.

(Agenda Item 8.5)

ACTION: J. Murphy moved, L. Kremer seconded to renew liability insurance for roads written by Western States Insurance, located in Missoula, MT, for period of one year, in the amount of $4,583.53 premium. Motion carried unanimously.

4.5 Nominating Committee Report

J. Murphy volunteered to serve as Chairman of Nominating Committee. M. Scoble volunteered to serve on committee.

FOLLOW-UP: J. Murphy/M. Scoble - organize committee, recruit committee members, submit ballpark figure for budget, ~~and send out promotional material encouraging people to run for GLA Board by 6-22-98.~~ August

FOLLOW-UP: P. Wolberd - Call P. Covington re missing four meetings by 6-22-98.

4.6 Complaint Committee Joan Murphy, Chair

FOLLOW-UP: J. Murphy - Submit recommendation to Board re W. Pitt/Alfaro complaint. J. Murphy stated this matter was involved with the road considerations re W. Pitt and his property. She stated, however, that she told W. Pitt he must keep his dog restrained.

4.7 Land Use Master Plan Advisory Committee Dan Kehoe, Jr., Chair

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FOLLOW-UP: J. Murphy - Mailed letter to GLA members disclaiming endorsement of Golden Age Cooperative

FOLLOW-UP: D. Kehoe, Jr. - Sent letter to M. von Hausen in response to his fax of 5-10-98 and routed material to Church.

D. Kehoe stated the next LUMP committee meeting would be June 18th. All von Hausen material has been molded into the Table of Contents.

DISCUSSION: When asked when process would be finished, D. Kehoe responded vote would be ready to be taken hopefully by the end of the summer. He stated a town planner was probably not needed since GLA thrust is on parcel density and not town centers.

It was suggested to have separate meetings for North and South Glastonbury.

P. Hoag suggested multiple choice on ballots for size, density, etc. and have voting on the .spot. D. Kehoe suggested questionnaires be sent to landowners.

FOLLOW-UP: D. Kehoe - Create rough draft of plan to be brought to the Board by 7-13-98.

4.8 High South Fire Water Reservoir Advisory Committee Walter Wunsch, Chair

FOLLOW-UP: W. Wunsch - Alternatives for Fire Water Reservoir: W. Wunsch reported that an 8-ft deep pond would cost from $7,000 to $15,000. This would be a recreational pond. Water tank could be buried and be used for reservoir, also. Tank purchased from Church would cost about $20,000. Tanks from other sources might cost from $7,000 to $9,000.

DISCUSSION: P. Hoag stated that old fuel tanks could be purchased which would serve the purpose very well for much less money, probably around $600. It was also pointed out that the County will give the hydrant and piping and that Phil Lawson of the Community Fire Dept. has said that funding can be procured.

FOLLOW-UP: W. Wunsch - Report to Board findings re funding and County participation by 6-22-98.

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5. Ombudsman Report

NORTH GLASTONBURY - No report.

SOUTH GLASTONBURY - Laurel Matthews reported that a letter from Johanna Jonas was received at the office of Gilber Cleirbaut in which she ex pressed concern over personal articles in the Victory Shelter located in South Glastonbury. J. Jonas also stated concern over the monthly fees required by the shelter. Letter was referred to Ombudsman for South Glastonbury. L. Matthews contacted J. Jonas and Victory Shelter representative and was able to allay for the most part the anxiety of J. Jonas.

6.1 - 7.3 No discussion.

8. New Business

8.1 GAV Purchase, GLA as possible investor? - W. Wunsch

Chris Kelley from the Church has spoken to both residents of North and South Glastonbury and has explained that the Church is not negotiating with anyone outside the Church for the purchase of GAV. A group of residents of Glastonbury have initiated a tentative plan to purchase GAV - 10 investors with $10,000 each to create a down payment. W. Wunsch has suggested that the GLA could be one of the investors. Continue discussion to next meeting.

8.2 Johanna Jonas Letter (See Item 5)

8.3 North Glastonbury Property Donation

House in North Glastonbury owned by tennants in common has been donated to North Glastonbury. This could be used as a possible Teaching Center. P. Wolberd read a letter from North Glastonbury addressed to the Church Executive Board re the acquiring of land from the Church for the purpose of building a TC in North Glastonbury. The letter requests a meeting with the two boards in order to discuss the land issue.

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8.4 Leykamm Letter

GLA has received a letter from Manfred Leykamm requesting deletion from the GLA covenants. He states the house is on the county road and therefore has no need of GLA maintenance; and that realtors have told him being under GLA covenants has lowered the value of the house which has been placed on the market for sale. Copy of this letter is filed herewith.

FOLLOW-UP: P. Wolberd - Acknowledge receipt of letter from M. Leykamm by 6-22-98.

FOLLOW-UP: D. Kehoe - Seek legal advice from Glover firm on matter and draft letter to be sent by 6-22-98.

FOLLOW-UP: J. Murphy/M. Scoble - Talk to the Leykamms after legal advice is forth-coming and before letter of official position is sent by 6-22-98.

8.5 GLA Liability Insurance (See Item 4.4)

9. Open Floor Comments No Comments.

10. Next Meeting - Monday, 7:00 p.m., June 22, 1998, North Glastonbury

11. Adjournment - Meeting was adjourned at 10:25 p.m.

Respectfully submitted by

Laurel M. Matthews

Laurel M. Matthews,

Assistant Secretary

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1998-06-01_BDGNAUX.pdf

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Glastonbury Landowners Association
Board of Directors Meeting
Agenda
June 1, 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/P. Keathley - Fix the Profit & Loss statement error by 6-1-98

FOLLOW-UP: M. Scoble/P. Keathley - Write accounting procedures as per D. Holm accounting needs by 6-1-98

FOLLOW-UP: M. Scoble/J. Murphy - Prepare a supplies purchase proposal after receipt of committee budgets

FOLLOW-UP: D. Newhouse & W. Wunsch - Develop a committee budget by 6-1-98

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, by 6-1-98

FOLLOW-UP: M. Scoble - Develop recommendation re emergency fund by 6-1-98

FOLLOW-UP: M. Scoble/P. Wolberd - Work out a plan of correction with D. Holm by 6-1-98

4.3 Architecture Subcommittee - Andrew Field, Chair

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 6-1-98

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FOLLOW-UP: A. Field - Draft notice letter to Developer re Parcel 10 North for the secretary to mail by 6-1-98

FOLLOW-UP: J. Murphy - Reed Johnson, Parcel 22, final approval letter by 6-1-98

FOLLOW-UP: A. Field - Get Construction Protocol letter to secretary to mail by 6-1-98

FOLLOW-UP: J. Murphy - Send Parcel 21 letter upon assessment confirmation

FOLLOW-UP: A. Field - Report back to Board on Norma Brown property by 6-1-98

4.4 Road Committee Report - David Newhouse, Chair

FOLLOW-UP: W. Wunsch - Send the Capricorn Drive, Story Road & Dry Creek Road letter by 6-1-98

FOLLOW-UP: D. Newhouse - Complete $15K road maintenance schedule for G. North and G. South by 6-1-98

FOLLOW-UP: D Newhouse - Follow-up with Dirkers insurance agent about sending the Certificate of Insurance naming the GLA as an additional insured by 6-1-98

FOLLOW-UP: D. Newhouse/H. Brailsford/P. Hoag - Complete comprehensive plan for area near W. Pitt property by 6-1-98

FOLLOW-UP: P. Hoag - Contact Dean Kimpson and ask for cost of a foot path or road near the waterfall and above the Pitt property for easier passage to Forest Service access by 6-1-98

FOLLOW-UP: D. Newhouse - Check with Church on sign off date for the road agreement by 6-1-98

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Glastonbury Landowners Association
Board of Directors Meeting
Agenda
June 1, 1998

4.5 Nominating Committee Report - Appoint Chair and start Annual Meeting/Elections preparation

4.6 Complaint Committee - Joan Murphy, Chair

FOLLOW-UP: J. Murphy - Submit a recommendation to the Board re W. Pitt/ Alfaro complaint by 6-1-98

4.7 Land Use Master Plan Advisory Committee - Dan Kehoe, Jr., Chair

FOLLOW-UP: J. Murphy - Mail letter to GLA members disclaiming endorsement of Golden Age Cooperative by 6-1-98

FOLLOW-UP: D. Kehoe - Draft Van Houten response to 5/10/98 FAX and route material to Church by 6-1-98

4.8 High South Fire Water Reservoir Advisory Committee - Walter Wunsch, Chair

FOLLOW-UP: W. Wunsch - Develop a proposal of alternatives for Board to consider, including cost projections & time frame by 6-1-98

5. Ombudsman Report - Laurel Matthews (South) & Margaret Roach (North)

6. Unfinished Business

6.1 By-Laws/Covenants voting discrepancies

FOLLOW-UP: Board - Review memo for comment on 6-1-98

6.2 Association Letter Head

FOLLOW-UP: J. Murphy/L. Matthews - Coordinate GLA letterhead/logo design by 6-1-98

FOLLOW-UP: W. Wunsch - Find out if existing COG logo is available to GLA by 6-1-98

6.3 Office space needs

FOLLOW-UP: J. Murphy - Check with D. Kehoe, Sr. re office availability at new TC location by 6-1-98

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Glastonbury Landowners Association
Board of Directors Meeting
Agenda
June 1, 1998

6.4 Covenant Agreement Form Use - J. Murphy

6.5 Filing Liens when assessments owed. - P. Hoag

FOLLOW-UP: P. Hoag - Contact Joe Swindlehurst regarding filing of liens for over due assessments by 6-1-98

7. Tabled Business

7.1 Noxious Weed Committee Formation

7.2 Should GLA accepting responsibility for maintenance of subdivision roads? - D. Newhouse

7.3 Study guidelines for Tree removal - P. Hoag

8. New Business

8.1 GAV Purchase, GLA as a possible investor? - W. Wunsch

8.2

8.3

8.4

8.5

9. Open Floor Comments

10. Next Meeting - Monday, 7:00 p.m., June 22, 1998, North Glastonbury

11. Adjournment

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GLASTONBURY LANDOWNERS ASSOCIATION, INC
Balance Sheet
As of May 31, 1998

	May 31, '98
ASSETS	
Current Assets	
Checking/Savings	
First Interstate Bank	5,475.54
Savings Account	35,041.47
Total Checking/Savings	40,517.01
Accounts Receivable	
Accounts Receivable	67,010.55
Total Accounts Receivable	67,010.55
Total Current Assets	107,527.56
TOTAL ASSETS	**107,527.56**
LIABILITIES & EQUITY	
Equity	
Beginning Balance	11,816.51
Net Income	28,700.50
Uncollected Accounts Receivable	67,010.55
Total Equity	107,527.56
TOTAL LIABILITIES & EQUITY	**107,527.56**

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05/27/98

GLASTONBURY LANDOWNERS ASSOCIATION, INC
Profit and Loss
January through May 1998

	Jan - May '98
Income	
Assessment Prior to 1998 Paid	44,273.29
Interest Income	41.47
Land & Dwelling Assessment	
Dwelling Assessment	22,080.00
Golden Age Village Assessment	2,940.00
Land Assessment	34,920.00
Total Land & Dwelling Assessment	59,940.00
Upgrade Fee	4,934.85
xLess Accounts Receivable	-67,010.55
Total Income	42,179.06
Expense	
License & Taxes	10.00
Office Expense	680.98
Postage	224.00
Professional Fees	549.10
Repairs & Maintenance	
Snow Fences	184.43
Total Repairs & Maintenance	184.43
Road Repairs & Maintenance	
Grading & Plowing	9,019.21
Road Inspection & Report	993.34
Road Signs	55.00
Snow Plowing	1,762.50
Total Road Repairs & Maintenance	11,830.05
Total Expense	13,478.56
Net Income	**28,700.50**

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Glastonbury Landowners Association Annual Budget

Road Maintenance		
Grading	$	9,360.00
Water Truck	$	4,320.00
Gravel	$	10,000.00
Snow Removal	$	9,600.00
Mag. Chloride	$	9,000.00
Weed Control	$	4,000.00
Total	**$**	**46,280.00**

Land Use Master Plan		
Printing & Mailing	$	3,000.00
Architect & Planner	$	17,000.00
Misc. Expenses	$	1,000.00
Hall Rental & Phone	$	500.00
Total	**$**	**21,500.00**

Arch. Review Committee		
Office Supplies	$	100.00
Photographs	$	50.00
Consulting Fees	$	500.00
Total	**$**	**650.00**

General Expenses		
Insurance	$	4,700.00
Secretarial	$	540.00
Office Expenses	$	800.00
Postage	$	500.00
Accounting	$	1,050.00
Total	**$**	**7,590.00**

Total Annual Budget		
Road Maintenance	$	46,280.00
Land Use Master Plan	$	21,500.00
Arch. Review Committee	$	650.00
General Expenses	$	7,590.00
Total Budget	**$**	**76,020.00**

Projected Annual Income		
Dwelling Assessment	$	22,080.00
GAV Assessment	$	2,940.00
Land Assessment	$	34,920.00
Past Due Assessment	$	44,273.00
Total Income	**$**	**104,213.00**

Actual Income As Of 6/1/98		
Land & Dwelling Assessment	$	38,661.00
Upgrade Fees	$	4,935.00
Total Income	**$**	**43,596.00**

GLA 00433

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GLASTONBURY LANDOWNERS ASSOCIATION, INC.

P.O. Box 312
Emigrant, MT 59027

May 15, 1998

Dear Landowner,

The Glastonbury Landowners Association (GLA) Board of Directors has received inquiries from landowners regarding the Golden Age Cooperative Development Fund because the landowners thought the Golden Age Cooperative was a committee or representative body of the GLA. The Church's Glastonbury Comprehensive Planning Committee (GCPC) did have an economic focus group of which some of the Golden Age Cooperative's directors were members. With the Church's dissolution of the GCPC, all the focus groups and subcommittees were also dissolved.

Many prudent questions about the Golden Age Cooperative have been directed to the GLA Board. These questions were relayed by the GLA Board in a letter of March 31st to the Golden Age Cooperative's Board. Their letter of April 21st declined to answer the questions. Part of their response was, "*Regarding the long list of further questions that the GLA has fielded and feels compelled to answer, we would like to suggest that those who have questions be re-directed to us for their answers.*" As a concerned Board with several members who are investors, we did direct a long list of questions to them and received no answers. We are nevertheless passing on their response to you.

In light of the above, the GLA Board of Directors wants to make it clear to the GLA membership that the Golden Age Cooperative has no relationship to the Glastonbury Landowners Association, nor is it endorsed by the GLA Board of Directors. The Golden Age Cooperative is a private business enterprise that proposes an investment opportunity. There are risks involved in such investments and the GLA Board would advise you to exercise due diligence in any such business investment.

I hope this clears up any confusion regarding this matter.

Sincerely,

Glastonbury Landowners Association Board
Patrick Wolberd, President

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Glastonbury Landowners Association
GUIDLINES
5/18/98

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.

19.March 30, 1998 (8.1) Only one proxy per person present will be allowed at Board meeting.

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Glastonbury Landowners Association
Box 312, Emigrant, MT 59027

May 27, 1998

Dear Fellow Landowner,

Greetings in the light of a beautiful Montana springtime!

With the moderate winter of 1997-98 behind us, spring has arrived in Montana. And with spring comes the beginning of our building season. The purpose of this mailing is to reacquaint you with the approval process required of anyone initiating a construction project or subdivision within the Community of Glastonbury.

In essence, the process is quite simple. Before beginning a building project of any size, landowners must submit their plans for review by the GLA to check for compliance with the covenants and impending Land Use Master Plan. This process was established by a vote of the landowners in order to protect our property values and ensure a high quality of life for all residents.

We have worked hard to make sure that the review process is as fast and as minimally burdensome as possible. The covenants have the full force of law, and should be consulted by you to avoid unnecessary delays and expense.

Enclosed you will find the forms to use when requesting review of your construction project or subdivision, as well as a copy of the protocol for processing reviews. This protocol lays out the steps required for project or subdivision review. The highlights include:

- Before beginning work, submit the appropriate forms to request review, checking the "Preliminary" box. Send them to the GLA, attention: Joan Murphy, Secretary, Box 312, Emigrant, MT 59027.
- You only need to submit the appropriate forms for your project, including the Application cover form and either: "A" for construction projects; "B" for subdivision; or "C" for mobile home placement. It's that easy!
- Within 45 days of submission, the GLA will respond. If everything in your plan is in order, you will be given permission to proceed. If there are any problems (for example, inadequate setbacks from parcel boundaries, or excessive density created by subdivision), you will be notified so that you can correct the problem. For subdivisions, simultaneous submission to the GLA and state and local authorities is recommended.
- If you have not heard back from the GLA within 60 days, you can proceed with the tacit understanding that the GLA has approved your project. If you are on a tight schedule, please let us know, and we will try to expedite your review.
- Upon completion of your construction project, or, for subdivisions, after you have received state and local approvals, resubmit your application for final approval, checking the "Final" box.

We believe that, when compared to any urban area in the U.S.A., obtaining the required permissions to build in Montana is fast and easy. If you have any questions, or would like additional assistance, please consult the resources listed below, and/or the engineering/planning/legal advisors of your choice.

(over)

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Also, please remember to obtain all required state and local permits, including septic, plumbing, and electrical permits, from the appropriate governmental agencies.

Resources for further information include:

Jackie Robbins, County Planner	406-222-4144	Subdivisions and other questions
Daniel Kehoe, Jr.	406-333-4222, 333-4851(fax)	GLA Land Use Master Plan Committee
Andrew Field	406-333-4567, 406-333-4907(fax)	GLA Project Review
Philip Hoag	406-333-4707, 333-4344(fax)	GLA Project Review
Horus Brailsford	406-333-4316, 333-4877(fax)	GLA Project Review, Roads & Driveways
David Newhouse, Sr.	406-333-4242	GLA Roads
William Smith, P.E.	406-333-9040	Glastonbury resident and engineer

May you be blessed with foresight and good weather in your project,

Sincerely,

Andrew S. Field, Chair
Architectural Subcommittee of the Project Review Committee

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Manfred W. E. Leykamm
P. O. Box 441
Emigrant, MT 59027

28 May 1998

Patrick Wolberd
Glastonbury Landowners Association
P. O. Box 312
Emigrant, MT 59027

Dear Patrick:

This is to let you know that we want to be removed from the GLA membership ASAP.

As we live on the county road (Dry Creek Road. S) and not on a Glastonbury road, there is no need for us to pay an assesment for road maintanance. Our taxes do that.

We have been told by several real estate brokers that our property is devalued because it is in Glastonbury and it will not be as easy to sell as elswhere, so we feel that there is a great need for us to be removed from the association.

Our property has previously been listed in my wife's name, but it has been changed to mine alone by quit claim deed as of 6 May.

We appreciate your immediate attention to this matter.

Yours truly

Manfred W. E. Leykamm

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M. A. VON HAUSEN & ASSOCIATES

COMMUNITY planning, design, and development consultants

May 29, 1998

Daniel J. Kehoe, Jr.
Master Plan Committee Chairman
Glastonbury Landowners Association
P.O. BOX 312
Emigrant, MONTANA 59027

File: 98-RTR-05

Dear Dan:

Thank you for your Fax letter of May 25,1998. It is truly unfortunate that the Glastonbury Landowners Association has made the decision not to retain my company's services. I am saddened by the decision and offended by the way it was handled. I explain this further in the letter to Gilbert Cleirbaut of May 29 which is attached for the GLA's information.

I feel it is my obligation to express my feelings to Gilbert as the Church is a major land owner in Glastonbury. It is important for the Church to know the possible implications of the GLA's actions. The way my situation was handled was not in line with the "Community Building" process currently underway, nor with the principles established as part of the Land Use Master Plan Process. It is unacceptable and unjustified to dismiss the second draft of the Master Plan (March 1998) in the manner that the GLA did. I also disagree with the current direction of the Master Plan.

My name nor company name are therefore not to be associated in any way with the final Land Use Master Plan as I will not be party to the final development or review of the document. The GLA is also not to use my illustrations completed following my last visit in March 1997 as I was not compensated for the work. This is outlined in detail in my letter of May 10,1998. I want your written assurance that my name will not be associated in any way with the final Master Plan and that the GLA will not use my illustrations in any way.

My fond memories of my visits and the spirit of the Community will always be there. I thank you for that. It is unfortunate that my affiliation has to end this way. It was your choice not mine. I am returning various inventory maps for the GLA's benefit and a book to be returned to Joan Murphy.

Yours truly,

Michael von Hausen, BLA, MLAUD, MCIP, CSLA

MVH: mvh

Attachments: -letter to Gilbert Cleirbaut, May 29, 1998
-maps and book

cc. Gilbert Cleirbaut, President, Church Universal and Triumphant

14562 16A Avenue, White Rock, British Columbia, Canada V4A 5S1
Tel. (604) 536-3990 Fax (604) 536-3995

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M. A. VON HAUSEN & ASSOCIATES

COMMUNITY planning, design, and development consultants

May 29, 1998

Gilbert Cleirbaut
President
Church Universal and Triumphant
PO Box 5000, Corwin Springs, MONTANA 59030-5000

File: 98-RTR-05

Dear Gilbert:

RE: GLASTONBURY'S FUTURE

As you may already know the Glastonbury Homeowners Association Board has decided not to retain my company to complete their Land Use Master Plan. I am saddened by the decision and offended by the way that the dismissal was handled. I think it is important that I share my feelings with you as the Church has a major land interest in Glastonbury. I also want to make it clear from the outset that I am writing this letter not for self recognition or gain but in the interest of Glastonbury's future. I want to make sure that you know the possible implications of the recent decision on the future of Glastonbury.

1. Completion of the Original Glastonbury Land Use Master Plan Process

The second draft of the Glastonbury Land Use Master Plan (attached dated March 1998) was dismissed as "your material does not fulfill our requirements for the completion of the Master Plan" (see attached letter of April 21,1998 from the GLA). In addition their letter of May 25,1998 says the GLA made its decision to complete the Master Plan based on their assessment on "how best to complete the Master Plan in a comprehensive, precise and timely manner."

This is inconsistent with the feedback from the Community that clearly endorsed the first draft of the Master Plan in March 1997.You will notice that the final document is primarily a polished and precise version of the first one with comprehensive illustrations of the proposed Village Centers and cluster development. To dismiss it as something else is unjustified and unacceptable. Naturally, refinements and additions are part of the draft review process. Completion of Community Design "Guidelines" (also attached dated March 1998) was referenced in the original contractual obligation between the Church and myself. These Guidelines are consistent with the policies of the Master Plan and form one the key implementation documents necessary for building the development. I have also included my letter of May 10,1998 that explains this in further detail.

2. Implications of Using a "Density Schedule"

The alternative of using a "density schedule" specific to each lot is counter to the idea of a flexible community development framework that is supportive of innovation. It is this type of "single use" zoning that has smuthered innovation in many North American communities. Has the Community endorsed this idea and does it know its implications?

This "density schedule", as I understand it, is what I consider "spot zoning" that limits development rather than empowers creative development potential based on performance standards. This can be paralleled quite easily with corporate structures that suppress performance rather than provide the opportunities to have it happen. The progressive development performance standards are clearly illustrated in Appendix A of the attached Glastonbury Community Design Guidelines. A flexible foundation with clear policies and guidelines is where the original Glastonbury Master Plan and Guidelines shine.

14562 16A Avenue, White Rock, British Columbia, Canada V4A 5S1
Tel. (604) 536-3990 Fax (604) 536-3995

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These documents provide a pracitical means to attain the "Gateway to the Golden Age" and a model community for the County to follow. They create a bridge between the outside and inside.

Otherwise, I fear that the Community will revert back to the old image of an inwardly-looking temporary community of mobile homes. Ultimately, without innovation, the land value will continue to stagnate or decline. The choices are the Community's not mine but the implications are great and could be unfortunately tragic if not carefully considered. If the "Density Schedule" is the choice, it should be shared and explained to the Community as a whole. It appears, although I may be mistaken, to be more of an executive decision that counters the principles of the original community-based process.

An Unfortunate Ending

I regret that I can not associate my company name with the final Land Use Master Plan since I will not be party to reviewing or refining the Plan. Please ensure that this is the case as it appears that I can not endorse the direction that the Master Plan is currently going. It is truly unfortunate that this is the case after spending twice or three times the paid hours to ensure that a quality product be produced. It is also tragic that the Glastonbury process, or at least the way I was treated, goes against the principles of the world-wide "Community Building" process that the Church is undertaking.

Nevertheless, I will always hold those fond memories of our working together and the great "Golden Age" spirit that was embraced and "out-pictured" in some of the early Community meetings. Please return the Master Plan and Guidelines to me after you have reviewed them. I wanted you to witness the quality of the products personally. Even with all that has happened, I wish them good fortune but I fear the consequence of their current direction. It do not support this direction as I outline in the attached letter to the GLA of May 29, 1998.

I wish you the best of good fortunes. You are truly doing God's work and God be with you. I write this letter out of duty to the future of Glatonbury. Communities should know what they have done so at least they may change their ways.

Sincerely,

Michael von Hausen, BLA, MLAUD, MCIP, CSLA

MVH: mvh
cc: Glastonbury Homeowners Association

Attachments: Draft *Community of Glastonbury Land Use Master Plan* and *Glastonbury Community Design Guidelines* dated March 1998; letters to GLA dated May 10 and 29, 1998; letters from GLA dated April 21 and May 25,1998.

PS. Please **return the Master Plan and Guidelines** to my U.S. Address:

Michael von Hausen and Associates
161 "C" Street, PO Box 3969,
BLAINE, Washington 98231-3969

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GLASTONBURY LANDOWNERS ASSOCIATION **5-30-98**

RE: High- South Water Reservoir

OPTION A

Pond, approx. 6-8 ft deep	7,000.- to 15,000.-	depending on liner requirements and dam details

OPTION B

Tank 20,000 Gal, 8 ft deep	7,000.- to 9,000.-	depending tank coating requirement and details on catch basin

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5/20/98

To Whom it May Concern,

I give my proxy to Joan Murphy for the June 1st meetings.

Thank you,

Bradford

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Glastonbury Landowners Association
Board of Directors Meeting

Minutes

June 22, 1998

1. **Call to Order, Prayer** - The meeting was called to order at 7:12 p.m. by Dan Kehoe, Jr. at Thomas More School, North Glastonbury. Invocation was given by Linda Kremer.
PRESENT: Dan Kehoe, Jr.(Vice President), Joan Murphy (Secretary). Maria Scoble (Treasurer), Linda Kremer, Peggy Keathley, Andrew Field, Philip Hoag, Horus Brailsford, and David Newhouse. Also present were Ombudsmen Margaret Roach, North Glastonbury, and Laurel Matthews, South Glastonbury.
PRESENT BY PROXY: Patrick Wolberd.
ABSENT: Philip Covington and Walter Wunsch.

2. **Reading and Disposition of Minutes** - Minutes from 6-1-98 were corrected and approved.

3. **Order of Business**

4. **Reports of Officers and Committees**

4.1 Treasurer's Report Maria Scoble, Treasurer

Maria Scoble presented the Profit & Loss Statement on an Accrual Basis for January 1 through June 11, 1998; the Balance Sheet on an Accrual Basis as of June 11, 1998; the Profit & Loss Statement on a Cash Basis for January 1 through June, 11, 1998; and the Balance Sheet on a Cash Basis as of June 11, 1998. She also presented the Glastonbury Landowners Association Annual Budget based on committee budgets given her by chairs of the respective committees. Copies of all the above documents are filed herewith. M. Scoble reported that the next billing to residents will go out in July.

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M. Scoble reported on the meeting which took place June 8th with P. Wolberd, M. Scoble and Doug Holm, Accountant, concerning billing and statements for GLA. She presented a letter dated June 11, 1998 from Doug Holm summarizing the meeting and his position. Copy of this letter is filed herewith. M. Scoble pointed out that any consultation over 10 minutes would have a charge of $60.00 per hour. In general, M. Scoble reported, the June 8th meeting went well.

FOLLOW-UP: M. Scoble/ P. Keathley - Write accounting procedures as per D. Holm accounting needs by 6-22-98; Procedures were tabled.

FOLLOW-UP: M. Scoble/J. Murphy - Prepare a supplies purchase proposal after receipt of committee budgets by 7-13-98.

4.2 Finance Committee Report Maria Scoble, Chair

R. Varkevisser reported he has begun calling persons with delinquent accounts. He stated Michelle Ali will send $1,500 in preparation for fee-simple ownership of her property. R. Varkevisser reported that the telephone list he has is inaccurate in many cases.

FOLLOW-UP: R. Varkevisser - Write letters as follow-up to calls made by 7-13-98.

FOLLOW-UP: M. Scoble - Write cover letter for sending statements which are delinquent by 7-13-98.

FOLLOW-UP: M. Scoble - Develop recommendation re emergency fund by 7-13-98.

4.3 Architecture Subcommittee Andrew Field, Chair

A. Field presented the minutes from the subcommittee meeting, 2:00 p.m., 6-22-98. Copy of these minutes is filed herewith.

ACTION: A. Field moved, P. Hoag seconded to give preliminary approval of subdivision of Parcel 2 North (Lombard, Dratz, Siyan, Fredericks et al) upon receipt of assessments, with note that approval of subdivision does not constitute consideration of

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contemplated future developments. Motion carried unanimously.

David Newhouse stated that in his opinion the Architectlural Subcommittee needed to be lenient in some cases in regard to timelines in order to accommodate certain building requirements; that it was not always possible to give notices of building projects to the subcommittee for them to be recorded in the minutes of the GLA meetings before projects are begun.

DISCUSSION: After lengthy discussion, it was agreed by consensus that if the request comes in 7 days before the GLA meeting, the project will appear on the agenda, which will serve as a public notice of said project. It was pointed out that if the subcommittee has not responded to a request for a project within 45 days, the project is automatically approved.

Members of the GLA Board have given Norma Brown advice and help with her proposed construction project. She now has a concrete slab for the garage, etc.

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 7-13-98.,

The Secretary received a proposal for building a home from Robert and Mary Wallace who do not as yet own property in Glastonbury. They are potential landowners on Parcel 30 North (Timmer/Whitehead) which has not been subdivided yet.

DISCUSSION: Since no permit can be granted to the Wallaces for building at this time, P. Hoag suggested they ask one of the landowners of the parcel to submit a proposal to initiate the necessary paperwork. H. Brailsford stated that Venus Way needs to be widened in order to pass subdivision requirements.

FOLLOW-UP: A. Field - Will call the Wallaces and explain the situation by 7-13-98

4.4 Road Committee Report David Newhouse, Chair

FOLLOW-UP: W. Wunsch - Call Dennis Brandon regarding the Capricorn Drive standing water problem, Pete Story, First National Bank, Emigrant Post Office, Murphy's

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Mobile Home Park, and the Gamble Property owners regarding developing a proposal for black topping Story Road, and cost out the project by 7-13-98. D. Newhouse reported that he had talked to Dennis Brandon about the fact that the roads are washed out by the rain almost immediately after they are graded. Roads cannot be rolled since no roller is available.

FOLLOW-UP: D. Newhouse - Ask permission from Dennis Brandon to work on the county roads, including Dry Creek Road in South Glastonbury, when Glastonbury Roads are being repaired by 7-13-98.

FOLLOW-UP: D. Newhouse - Complete $15,000 road maintenance schedule for North and South Glastonbury by 7-13-98.

FOLLOW-UP: D. Newhouse - Dirkers insurance agent Certificate of Insurance received from M. Dirkers is not acceptable as it does not show proper information and M. Dirkers as a commercial agent. D. Newhouse will contact M. Dirkers to correct this problem by 7-13-98.

WM. PITT PROPERTY AND HIGH SOUTH ACCESS TO FOREST LAND: P. Hoag reported that he contacted Dean Kimpson about land in High South near Pitt property. Dean Kimpson estimated it would take three days work with an excavator, bobcat and mini-dozer. Work would include recreational access to forest land and parking space for 20 vehicles. Cost would be $1,500. D. Kimpson stated, in his opinion, waterfall area is all right and has adequate path for access to reserved land. P. Hoag referred to the proposed gate near the Pitt property reaffirming that this would keep non-Glastonbury hunters out; that residents wishing to hunt could have access to the combination of the lock on the gate. Dan Kehoe, Jr. suggested that the property owners be polled to determine their wishes in the matter. No action was taken at this time.

CHURCH ROAD AGREEMENT: D. Newhouse reported that the Church had sent a letter offering to pay one-half of the money agreed upon ($24,325) now and one-half when the work is completed. Copy of this letter is filed herewith.

ACTION: D. Newhouse moved, J. Murphy seconded to make counter-offer to Church

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asking for one-half now, 25% when work is half-done and 25% when work is finished, balance to be paid within 14 days. Motion carried unanimously.

FOLLOW-UP: D. Newhouse - Send counter-offer to Church by 7-13-98

4.5 Nominating Committee Report *Joan Murphy, Chair*

J. Murphy reported .that her committee consisted of Marie Scoble and Eleanor Schieffelin. J. Murphy is sending out a telephone tree to S. Glastonbury asking for volunteers to serve on the Nominating Committee. Budget for this committee is about $250 to $300.

ACTION: J. Murphy moved, M. Scoble seconded to have Annual Meeting, Saturday, November 14, 1998. Motion carried unanimously.

FOLLOW-UP: J. Murphy - Continue Annual Meeting/ Elections preparations and report progress by 7-13-98.

FOLLOW-UP: P. Wolberd - Called P. Covington re continued membership on Board. P. Covington sent letter of resignation sighting personal involments as the reason for resigning. Board will hold letter temporarily.

4.6 Complaint Committee Joan Murphy, Chair

FOLLOW-UP: J. Murphy - Submit a recommendation to the Board re W. Pitt/Alfaro complaint; resolution of this complaint is tied to the considerations for proposed parking area and forest land access described in Item 4.4.

4.7 Land Use Master Plan Advisory Committee Dan Kehoe, Jr., Chair

P. Hoag read a fax from Craig Woodland addressed to Patrick Wolberd. C. Woodland is against paying $5,000 for architectural drawings for the Master Plan at this time. He lists the reasons he is against the drawings and also lists recommendations for action by the committee. Copy of this fax is filed herewith.

DISCUSSION: Concern was expressed by Board members, also, that it is not wise to

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spend money on drawings when the community does not yet know what it really wants. LUMP will not be successful unless it has broad support. Community needs guidelines as to density and land use; how many homes to an acre, etc. D. Kehoe stated that the drawings would only involve village centers. J. Murphy called attention to inaccuracies in C. Woodland's fax. It was agreed by consensus to put a hold on any action regarding drawings until further input is received.

4.8 High South Fire Water Reservoir Advisory Committee Walter Wunsch, Chair

FOLLOW-UP: W. Wunsch - Develop a proposal of alternatives for Board to consider, including County and Fire Dept. participation, and cost projections and time frame. H. Brailsford volunteered to investigate this project.

FOLLOW-UP: H. Brailsford - Report findings to Board by 7-13-98.

5. Ombudsmen Reports No reports.

6. Unfinished Business

6.1 - 6.4 No discussion.

6.5 Filing Liens when assessments owed - P. Hoag

FOLLOW-UP: P. Hoag - Contact Joe Swindlehurst regarding filing of liens for overdue assessments by 7-13-98.

6.6 GLA as a possible investor in GAV - W. Wunsch No discussion.

6.7 Leykamm Letter

FOLLOW-UP: P. Wolberd - Acknowledged receipt of letter from M. Leykamm.

FOLLOW-UP: D. Kehoe - Seek legal advice from Glover firm on matter and draft letter to be sent by 7-13-98.

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FOLLOW-UP: J. Murphy/M. Scoble - Talk to Leykamms after legal advice is forthcoming and before letter of official position is sent by 7-13-98.

6.8 GLA Liability Insurance

FOLLOW-UP: J. Murphy - Payment made 6-9-98.

7. Tabled Business

7.1 - 7.3 No discussion.

8. New Business

8.1 New N. Glastonbury non-Keeper landowners Bill and Tracy Kisthart, (Bill, employee of Yellowstone Park.) John Waid, realtor, will notify GLA when deal closes and they plan to move in. P. Hoag suggested sending a welcome note and explaining paper work needed.

By consensus it was agreed that Patrick Wolberd should be Chairman of the Welcoming Committee.

8.2 Four Boards Meeting on June 25th.

ACTION: A. Field moved, H. Brailsford seconded to send P. Wolberd, D. Kehoe, Jr. and J. Murphy as representatives of the GLA Board to the June 25th meeting of the North Glastonbury, South Glastonbury, GLA and Church Boards, called to discuss parcels to be given to North Glastonbury and South Glastonbury by the Church. Motion carried unanimously.

9. Open Floor Comments No comments.

10. Next Meeting - Monday, 7:00 p.m., July 13, 1998, South Glastonbury TC.

11. Adjournment - Meeting was adjourned at 9:46 p.m.

Respectfully submitted by

Laurel M. Matthews

Laurel M. Matthews, Assistant Secretary

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Glastonbury Landowners Association
Board of Directors Meeting
Agenda
June 22, 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/P. Keathley/P. Wolberd - Fix the Profit & Loss statement error and work out a correction on the billing problems by 6-22-98

FOLLOW-UP: M. Scoble/P. Keathley - Write accounting procedures as per D. Holm accounting needs by 6-22-98

FOLLOW-UP: M. Scoble/J. Murphy - Prepare a supplies purchase proposal after receipt of committee budgets 7-13-98

4.2 Finance Committee Report - Maria Scoble, Chair

FOLLOW-UP: M. Scoble/R. Varkevisser - Complete revised proposal on delinquent accounts and cover letter to members. Call some of the landowners regarding delinquent accounts, by 6-22-98

FOLLOW-UP: M. Scoble - Develop recommendation re emergency fund by 6-22-98

4.3 Architecture Subcommittee - Andrew Field, Chair

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 6-22-98

4.4 Road Committee Report - David Newhouse, Chair

FOLLOW-UP: W. Wunsch - Call Dennis Brandon regarding the Capricorn Drive standing water problem, Pete Story, First National Bank, Emigrant Post Office, Murphy's Mobile Home Park, and the Gambled Property owners regarding

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developing a proposal for black topping Story Road, and cost out the project by 7-13-98

FOLLOW-UP: D. Newhouse - Complete $15K road maintenance schedule for G. North and G. South by 6-22-98

FOLLOW-UP: D Newhouse - Follow-up with Dirkers insurance agent about sending the Certificate of Insurance naming the GLA as an additional insured by 7-13-98

FOLLOW-UP: D. Newhouse/H. Brailsford/P. Hoag - Complete comprehensive plan for area near W. Pitt property by 6-22-98

FOLLOW-UP: P. Hoag - Contact Dean Kimpson and ask for cost of a foot path or road near the waterfall and above the Pitt property for easier passage to Forest Service access and projected project cost by 6-22-98

FOLLOW-UP: D. Newhouse - Report back on Church on sign off date for the road agreement by 6-22-98

4.5 Nominating Committee Report - Joan Murphy, Chair

FOLLOW-UP: J. Murphy - Start Annual Meeting/Elections preparation by 6-22-98

FOLLOW-UP: P. Wolberd - Call P. Covington re continued membership on board by 6-22-98

4.6 Complaint Committee - Joan Murphy, Chair

FOLLOW-UP: J. Murphy - Submit a recommendation to the Board re W. Pitt/ Alfaro complaint by 6-22-98

4.7 Land Use Master Plan Advisory Committee - Dan Kehoe, Jr., Chair

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FOLLOW-UP: D. Kehoe - Complete rough draft of LUMP for Board review by 7-13-98

4.8 High South Fire Water Reservoir Advisory Committee - Walter Wunsch, Chair

FOLLOW-UP: W. Wunsch - Develop a proposal of alternatives for Board to consider, including County and Fire Dept. participation, and cost projections & time frame by 6-22-98

5. Ombudsman Report - Laurel Matthews (South) & Margaret Roach (North)

6. Unfinished Business

6.1 By-Laws/Covenants voting discrepancies

FOLLOW-UP: Board - Review memo for comment on 6-1-98

6.2 Association Letter Head

FOLLOW-UP: J. Murphy/L. Matthews - Coordinate GLA letterhead/logo design by 6-1-98

FOLLOW-UP: W. Wunsch - Find out if existing COG logo is available to GLA by 6-1-98

6.3 Office space needs

FOLLOW-UP: J. Murphy - Check with D. Kehoe, Sr. re office availability at new TC location by 6-1-98

6.4 Covenant Agreement Form Use - J. Murphy

6.5 Filing Liens when assessments owed. - P. Hoag

FOLLOW-UP: P. Hoag - Contact Joe Swindlehurst regarding filing of liens for over due assessments by 6-1-98

6.6 GLA as a possible investor in GAV - W. Wunsch

6.7 Leykamm Letter

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Glastonbury Landowners Association
Board of Directors Meeting
Agenda
June 22, 1998

FOLLOW-UP: P. Wolberd - Acknowledge receipt of letter from M. Leykamm by 6-22-98

FOLLOW-UP: D. Kehoe - Seek legal advice from Glover firm on matter and draft letter to be sent by 6-22-98

FOLLOW-UP: J. Murphy/M. Scoble - Talk to Leykamms after legal advice is forthcoming and before letter of official position is sent by 6-22-98

6.8 GLA Liability Insurance

FOLLOW-UP: J. Murphy - Work with M. Scoble to complete paper work and make payment by 6-22-98

7. Tabled Business

>>>>>***7.1 Noxious Weed Committee Formation - P. Covington***

7.2 Should GLA accepting responsibility for maintenance of subdivision roads? - D. Newhouse

7.3 Study guidelines for Tree removal - P. Hoag

8. New Business

8.1 New N. Glastonbury non-Keeper Neighbors Bill and Tracy Kisthart. She's a Yellowstone Park ranger. John Waide is the realtor and will let us know when the deal closes and they plan to move in. Need to develop a welcoming committee. - P. Wolberd

8.2 meeting of 4 Boards

8.3

8.4

9. Open Floor Comments

10. Next Meeting - Monday, 7:00 p.m., July 13, 1998, South Glastonbury

11. Adjournment

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DAH

Douglas A Holm
Certified Public Accountant

(406) 222-2467

June 11, 1998

Glastonbury Landowners Association
%Patrick Walberg
P. O. Box 312
Emigrant, MT 59027-0312

Dear Mr. Walberg:

At our meeting on June 8, 1998, you asked that I prepare a summary of our meeting and proposals for future work over and above my original bid.

I. The first area we discussed was Billing Statements & Invoices.

A. Balance Forward - This appears to be a misunderstanding on both our parts as to what was wanted on the original billing and what subsequent billings would look like. Apparently this was previously worked out and is no longer a problem.

B. Statement "Thank you for your payment" - You would like a "Thank You" only on statements showing payment. QuickBooks is not programmed for this and you have agreed that you would prefer not to have a "Thank You" on all the statements.

C. Aging of Receivable - You would like to show the balance owed at the beginning of each year, but then show only one quarter (1/4), if not paid, added to the overdue balance every three months.

I will attempt to find a way to do this, if this is not possible, then you have asked for the total due at the beginning of each year and not show any overdue balance.

D. Statement -vs- Invoice - What you have been receiving is an invoice showing the current months transactions and a statement showing a summary of monthly transactions. We will continue to supply you with both so that you have a complete record and you have indicated that you will send out just the monthly summary statements.

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II. Profit & Loss & Balance Sheets - We have been attempting to give you a balance sheet using the accrual system and then attempting to convert the Profit & Loss to cash. We agreed that from now on we will give you both cash and accrual financial statements.

III. Input Errors - Apparently there have been some input errors where amounts have been charged or credited to the wrong member. I do know that regardless of how many times we proof and check items, input errors will occur and I do apologize for any inconvenience these errors have caused you. We will attempt to devote additional effort to identifying these errors. We will continue to print a detailed transaction report for you so that your verification will be easier.

IV. As we discussed, the setting up of your members accounts was much more time consuming than I had anticipated. Apparently there were many discrepancies between the C.U.T. records and what your members actually owed. The account did require time consuming reconciliation. I do believe that most of this is now behind us and hopefully our time on this type of activity should substantially decrease.

The one area that I am concerned with is changes that are made after we have printed the billing. We will continue to provide you with a detailed transaction report along with a list of members and their balance due, after you receive and ok it we will then print the statements and invoices. If there are name changes, address changes etc., after the statements are printed, that do not result from some action on our part, such as input etc., then I propose that we handle it as follows:

1. If changes are summarized and dropped at the front desk:
   a. Flat Charge - $10.00 per change or
   b. Hourly Rate of $60.00 per hour.

2. Any necessary meetings and consultation over 10 minutes will be $60.00 per hour.

Changes generally require either credit invoices or changes to the master list, original invoice and the reprinting of invoice and statements and require 10 to 20 minutes.

I feel that changes after the statements are run can and should be completely eliminated if the all source documents are carefully prepared and reviewed, for example: (1) some members pay for one property which is owned by several land owners. We will need to identify all owners and amount on each

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deposit. (2) Adjustments, credits, address changes, etc. are made to some members accounts during the month. We will need a complete list of any changes when we receive the checks and deposits. Then after input, the balance due list and transaction register will be reviewed by both of us to identify incorrect postings prior to the final run.

To avoid assessment errors, a list of all property owners and the amount of their individual assessments should be provided to us at the beginning of each year so that I will be able to compare your records to our input.

I feel the June 8, 1998 meeting was very beneficial and has resulted in a better understanding of both your needs and the problems we are encountering in getting correct and understandable statements to your members.

If you have any additional questions do not hesitate to call.

Sincerely,

Douglas H. Holm, CPA

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Church Universal and Triumphant®

COMMUNITY OPERATIONS STRATEGIC FUNCTION

June 12, 1998

Mr. Patrick Wolberd
GLASTONBURY LANDOWNERS ASSOCIATION, INC
P[illegible] Box 312
Emigrant, Montana 59027

Re: Glastonbury Road Committee – Settlement Agreement

Dear Patrick:

I am enclosing an original and two copies of the Settlement Agreement between the Church and the Glastonbury Landowners Association concerning the unc[illegible]pleted Glastonbury road construction work.

If it meets with your approval, please sign all copies; keep on[illegible] return the other two to me.

We are grateful to be able to offer this agreement and trust you will still have time to get much of the work finished this summer.

Very truly yours,

CHURCH UNIVERSAL AND TRIUMPHANT, INC.

Richard E. Smith
Vice President Community Operations

RES:lmb
Enclosures
cc: Horus Brailsford

BOX 6000, [illegible]N SPRINGS, MONTANA 59030-6000
406-848-7441

T0 39Md 06/12/1998 15:52 4068487885

GLA 00461

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NOTICE: THIS CONTRACT IS SUBJECT TO ARBITRATION PURSUANT TO TITLE 27, OF CHAPTER 5, MONTANA CODE ANNOTATED, THE "UNIFORM ARBITRATION ACT" OF MONTANA.

SETTLEMENT AGREEMENT

THIS SETTLEMENT AGREEMENT dated as of June ____, 1998, is made by and between CHURCH UNIVERSAL AND TRIUMPHANT, INC., a Montana nonprofit corporation (the "Church"), and GLASTONBURY LANDOWNERS ASSOCIATION, INC., a Montana nonprofit corporation (the "Association").

WHEREAS, an Assignment of Declaration of Covenants executed by the Church and the Association on June 16, 1997 specifically provided that the Association "shall not assume any uncompleted obligations of the Church or its predecessor-in-interest as of April 30, 1997, including, but not limited to, uncompleted road construction work (but not including road maintenance and improvement work)"; and

WHEREAS, the Restated Declaration of Covenants for the Community of Glastonbury (the "Glastonbury Covenants") specifies the property and road easements which are subject to the Glastonbury Covenants and which are currently under the jurisdiction of the Association; and

WHEREAS, the Association has asserted claims against the Church for uncompleted road construction work and other matters in the Community of Glastonbury; and

WHEREAS, representatives of the Church and the Association have met to discuss and agree upon the extent of the Church's obligations to complete any road construction work or other uncompleted obligations in the Community of Glastonbury; and

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WHEREAS, the Church affirms that it is responsible for the cost of the original construction of the Glastonbury roads to a reasonable standard, including, where applicable, the cost of upgrading certain previously constructed roads to an adequate standard and the cost of constructing any additional platted community roads which have not yet been developed to existing parcels which have not yet been sold or offered for sale; and

WHEREAS, the Association has obtained contractor bids for the cost of upgrading previously constructed roads to an adequate standard and the parties have agreed upon the work and the costs thereof; and

WHEREAS, the Church and the Association have agreed to certain terms and conditions for the resolution of the Church's outstanding obligations pertaining to uncompleted road construction work and any other uncompleted obligations in the Community of Glastonbury, and desire to set forth such provisions herein; and

WHEREAS, the parties have also agreed that the Church is not responsible for the cost of periodic maintenance or special improvements (such as guardrails) that were intended to be funded from the proceeds of annual community assessments payable by landowners in the community;

NOW, THEREFORE, in consideration of the mutual agreements and understandings set forth herein and for the other good and valuable consideration, the receipt and adequacy of which is hereby acknowledged, the Church and the Association hereby agree as follows:

A. The Church will pay the liquidated cash sum of $24,325 to the Association in full satisfaction of all outstanding road construction obligations for the existing segments of the platted community roads in Glastonbury North and Glastonbury South which have been put into service, as follows:

1. One-half ($12,162.50) at the time of execution of this Settlement Agreement; and

2. The remaining balance ($12,162.50) upon completion of all road construction work itemized below:

GLA 00463

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GLASTONBURY NORTH

1. Capricorn Drive/Aquarius Lane Intersection: Construct a water catch basin on the left side of the road.

2. Pisces Way: Bring the road up to standard.

3. Capricorn Drive: Construct a catch basin and install culvert in front of Fred Morsell's parcel.

4. Capricorn Drive and Aries Drive intersection. Construct a catch basin and install one culvert.

5. Capricorn Drive (across from parcel marker #215 and #217): Create proper drainage, elevate road and install culvert and catch basin.

6. Venus Way: Complete the cul-de-sac and widen the road to county standards for approximately 200 yards and install one culvert.

7. Mercury Lane: Widen the road and complete the cul-de-sac.

8. Gemini Road: Widen the road, unplug and extend the culvert and adjust the slope of the shoulder.

9. Orion Way: Complete the cul-de-sac.

10. Sirius Drive: Repair damaged culvert pipe and backfill and repair washout.

GLASTONBURY SOUTH

11. Virgo Way from Dry Creek Road to northeast end of "Brailsford Driveway": Widen the road and apply top coating.

12. Leo Lane: Complete the cul-de-sac.

13. Hercules Road/Scorpio Way intersection to Skyway Drive: Build road up along Goldmeyer Creek, and construct ditches to prevent the creek from running down the road.

GLA 00464

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14. Scorpio Way: Widen road, construct ditches and remove trees.

15. Polaris Way: Install a culvert.

16. High South: Dispose of 4 slash piles from the original road construction.

B. The Church shall not be responsible to pay for the cost of any periodic maintenance or special improvements which may be needed for any of the existing Glastonbury roads, including the installation of any guardrails. The Church shall not upgrade Avalon Lane at this time, since it is only an interior parcel driveway and not a platted community road, and also since the parcel has not been subjected to the Glastonbury Covenants. Likewise, the Church does not expect the Association to maintain this road. Should the parcel be developed or subdivided in the future, the location, status and quality of the road would have to be addressed by the owner at that time in accordance with the existing standards or requirements of the Association and/or Park County.

C. Certain segments of the platted community roads in Glastonbury North and Glastonbury South have never been constructed or put into service and are not included in the costs set forth above. Similarly, the parcels to be served by these segments of road have not been sold or offered for sale by the Church and/or the parcels and roads have not been subjected to the Glastonbury Covenants. These road segments include the following:

ROAD SEGMENT	PARCELS SERVED
a Pisces Way from Parcel 41 to end	Parcel Nos. 54, 55 and 56/ Glastonbury North
b Jupiter Way from Parcel 22 to end	Reserved Land/Glastonbury North
c Gemini Road and spur road from Parcel 66 to end	Parcel Nos. 60, 63, 64, 65, 68, 69 and 70/Glastonbury North
d Virgo Way from Parcel 17 across Dry Creek (including bridge or culvert) to NE end of "Brailsford driveway"	Parcel Nos. 9 and 17/ Glastonbury South

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e. Chalice Well Way	Parcel Nos. 4-11 and Reserved Land/Glastonbury South
f. Cancer Road	Parcel Nos. 12-17/ Glastonbury South

Contingent upon the addition of these areas to the Glastonbury Covenants, the Church, and/or its successors and assigns as the developer, agrees to accept responsibility for the cost of the original construction of these segments of road at least to the standard of community roads as contained in the Specifications and Standards for Gravel Road Construction, Rev. 87-2 or any subsequent amendments thereto, and for the cost of providing backbone electric and telephone systems prior to selling individual parcels which are served by these roads. Once the original construction of any of these roads has been completed to the applicable standard, electric and telephone systems have been installed to any affected parcels and they have been subjected to the Glastonbury Covenants, the Association agrees to accept responsibility for the maintenance of such roads in accordance with the Glastonbury Covenants.

D. Except as set forth in "C" above, the Association agrees to accept responsibility for all of the other existing community roads within the platted or recorded easements subjected to the Glastonbury Covenants in Glastonbury North and Glastonbury South, as well as for Aries Drive and Sirius Drive in Glastonbury North (which are not within a platted or recorded easement), and to complete the work identified in "A" above within one (1) year from the date the first one-half payment is made by the Church.

E. Concerning Aries Drive and Sirius Drive in Glastonbury North, the Church agrees to revise a portion of Certificate of Survey No. 615A or to provide a new survey in the context of the comprehensive land use master plan to plat these roads as private access and public utility easements (community roads) pursuant to Section 8 of the Glastonbury Covenants.

F. The parties agree that the roads within the Golden Age Village mobile home park, including those roads referred to as Helios Way, Vesta Lane, Helios Circle and Vesta Circle, are part of the platted community roads in the Community of Glastonbury which have been subjected to the Glastonbury Covenants and that they have been constructed to an adequate standard.

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G. In consideration of the payment made herein by the Church and the other terms and agreements between the parties contained herein, the Association hereby releases, acquits and discharges the Church from any and all additional claims for uncompleted road construction obligations or any other uncompleted obligations in the Community of Glastonbury which might or could be owing from the Church to the Association, except as set forth herein or in any other written agreements between the parties not relating to roads.

H. The terms of this Agreement are intended by the parties to be the final expression of their Agreement with respect to any of the Church's uncompleted obligations in the Community of Glastonbury including, but not limited to, "uncompleted road construction work" and may not be contradicted by evidence of any prior or contemporaneous agreement. The parties further intend that this Agreement shall constitute the complete and exclusive statement of its terms and that no extrinsic evidence whatsoever may be introduced in any judicial, administrative or other legal proceeding involving this Agreement.

I. Time is of the essence as to all the terms and conditions contained in this Agreement.

J. If any provision of this Agreement, or the application thereof to any person, place or circumstance, shall be held by a court of competent jurisdiction to be invalid, unenforceable or void, the remainder of this Agreement and such provisions as applied to other persons, places and circumstances shall remain in full force and effect.

K. The validity, interpretation, enforceability and performance of this Agreement shall be governed by and construed in accordance with the laws of the State of Montana.

L. Any controversy between the Association and the Church involving the construction or application of any of the terms, provisions or conditions of this Agreement or otherwise arising out of or related to this Agreement, shall be settled by arbitration in accordance with the then current commercial arbitration rules of the American Arbitration Association, and judgment on the award rendered by the arbitrator may be entered by any Court having jurisdiction thereof. The location of the arbitration shall be a mutually agreeable place in Park County or Gallatin County, Montana.

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The parties have duly executed this Agreement as of the date first hereinabove written.

CHURCH UNIVERSAL AND TRIUMPHANT, INC.

By: Richard E. Smith
Richard E. Smith, Vice President Community Operations

GLASTONBURY LANDOWNERS ASSOCIATION, INC.

By: _____
Patrick M. Wolberd, President

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Glastonbury Landowners Association Annual Budget

Road Maintenance		
Grading	$	9,360.00
Water Truck	$	4,320.00
Gravel	$	10,000.00
Snow Removal	$	9,600.00
Mag. Chloride	$	9,000.00
Weed Control	$	4,000.00
Total	**$**	**46,280.00**

Land Use Master Plan		
Printing & Mailing	$	3,000.00
Architect & Planner	$	17,000.00
Misc. Expenses	$	1,000.00
Hall Rental & Phone	$	500.00
Total	**$**	**21,500.00**

Arch. Review Committee		
Office Supplies	$	100.00
Photographs	$	50.00
Consulting Fees	$	500.00
Total	**$**	**650.00**

General Expenses		
Insurance	$	4,700.00
Secretarial	$	540.00
Office Expenses	$	800.00
Postage	$	500.00
Accounting	$	1,050.00
Total	**$**	**7,590.00**

Total Annual Budget		
Road Maintenance	$	46,280.00
Land Use Master Plan	$	21,500.00
Arch. Review Committee	$	650.00
General Expenses	$	7,590.00
Total Budget	**$**	**76,020.00**

Projected Annual Income		
Dwelling Assessment	$	22,080.00
GAV Assessment	$	2,940.00
Land Assessment	$	34,920.00
Past Due Assessment	$	44,273.00
Total Income	**$**	**104,213.00**

Actual Income As Of 6/1/98		
Land & Dwelling Assessment	$	38,661.00
Upgrade Fees	$	4,935.00
Total Income	**$**	**43,596.00**

GLA 00469

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GLASTONBURY LANDOWNERS ASSOCIATION, INC
Profit and Loss
January 1 through June 11, 1998

Accrual Basis

	Jan 1 - Jun 11, '98
Income	
Assessment Prior to 1998 Paid	44,273.29
Interest Income	174.58
Land & Dwelling Assessment	
Dwelling Assessment	21,960.00
Golden Age Village Assessment	3,840.00
Land Assessment	34,920.00
Total Land & Dwelling Assessment	60,720.00
Upgrade Fee	8,212.12
Total Income	113,379.99
Expense	
Insurance/Liability	4,699.16
License & Taxes	10.00
Office Expense	912.98
Postage	438.76
Professional Fees	549.10
Repairs & Maintenance	
Snow Fences	184.43
Total Repairs & Maintenance	184.43
Road Repairs & Maintenance	
Grading & Plowing	15,109.21
Road Inspection & Report	993.34
Road Signs	55.00
Snow Plowing	1,762.50
Total Road Repairs & Maintenance	17,920.05
Total Expense	24,714.48
Net Income	88,665.51

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06/14/98

GLASTONBURY LANDOWNERS ASSOCIATION, INC
Balance Sheet
As of June 11, 1998
Accrual Basis

	Jun 11, '98
ASSETS	
Current Assets	
Checking/Savings	
First Interstate Bank	1,491.33
Savings Account	33,174.58
Total Checking/Savings	34,665.91
Accounts Receivable	
Accounts Receivable	65,816.11
Total Accounts Receivable	65,816.11
Total Current Assets	100,482.02
TOTAL ASSETS	100,482.02
LIABILITIES & EQUITY	
Equity	
Beginning Balance	11,816.51
Net Income	88,665.51
Total Equity	100,482.02
TOTAL LIABILITIES & EQUITY	100,482.02

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06/14/98

GLASTONBURY LANDOWNERS ASSOCIATION, INC
Profit and Loss
January 1 through June 11, 1998
Cash Basis

	Jan 1 - Jun 11, '98
Income	
Assessment Prior to 1998 Paid	6,798.47
Interest Income	174.58
Land & Dwelling Assessment	
Dwelling Assessment	11,139.09
Golden Age Village Assessment	3,840.00
Land Assessment	16,474.62
Total Land & Dwelling Assessment	31,453.71
Upgrade Fee	8,212.12
Total Income	46,638.88
Expense	
Insurance/Liability	4,699.16
License & Taxes	10.00
Office Expense	912.98
Postage	438.76
Professional Fees	549.10
Repairs & Maintenance	
Snow Fences	184.43
Total Repairs & Maintenance	184.43
Road Repairs & Maintenance	
Grading & Plowing	15,109.21
Road Inspection & Report	993.34
Road Signs	55.00
Snow Plowing	1,762.50
Total Road Repairs & Maintenance	17,920.05
Total Expense	24,714.48
Net Income	21,924.40

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06/14/98

GLASTONBURY LANDOWNERS ASSOCIATION, INC
Balance Sheet
As of June 11, 1998
Cash Basis

	Jun 11, '98
ASSETS	
Current Assets	
Checking/Savings	
First Interstate Bank	1,491.33
Savings Account	33,174.58
Total Checking/Savings	34,665.91
Accounts Receivable	
Accounts Receivable	-925.00
Total Accounts Receivable	-925.00
Total Current Assets	33,740.91
TOTAL ASSETS	33,740.91
LIABILITIES & EQUITY	
Equity	
Beginning Balance	11,816.51
Net Income	21,924.40
Total Equity	33,740.91
TOTAL LIABILITIES & EQUITY	33,740.91

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June 1998

To: C.U.T. Executive Board
From: North Glastonbury Teaching Center

RE: Proposed 20 acre parcel land transfer.

At the Dec. 1, 1997 meeting of the four Boards in the Grail Room at the Ranch Kitchen it was decided that three members each from the North and South Glastonbury Teaching Centers and the Church Board would meet again to discuss the 20 acre land issue before Jan. 31, 1998. Later we were led to understand that this date was not met because of the road situation. Now that the road situation is near completion the North Glastonbury Teaching Center would like to get together with you to continue discussion on this subject. To assist in this process we are presenting the following information:

It is our perception that certain land should be set aside for future building of community facilities as the need arises and according to the dictates of the Land Use Master Plan. Such facilities could include:

a. Multi-purpose Community Center
b. Permanent Church structure
c. New school building complex

We look forward to receiving land from the Church on which we can, in the future, build a permanent church structure and community facilities to nurture the spiritual and cultural life of the community. Whatever we can do through providing facilities and services will, we feel, encourage families and others to settle or remain here in our valley. Your gift and our efforts can go far in nurturing and building community here in North Glastonbury.

The land we are interested in is in a key position in relation to Golden Age Village, a proposed low income, condominium, high density residential area and the proposed business center as indicated in the Land Use Master Plan now being finalized. While we may need interim steps for our building goals, we feel it is important to set our sights for the greater development of the community. Where we will be able to situate our future church and community facilities is a key element in setting this future vision.

Therefore we look forward to being able to meet with your board to discuss this land issue. We see it as important not only to the development of our own congregation but also to the development and growth of our beloved Church.

Respectfully,
Maydell Goulart, President NGCTC

GLA 00474

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To: The Glastonbury Landowners Association Board Members

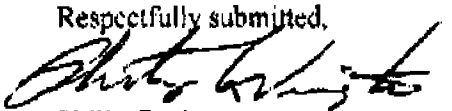
From: Philip Covington

Re: Resignation

June 22, 1998

After considerable contemplation , I've concluded that it would be best that I resign my membership effective today June 22, 1998. The reasons for my decision are many but suffice it to say, at this juncture, I feel a tremendous need to focus my energy on personal and family goals that are germain to my physical and spiritual well being. The times that I attended board meetings proved to be quite enlightening and I will miss the discussions I was privileged to witness. Nevertheless, at this point I need to consolidate my energies in one direction.
God Bless you all.

Respectfully submitted,



Philip Covington

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GLASTONBURY LANDOWNERS ASSOCIATION, INC.

P.O. Box 312
Emigrant, MT 59027

June 14, 1998

Manfred Leykamm
P.O. Box 441
Emigrant, MT 59027

Dear Mr. Leykamm,

I am writing to acknowledge receipt of your letter of May 5, 1998. My apology for the delay in this response.

The Board discussed your letter at out last meeting and assigned this matter to one of the directors to research the covenants before we respond. Joan Murphy or Maria Scoble will be in touch with you some time after our June 22, 1998, meeting, which will be held at the North Glastonbury Chapel house. You are, of course, welcome to attend that meeting.

Thank you for your patience in this matter.

Sincerely,

Patrick Wolberd, President
Glastonbury Landowners Association

cc: Joan Murphy
Maria Scoble

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June 22, 1998

Dear Patrick,

Tonite at the GLA board meeting, a proposal will be offered from the Planning Committee to spend $5000 on architectural drawings for the Master Plan. I do not recommend that we take this step at this time. I voiced my concern at the committee meeting and am passing on those reasons for your consideration.

1 **Need More Bids**

The architectural drawing bids have been handled by Dan Kehoe Sr. He sent out 3 letters and received one bid back. He is recommending going with the first and only bid. This company is fairly new and doesn't have much of a track record. I would recommend at least 3 bids to compare rates and quality of work.

2 **Define the Scope of the Work**

The architectural firm gave no estimate of how long this would take. The project is open-ended. Not defining the work to be done is an open hole that all sorts of money can be poured into.

3. **Define What We Want**

We have not even defined a specific list of what we want drawings of. Once again a money hole.

4 **Budget for Planning Process**

We have $21,000 for the planning process. When this was first discussed in committee, Dan said that $10,000 should cover the drawings. I talked him down to $5,000, which I think is still too excessive. Regardless of how much the drawings cost, we have not worked out a budget for the planning process and how to allocate the $21,000.

It is too easy to spend too much money on the first perceived need and then not have enough to successfully finish the proce

5 **Rushed Process**

We have been repeatedly told by Dan that we must finish the Master Plan very quickly. Without a Master Plan the Church will not release the 2 20-acre parcels for the Teaching Centers. Dan reiterated this again at the last committee meeting.

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Whether this is true or not I don't know. I don't believe that it is necessary to accept outright everything offered to us by the Church. We can negotiate for our interests too.

Dan also said that we must conclude quickly because some people want to build. Dan identifies himself as a developer. To have a developer driving a planning process and clearly expecting projects to start up at its conclusion is not healthy. Besides the obvious conflict of interest (whether these are Dan's development projects or not, it doesn't matter), this is a well known formula for disaster in a planning process. The developers are part of the whole land use process but they should not drive it. Many parties are part of this process.

The developer's focus is to make money on his investment and to develop property. This is a needed role but their focus is too narrow to run a planning process that affects a wide range of parties.

Both of these reasons given by Dan should not be allowed to put an artificial timeline on our planning process.

This process will affect Glastonbury for generations and should not be sidetracked for short-term gain.

6 Recommendations

I recommend that we

A. Get at least 2 more bids
B. Get an estimate of how long it will take.
C. Ask the architect for a list of what we are getting based on what we want.
D. Develop a budget for the planing process that will allocate funds for each step of the process and will take us to the end. We, of course, are not obligated to spend the whole $21,000.

Sincerely

Craig Yrvedland

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M. A. VON HAUSEN & ASSOCIATES

COMMUNITY planning, design, and development consultants

June 18, 1998

Craig Woodland
Member, Glastonbury Master Plan Committee
PO Box 999, Emigrant, MONTANA 59027

File: 98-RTR-06

Dear Craig:

RE: GLASTONBURY'S Land Use Master Plan and Design Guidelines

It was a pleasure speaking with you yesterday. Thank you for taking the initiative to contact me as a member of the Land Use Master Plan Committee. I am writing this letter to explain my feelings about how I was treated, the facts around the circumstances and the implications of recent decisions on the future of Glastonbury. I have also included nine questions that I would like answered or at least addressed to the Master Plan Committee so that they know the background and the potential impacts of their decisions. I feel it is important that Patrick Wolberd and Gilbert Cleirbaut also receive a copy of this letter. I encourage you to share with Patrick the earlier correspondence to Gilbert and the GLA that I sent to you this morning by FAX. This will provide further detail so that Patrick has a full appreciation of the facts.

As I emphasized in our telephone conversation yesterday, I feel a real sense of dissappointment and betrayal in the way my dismissal was handled. It was unjustified and unacceptable, especially since the draft Master Plan was endorsed by the majority of Community members that attended the presentation in March of 1997. The attached final Draft of the Land Use Master Plan and the Community Design Guidelines (March 1998) were refinements or necessary additions to the original Master Plan and part of the original contractual agreement with the Church. These documents represent the quality and connection to the County and State Plans necessary for approval. Completing these documents in advance of the GLA's advice was simply a matter of anticipation and directly conflicts with the GLA's assessment, in their letter of May 25 relating to my dismissal, that the GLA's decision to discontinue my services was based on "how best to complete the Master Plan in a comprehensive, precise and timely manner."

Furthermore, it is also interesting that you mentioned in our telephone conversation that the assessment of the quality of the documents that I sent to the Committee came from one person on the Committee, namely Dan Kehoe Sr., and that you nor anyone else on the Committee had the chance to personally review my documents (as I sent four copies for that purpose). This conduct goes against the "Founding Principles" of the Master Plan Process established by the Community at the meeting of April 27, 1996 (I sent these Principles to you this morning by FAX). In addition, the suggested "density schedule" concept by Dan Kehoe Sr. that we discussed has been generated by one person and has not been reviewed by the Community. Again, this addition and process is contrary to the Founding Principles of the Master Plan process.

I would request that Patrick or yourself please answer the following questions to further clarify the situation for me and to further inform the Master Plan Committee and the GLA:

14562 16A Avenue, White Rock, British Columbia, Canada V4A 5S1
Tel. (604) 536-3990 Fax (604) 536-3995

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1. How does the Master Plan Committee represent the interests of the members of the GLA?

2. Should the Committee not have the responsibility to review the Master Plan and Design Guidelines documents as individuals before such an important decision is to be made as to dismiss the consultant?

3. Does the Committee know the ramifications of my dismissal in that they can not now use any of my illustrations (completed following my March 1997 visit and including perspectives of the Village Centres and the Clusters) or any of the detailed refinements in the content, policy or the Master Plan Map on page 43 and page 44?

4. Is the Committee aware that I will have withdrawn any support for the Master Plan and any association with it - my name nor company name is not to be used in any way in association with the Master Plan as I do not support the current direction and will not be able to review the final product?

5. Does the Committee know I spent 180 hours on the refinement of the Master Plan, the development of the Design Guidelines and accompanying Performance Standards that directly serve the interests of future Site Plan review of development proposals?

6. Is the Committee aware of my outstanding invoice of $5,850 respecting the Master Plan and Design Guidelines (March 1998 drafts) for work completed between March 20,1997 and March 2, 1998; and that invoice represents a 50% discount of actual fees associated with the hours spent on the project? In line with this, does the Committee realize that if it considers the hiring of another planning professional, that planner's normal obligation is to ensure that all previous invoices have been settled before commencing work?

7. Does the Committee realize that I have spent at least twice to three times the amount of time on this project over the past two years than I have billed them?

8. Do all the Committee Members know that the original Draft Master Plan (March 1997) was endorsed by the Community at the March 1997 meeting and that any additions, like the addition of the suggested "density schedule", could go against the whole principle of flexibility and innovation encouraged in the Master Plan; and that any alterations to the Master Plan would have to be endorsed by the majority of the Community with this in mind?

9. Does the Committee know that my approach using Design Guidelines has been tested at the Walker Center in Bozeman, that the product is quality design, and that the Design Guidelines provide a long term quality control framework for development under the direction of a Design Review Committee?

I believe that these questions that I have presented should be shared with the Master Plan Committee Members so that they can make an informed and collective decision about their treatment of me as a consultant to the process. As I understand from our conversation, there is a current feeling by at least a couple of the members of the Committee that they do not need a planner now. Is this a shared feeling on the Committee? I would expect not if the information above is shared with them and they realize the direct and indirect costs of their decision. I also expect that they may reconsider.

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You asked me yesterday if I would consider working again for the Community of Glastonbury. I would have to consider this proposal very carefully as I have never been dealt with in such an unprofessional way in my entire consulting career. I am not taking this situation lightly as I am also concerned about the implications of the current change in direction.

Who is going to present the Master Plan and work through the approvals with the County Commissioners? More importantly, it appears that the Master Plan could essentially revert to a "Zoning Plan" and something that may not be well received, based on the recent experience that you described to me in the Big Timbers area. A "Zoning Plan" is exactly what the Community wants to stay away from as it will limit the future development potential, land value and innovation in the Community. When do we learn from our past mistakes! That is exactly why I thought the Community of Glastonbury retained my services to develop an innovative plan and an example for the County - not the same old thing that will result in the same old mobile home development! This spells disaster in my mind.

I might consider being retained again after the following conditions have been met:

1. I receive a formal apology from the Master Plan Committee outlining the reasons for the Committee's decision and a method of communication so that a situation such as this is prevented in the future.

2. Payment in advance of at least the $5,850 owed to me for the outstanding work completed (180 hours between March 20, 1997 and March 2, 1998) represented by the two draft documents: the Community of Glastonbury Master Plan, and the Community Design Guidelines (dated March 1998 and attached as exhibits).

No matter what the outcome, I consider the $5,850 an outstanding invoice (outlined in my correspondence of March 6,1998 to Patrick Wolberd concerning work between March 20,1997 and March 2, 1998) and that the Community of Glastonbury Landowners Association is obligated to pay me that amount. I would consider payment over six months a reasonable proposal.

I will leave the delivery of this message and questions for you to present to the Committee and discuss with Patrick as appropriate. I am sure there will be some sensivities associated with at least part of the information presented here, so handle the information accordingly. I believe the information is presented objectively and without bias.

It should be the responsibility of the Master Plan Committee collectively to make a more informed decision based on a more complete picture. I provide this information in the spirit of fairness and the future of Glastonbury. May God be with us.

Yours truly,

Michael von Hausen BLA, MLAUD, MCIP, CSLA
President

MVH: mvh
cc. Patrick Wolberd, Chairperson of the Glastonbury Homeowners Association
Gilbert Cleirbaut, President, Church Universal and Triumphant

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Attachments: Draft ***Community of Glastonbury Land Use Master Plan*** and ***Glastonbury Community Design Guidelines*** **dated March 1998**

PS. Please **return the Master Plan and Guidelines** to my U.S. Address as indicated below **by August 21, 1998** unless otherwise agreed. These documents are not to be used or reproduced in any way without my consent. They are for exhibit purposes only at this time. Thank you

Michael von Hausen and Associates
161 "C" Street, PO Box 3969,
BLAINE, Washington 98231-3969

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Glastonbury Landowners Association
Board of Directors Meeting

Minutes
July 13, 1998

1. **Call to Order, Prayer** - The meeting was called to order at 7:23 p.m. by Patrick Wolberd, at South Glastonbury Teaching Center. Invocation was given by Joan Murphy.
PRESENT: Patrick Wolberd (President), Dan Kehoe, Jr. (Vice President), Joan Murphy (Secretary), Horus Brailsford, Andrew Field and Peggy Keathley. Ombudsmen for North and South Glastonbury, Margaret Roach (N) and Laurel Matthews (S) were also present.
PRESENT BY PROXY: Linda Kremer and Maria Scoble.
ABSENT: Walter Wunsch, Phlip Hoag and David Newhouse.

2. **Reading and Disposition of Minutes** - Minutes from June 22, 1998 were approved.

3. **Order of Business**

8.2 Speed Bump on Sirius Drive - William Mountjoy, present at meeting, reported that he had payed someone to cut a groove, 4 inch deep by 6 inches wide, into the road surface of Sirius Dr. near his home at GAV. He did this to prevent excessive speed from vehicles approaching GAV, in concern for children, etc.
DISCUSSION: P. Wolberd stated that Sirius Dr. is platted to the GLA and GLA is responsible for its maintenance. If the speed bump is kept, signs need to be erect as a warning to approaching motorists, and that the 15 MPH sign at GAV is too close and needs to be moved back. It was pointed out that the next time the road grader is used the groove will be filled in automatically. Road committee urged looking into the matter more fully and it was suggested that W. Mountjoy help the committee in solving the problem.
FOLLOW-UP: Road Committee/ W. Mountjoy - Bring to Board suggestions for solution by 8-3-98.

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8.1 M. von Hausen Letter - C. Woodland, present at meeting, reported that he had called Michael von Hausen, wanting to learn more about the LUMP. He did this as an interested resident of Glastonbury and a member of the LUMP committee. After the phone conversation, M. von Hausen sent a letter to C. Woodland relating his sentiments, with a copy to Patrick Wolberd and Gilbert Cleirbaut, President, C.U.T. Copy of this letter is filed herewith.

DISCUSSION: In answer to his complaint that he had not been treated fairly, it was again pointed out that he has not accepted the fact that he had no authorized contract to do the final work for which he billed the GLA. P.Wolberd stated that it was the Church that originally contracted for his preliminary work. J. Murphy suggested that M. von Hausen not be contacted anymore by Craig Woodland.

FOLLOW-UP: P. Wolberd - Contact Hertha Lund, legal representative of the Church, for discussion of the situation and report back by 8-3-98.

4. Reports of Officers and Committees

4.1 Treasurer's Report Maria Scoble, Treasurer No discussion.

4.2 Finance Commitee Report Maria Scoble, Chair

J. Murphy read the letter from Maria Scoble addressed to GLA members whose assessments are past due; this letter to go out with the mailing of bills in July. In the 3rd paragraph the word "forego" was changed to read "forestall". Copy of this letter is filed herewith.

ACTION: J. Murphy moved, D. Kehoe, Jr. seconded to send the letter as corrected. Motion carried unanimously.

4.2 Follow-up Items No discussion.

4.3 Architecture Subcommittee Andrew Field, Chair

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NEW PROJECTS FOR REVIEW

A. Field stated the paperwork had not been completed for the new projects, but observed:

Clair Varkevisser - S. Glastonbury - Project in fine condition.

Bridgett Lewis - S. Glastonbury - Still in abeyance.

Robert & Mary Wallace (Timmer Property) - N. Glastonbury - Needs paperwork and roadwork completed.

ACTION: H. Brailsford moved, A. Field seconded to widen Venus Way (in accordance with Road Agreement) as soon as possible for subdivision to pass. Motion carried unanimously.

DISCUSSION: J. Murphy stated that James Healey was concerned that the Wallace house was not properly placed. She suggested that the Architectural Subcommittee be given help in reviewing projects by a hired, knowledgeable professional with survey skills; payment for this service to be $50 per project.

FOLLOW-UP: Architectural Committee - Research this possibility by 8-3-98.

Margaret Roach - N. Glastonbury - Property lines for subdivision have been established through Court. There is still a question of building in reference to the easement. Research on this issue will be pursued.

Final Subdivision Approval - David Newhouse - N. Glastonbury - No discussion.

FOLLOW-UP: P. Hoag - Review the Community of Glastonbury Policies & Standards for Subdivisions including section 4.4 Installation of Utilities, for possible review, completion date to be determined at 8-3-98.

FOLLOW-UP: A. Field - Made call to the Wallaces.

4.4 Road Committee David Newhouse, Chair

4.4 Follow-up Items No discussion.

ROAD AGREEMENT WITH CHURCH - P. Wolberd reported that the Road Agreement with the Church had two significant changes from the original version first set forth - these being; (A) instead of paying 100% of the money due up front, the terms would be

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50% at first, and 50% when the roads were finished; and (B) The Church would consider the GAV roads to be private roads. P. Wolberd stated that these items needed to be clarified with the Church; that the Church could either pay 50%, 25%, 25% (as discussed at the last meeting) or the 100%, and the admission of the Church that the roads in GAV were platted roads to the GLA and not privately owned.
FOLLOW-UP: P. Wolberd - Get legal advice from attorney and report back to Board by 8-3-98.

4.5 Nominating Committee Joan Murphy, Chair

J. Murphy reported that she has been calling people in S. Glatonbury for volunteers to serve on the Nominating Committee. She stated she will have the draft letter to be sent out to the residents concerning the elections by the next meeting.
ACTION: J. Murphy moved, H. Brailsford seconded to have Eleanor Schieffelin and Maria Scoble, as well as herself, serve on the Nominating Committee. Motion passed unanimously.

4.6 Complaint Committee Joan Murphy, Chair

FOLLOW-UP: W. Pitt/Alfaro complaint - J. Murphy read the letter written to W. Pitt concerning the problem with his dog and C. Alfaro; also addressing the coming hunting season. In the fourth paragraph the word "encourage" was changed to read "instruct". The letter will go out with J. Murphy's signature. Copy of this letter is filed herewith. By consensus it was agreed to accept the letter as corrected and to be sent to W. Pitt.
FOLLOW-UP: P. Murphy - Sent letter to W. Pitt by 8-3-98.

4.7 Land Use Master Plan Advisory Committee Dan Kehoe, Jr., Chair

D. Kehoe, Jr. reported on the meeting with representatives of the four boards, N. and S. Glastonbury, the GLA and the Executive Committee on June 25, 1998. Parcels to be given by the Church to both N. and S. Glastonbury were discussed. If Glastonbury does

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not have a LUMP approved by the membership of GLA by April 30, 1999, the Church will withdraw the money funding and the land offer. The Church is concerned about village centers, viable design plans, etc. In essence, Glastonbury must take the initiative and present a Master Plan before the Church will give the requested land. Presentation of the LUMP to the community could be by neighborhoods. There could be two LUMPs , one for N. Glastonbury and one for S. Glastonbury, which would include two village centers and two residential areas. It was suggested to present the LUMP to the GLA Board for final approval.

ACTION: D. Kehoe, Jr. moved, H. Brailsford seconded to contract Comma-Q Architecture, Inc. to prepare architectural design sketches for the Glastonbury communities, giving P. Wolberd the authority to sign the agreement after legal advice is obtained. Motion carried unanimously.

ACTION: D. Kehoe, Jr. moved, H. Brailsford seconded to allot $4,000 for drawings, preliminary maps and design, etc. to bring the LUMP up to requirements for presentation to the community, contingent upon signing agreement with Comma-Q. Motion passed unanimously.

FOLLOW-UP: P. Wolberd/ D. Kehoe, Jr. - Contact Comma-Q and sign contract as soon as possible after consulting with Glover firm..

NEXT MEETING WILL BE TARGETED FOR PRESENTING THE LUMP TO THE BOARD AT 8 p.m.

4.8 High South Fire Water Reservoir Advisory Committee Walter Wunsch, Chair

No discussion.

5. Ombudsman Report No report.

6. Unfinished Business

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6.1 - 6.6 No discussion.

6.7 Leykamm Letter

FOLLOW-UP: D. Kehoe - Seek legal advice from Glover firm on matter and draft letter to be sent by 8-3-98.

FOLLOW-UP: J. Murphy/ M. Scoble - Talked to the Leykamms in a very cordial meeting, explaining that the covenants are for everyone's protection and that legal advice is being sought; that the GLA is trying to regulate hunters, etc. Letter will be sent to the Leykamms stating official position and telling them they have a right to petition the membership in November to change the covenants.

6.8 - 7.4 No discussion.

8. New Business

8.1 M. von Hausen Letter to Craig Woodland (See **Item 8.1** under Order of Business).

8.2 Speed Bump on Sirius Dr. (See **Item 8.2** under Order of Business).

9. Open Floor Comments No comments.

10. Next Meeting - Monday, August 3, 1998, 7 p.m., North Glastonbury.

11. Adjournment - Meeting was adjourned at 9:50 p.m.

Respectfully submitted by

Laurel M. Matthews

Laurel M. Matthews

Assistant Secretary

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Glastonbury Landowners Association
Board of Directors Meeting
Agenda
July 13, 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/J. Murphy - Prepare a supplies purchase proposal after receipt of committee budgets by 7-13-98

4.2 Finance Committee Report - Maria Scoble, Chair

FOLLOW-UP: M. Scoble/R. Varkevisser - Complete revised proposal on delinquent accounts and cover letter to members. Call some of the landowners regarding delinquent accounts, by 7-13-98

FOLLOW-UP: M. Scoble - Develop recommendation re emergency fund by 7-13-98

FOLLOW-UP: M. Scoble/R. Varkevisser - Write letters as follow-up to calls made by 7-13-98

4.3 Architecture Subcommittee - Andrew Field, Chair

NEW PROJECTS FOR REVIEW:

Clair Varkevisser, S. Glastonbury

Bridgett Lewis, S. Glastonbury

Robert & Mary Wallace (Timmer Property), N. Glastonbury

Margaret Roach, N. Glastonbury

FINAL SUBDIVISION APPROVAL - David Newhouse, N. Glastonbury

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 7-13-98

FOLLOW-UP: A. Field - Follow-up call to Wallaces by 7-13-98

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Glastonbury Landowners Association
Board of Directors Meeting
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4.4 Road Committee Report - David Newhouse, Chair

FOLLOW-UP: W. Wunsch - Call Dennis Brandon regarding the Capricorn Drive standing water problem, Pete Story, First National Bank, Emigrant Post Office, Murphy's Mobile Home Park, and the Gambled Property owners regarding developing a proposal for black topping Story Road, and cost out the project by 7-13-98

FOLLOW-UP: D. Newhouse - Ask permission from Dennis Brandon to work on the county roads, including Dry Creek Road in South Glastonbury and Story Road in North Glastonbury when Glastonbury roads are being repaired by 7-13-98

FOLLOW-UP: D. Newhouse - Complete $15K road maintenance schedule for G. North and G. South by 7-13-98

FOLLOW-UP: D Newhouse - Follow-up with Dirkers insurance agent about sending the Certificate of Insurance naming the GLA as an additional insured by 7-13-98

FOLLOW-UP: D. Newhouse/H. Brailsford/P. Hoag - Complete comprehensive plan for area near W. Pitt property by 7-13-98

FOLLOW-UP: P. Hoag - Contact Dean Kimpson and ask for cost of a foot path or road near the waterfall and above the Pitt property for easier passage to Forest Service access and projected project cost by 7-13-98

FOLLOW-UP: D. Newhouse/P. Wolberd - Report back re Church on sign off date for the road agreement by 7-13-98

4.5 Nominating Committee Report - Joan Murphy, Chair

FOLLOW-UP: J. Murphy - Continue Annual Meeting/Elections preparation and report progress by 7-13-98

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4.6 Complaint Committee - Joan Murphy, Chair

FOLLOW-UP: J. Murphy - Submit a recommendation to the Board re W. Pitt/ Alfaro complaint by 7-13-98

4.7 Land Use Master Plan Advisory Committee - Dan Kehoe, Jr., Chair

FOLLOW-UP: D. Kehoe - Complete current draft of LUMP for Board review by 7-13-98

4.8 High South Fire Water Reservoir Advisory Committee - Walter Wunsch, Chair

FOLLOW-UP: W. Wunsch/H. Brailsford - Develop a proposal of alternatives for Board to consider, including County and Fire Dept. participation, and cost projections & time frame by 7-13-98

5. Ombudsman Report - Laurel Matthews (South) & Margaret Roach (North)

6. Unfinished Business

6.1 By-Laws/Covenants voting discrepancies

FOLLOW-UP: Board - Review memo for comment on 7-13-98 [Consider moving this to nominating committee.]

6.2 Association Letter Head

FOLLOW-UP: J. Murphy/L. Matthews - Coordinate GLA letterhead/logo design by 7-13-98

FOLLOW-UP: W. Wunsch - Find out if existing COG logo is available to GLA by 7-13-98

6.3 Office space needs

FOLLOW-UP: J. Murphy - Check with D. Kehoe, Sr. re office availability at new TC location by 7-13-98 [Consider deleting.]

6.4 Covenant Agreement Form Use - J. Murphy

6.5 Filing Liens when assessments owed. - P. Hoag

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Glastonbury Landowners Association
Board of Directors Meeting
Agenda
July 13, 1998

FOLLOW-UP: P. Hoag - Contact Joe Swindlehurst regarding filing of liens for over due assessments by 7-13-98

6.6 GLA as a possible investor in GAV - W. Wunsch

6.7 Leykamm Letter

FOLLOW-UP: D. Kehoe - Seek legal advice from Glover firm on matter and draft letter to be sent by 7-13-98

FOLLOW-UP: J. Murphy/M. Scoble - Talk to Leykamms after legal advice is forthcoming and before letter of official position is sent by 7-13-98

6.8 Forming a welcoming Committee for new GLA Members - P. Wolberd

6.9 Four Board Meeting re Church Land donation report - P. Wolberd

7. Tabled Business

>>>>>*7.1* ***Noxious Weed Committee Formation*** -

7.2 Should GLA accept responsibility for maintenance of subdivision roads? - D. Newhouse

7.3 Study guidelines for Tree removal - P. Hoag

7.4 Write accounting procedures - M. Scoble/P Keathley

8. New Business

8.1 Von Hausen letter to Craig Woodland - P. Wolberd

8.2

8.3

8.4

9. Open Floor Comments

10. Next Meeting - Monday, 7:00 p.m., August 3, 1998, North Glastonbury

11. Adjournment

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GLASTONBURY LANDOWNERS ASSOCIATION, INC.
PO. BOX 312
EMIGRANT, MONTANA 59027

July 22, 1998

Dear Glastonbury Landowner,

As you can see from the enclosed statement, your landowner's assessment fees have become past due.

At this point, I would like to remind you that, as outlined in the Restated Declaration of Covenants for the Community of Glastonbury, non-payment of these fees shall become a continuing lien on your parcel, tract or lot. Also, a 5 percent (5%) penalty will accrue on the amount of payment due and the assessment shall bear an interest from January 1, 1998 at the rate of 1-1/2 percent (1.5%) per month, compounded monthly (See Restated Declaration of Covenants, Section 11. **Community Assessment**).

I fervently hope that we will hear from you regarding payment of your outstanding assessments in order to forego the placing of a lien on your property. Please write or call me
(406-333-4306) or Roelof Varkevisser (406-333-4614) with your payment plan within 30 days.

Sincerely,

Maria Scoble
Treasurer

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GLASTONBURY LANDOWNERS ASSOCIATION, INC.

P.O. Box 312
Emigrant, MT 59027

July 3, 1998

Craig Woodland
P.O. Box 999
Emigrant, MT 59027

Dear Craig:

I am writing in response to your e-mail to me of June 22, 1998. Since your letter is a matter of record, We believe it is important for the response to also be part of the record even though we have discussed this matter privately.

As I had informed you at the time, I was not able to attend the Glastonbury Landowners Association (GLA) meeting that evening so I asked Philip Hoag to relate your concerns to the board. In so doing, Philip acknowledged that even though we were in agreement with the need to establish a Land Use Master Plan (LUMP) Committee budget before allocating $5,000 for architectural drawings, we were not in accord with the overall tone of your letter.

The outcome of the discussion was twofold. First, the board deferred allocating any substantial expenditure by the LUMP Committee pending the development of an overall committee budget. Second, many of the board members considered your letter inaccurate on many important points and off base regarding Dan Kehoe, Sr's involvement. I would like to further clarify these points.

I along with many other members of the board have worked with Dan since the formation of the Glastonbury Comprehensive Planning Committee (GCPC) in March, 1996. My personal experience in working with him on the regeneration of Glastonbury the past two and a half years has been very positive. There is no doubt in my mind that among the many factors that motivate any of us to engage in this kind of commitment, Dan's love for the community and his desire to see Glastonbury be the spiritual and economic success we all envision has been at the top of his list. We believe it is no more appropriate to question his motives than to question yours or mine.

This said, it is also important to address the matter of checks and balances employed in the process. No one individual has been nor will be in a position to control the process as long as most of us are willing to do our part. We must be willing to participate in the process, as I have encouraged you to do, wrestle with each other over the points we most value, surrender to the will of the majority at decision time, and move on in harmony and respect for one another and trust in the process. It might be helpful for me to highlight the history for your benefit.

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The GCPC led the community, over a period of about a year and a half, through the often painful yet productive and healing process of defining our purpose and direction. Some of the meetings were attended by over 150 community members and most meetings had no less than 50-75 people present. President Cleirbaut facilitated some of the meetings and offered regular consultation. We also held smaller focus group meetings on more specific subjects of interest to those who attended. At the July, 1996, summer conference we invited Keepers of the Flame from all over the world to join us for input into the process. We sought input from absentee landowners by correspondence, and by March, 1997, we had a LUMP Draft to be distributed to the community. This draft was well received, as far as it went.

Now for the specific points of your letter:

1. **Need More Bids**

The board is aware that only one bid has been received, even though three were sought. The expectation was that a reasonable attempt be made to obtain more than one bid while at the same time not get bogged down with repeated requests for bids. The process, after all, is two and a half years in the making. The reason for sending a subcommittee of three people, Dan Kehoe, Joan Murphy, and Davies Anderson, to discuss a contract with Comma-Q architectural company was to determine if they could meet our needs or if we would have to go back through the bidding process. My understanding is that Ben Lloyd did similar follow-up architectural work on the Walker project in Bozeman, which Von Hausen also helped develop, in addition to at least three other master plans he made available for the subcommittee to review.

2. **Define the Scope of the Work**

and

3. **Define What We Want**

It is my understanding that the subcommittee developed an outline of the scope of work while meeting with Mr. Lloyd and presented it at the June 22nd meeting. The board would certainly be looking for this scope of work to be incorporated into the budget we expect to be presented at our next board meeting on July 13, 1998. I have spoken with Daniel Kehoe, Jr., committee chair, and he has assured me that the committee fully understands that we do not have a bottomless source of funding for this project and that it is not necessary to expend the entire remaining $21,000.

4. **Budget for Planning Process**

In speaking with some of the committee members, it appears that there was some confusion regarding the $5,000 and $10,000 figures. There was acknowledgment that you had raised objections which were discussed before coming up with the $5,000 request. The meeting held with the Church on June 25, 1998, regarding a land transfer to the teaching centers reaffirmed that the church leadership will be looking for more specific and concrete architectural work in order for them to sign off on the LUMP. Since the church represents about 40% of the votes of the GLA membership, theirs is an important voice for us to hear.

5. **Rushed Process**

In the two and a half years I have been immersed in this process, the last thing any of us could be described as doing is rolling over for the church and accepting their offers outright. Believe me, we have negotiated intensely and successfully on too many matters to enumerate

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here. The contact teams sent to negotiate with the church on several occasions were not bashful about representing our interests and engaged in tough, fruitful negotiations.

Most of us who have been involved in this process from the beginning would agree with Dan that we need to conclude quickly. The board, in fact, asked the LUMP Committee initially to attempt to complete this project by June of this year. They found this was not realistic and, at the boards request, are attempting to complete the project in time for us to put it to a vote at our annual meeting in November.

We have been discussing plans for a community center in North Glastonbury since 1991, when I served on the Teaching Center Board. Community centers in both North and South Glastonbury, in the opinion of many of us, are a crucial piece of the puzzle of making Glastonbury a thriving economic community. The first formal discussion between the Church and Glastonbury about master planning came about in August, 1995, when Patricia Hearth, President of Glastonbury North TC, and I, Treasurer of Glastonbury North TC, met with Edward Frances and William Smith to explore Church support for the building of a community center in North Glastonbury. Edward told us that the Church would be forming a Glastonbury Planning Committee, ultimately the GCPC, and that their support for this project would be contingent upon an approved land use master plan. So you can see that this process has been at least three years in the making, and may give you some perspective on our sense of urgency.

As I mentioned above, no one person has been nor will drive this planning process if we are all doing our part (which I believe we have). The board believes it is important to have a diversity of skills and interests represented on the LUMP committee. Since the board does not share your opinion that Dan is driving the planning process, his participation on the committee is viewed as an asset rather than a conflict of interest.

As you have stated, many parties are needed to be a part of this kind of process. We believe that this is happening. We sent out telephone trees and made announcements at church services requesting interested persons to join the committee. The committee is working from many hundreds of hours of community meetings and community planner input. The board will review the committee's work and the community will provide another round of feedback and further suggestions. Finally, the Landowners Association membership will vote on the final product.

When all is said and done and if we meet our November time line, we will have committed thousands of person hours to a three year plus process, driven by the Community of Glastonbury membership under the leadership of the GCPC and the GLA. It is our sincere hope that we can put to rest the perception that any one person is controlling or driving this process for personal gain.

6. **Recommendations**

The only recommendation with which the board is not in accord, at least in concept, is the suggestion to seek more bids. I will be asking the committee to address all the other recommendations.

In closing, Craig, we want you to know that the board has encouraged community member (homeowners or not) participation on all committees. If you are still interested in

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continuing your involvement with the LUMP Committee, it is important for the diversity of the committee for you to do so. It is also important for us all to remember that the task, as defined in our mission statement, is for us to be ***Love In Action*** in order for us to be successful community planners and caring neighbors. That starts right here and now in our participation on the board, committees and other community projects and interactions.

My recommendations for you are:

A. Mend your fences.
B. Seek the highest common ground.
C. Work through the existing structure.
D. Assume the best and be prepared for the worst.
E. Trust in the process.
F. Be ***Love In Action***.

It is in the spirit of community and my personal goal to be ***Love In Action*** that I write this letter to you on behalf of the Board of Directors of the Glastonbury Landowners Association, Inc. We invite you to join us in the victory that is clearly within our reach.

Sincerely,

Patrick Wolberd, President
Glastonbury Landowners Assoc., Inc.

cc: GLA Board of Directors
Daniel Kehoe, Jr., LUMP Committee, Chair
Dan Kehoe, Sr., LUMP Committee, Member

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MARIA SCOBLE
PO BOX 1686
EMIGRANT, MONTANA 59027

July 13, 1998

Please excuse my absence today at the Glastonbury Landowners Association board meeting. I hereby give proxy to vote on my behalf to Joan Murphy for this meeting.

Sincerely,

Maria Scoble

Maria Scoble

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Glastonbury Landowners Association
P.O. Box 312
Emigrant, MT 59027

July 13, 1998

Mr. William Pitt
P.O. Box 1017
Emigrant, MT 59027

Dear William,

The Board of Directors of the Glastonbury Landowners Association has reviewed Colon Alfaro's complaint of November 15, 1997 in which he claims that twice he was chased and attacked by your dog. Not having your dog restrained is in violation of Section 4.02 of the Restated Covenents for the Community of Glastonbury.

> 4.02. Landowners' Animals. Landowners desiring to raise or keep animals of any kind, including dogs and pets, must restrain them within their own land to insure that they will not trespass on other parcels or adjoining roads or land. Landowners are solely responsible to insure that none of the animals kept on their land shall harass or threaten humans, livestock or wildlife or shall cause a nuisance of any kind. ...

After reviewing the Alfaro complaint and talking with you about the situation, an attorney was consulted. Taking into consideration all the information we have gathered, the Board of Directors has come to the following decision. Until your dog is trained to stay on your property, he needs to be restrained by being fenced in, tied up or by any means you choose to restrain him. According to Section 4.02 of the Restated Covenants quoted above, your right to have animals on your property includes a responsibility to insure that they will not infringe on the rights of others by harassing or threatening them.

The Covenants are a contract we have with each other and they exist for the mutual benefit of all. In complying with them, we demonstrate our recognition of and respect for the rights of other community members. We, therefore, ~~encourage~~ request you to come into compliance with the Covenants and restrain your dog, thereby demonstrating your willingness to respect the rights of your fellow landowners as well as your own.

Last winter you expressed a concern about hunting season and non-landowner hunters having access to Forest Service Land by way of Sagittarius Skyway Road. The Board of Directors is in the process of formulating a plan for Glastonbury regarding hunting season. In addition to your comments, we have solicited the opinions and recommendations of other landowners and will present a finalized plan before hunting season begins.

Sincerely,

JUL-14-98 TUE 08:18 AM JOAN.MURPHY 406 333 4792 P.01

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GLASTONBURY LANDOWNERS ASSOCIATION
Board of Directors Meeting

Minutes
August 3, 1998

1. Call to Order, Prayer – The meeting was called to order at 7:30 p.m. by Patrick Wolberd, at 123 Arcturus Drive, South Glastonbury. Invocation was given by Patrick Wolberd. PRESENT; Patrick Wolberd (President), Dan Kehoe, Jr. (Vice President), Joan Murphy (Secretary), Maria Scoble (Treasurer), Horus Brailsford, Andrew Field, Philip Hoag, Peggy Keathley, Linda Kremer, David Newhouse and Walter Wunsch.
ABSENT: Margaret Roach and Laurel Matthews, Ombudsmen for North and South Glastonbury.

2. Reading and Disposition of Minutes – Minutes from July 13, 1998 were approved as corrected.

3. Order of Business

4. Reports of Officers and Committees

4.1 Treasurer's Report Maria Scoble, Treasurer

M. Scoble distributed copies of the Financial Report from Doug Holm's office. At the recommendation of the Chairman, the Board agreed that copies of the Financial Report would be sent out with the Notice of the August 24, 1998 meeting and be reviewed at that meeting. Copy of the Financial Report is filed herewith. M. Scoble reported that the assessment statements were mailed out in mid-July and letters were sent to 23 landowners who are arrears $500 or more in their community assessment. Copy of letter is filed herewith. The letter stated that if the landowner did not respond within 30 days with a payment plan, a lien would be placed on their property. M. Scoble also reported that the GLA was charged $150 for statement errors made by Doug Holm's office. The explanation given for the charge was that the GLA accounts cost more to set up than their office expected in the beginning. DISCUSSION: The question was asked if the letter concerning the delinquent accounts was sent by registered mail for proof of delivery. The answer being "No," the following options were discussed as a follow-up to the letter: (1) phone the landowner to determine if the letter was received, or (2) send another letter by registered mail. The decision was made to have Roelof Varkevissser phone the landowners and keep a record of his phone calls. Because of continuing problems with the Holm's accounting firm, the Board suggested that M. Scoble look for another firm and bring a recommendation to the next meeting.

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FOLLOW-UP: J. Murphy – Mail copies of Financial Report with Notice of 8/24/98 meeting.

4.2 Finance Committee Report Maria Scoble, Chair

FOLLOW-UP: R. Varkevisser – Phone landowners who are delinquent in paying community assessments to determine if they received statement and accompanying letter.
FOLLOW-UP: M. Scoble – Bring to Board recommendation for going with another accounting firm.
FOLLOW-UP: M.Scoble – Develop recommendation re emergency fund by 8/24/98.
FOLLOW-UP: W. Wunsch – Check Quick Books program to see if it has spread sheet capability.
FOLLOW-UP: M.Scoble/J. Murphy – Prepare a supplies purchase proposal after receipt of committee budgets by 8/24/98.

4.4 Road Committee Report David Newhouse, Chair

FOLLOW-UP: W. Wunsch – Contact Dennis Brandon regarding the Capricorn Drive standing water problem, Pete Story, First National Bank, Emigrant Post Office, Murphy's Mobile Home Paark, and the Gamble Property owners regarding developing a proposal for black topping Story Road, and cost out project by 8/24/98.

FOLLOW-UP: David Newhouse reported he spoke with Dennis Brandon concerning permission for the GLA to work on the county roads, including Dry Creek Road in South Glastonbury and Story Road in North Glastonbury when Glastonbury roads are being repaired. D. Brandon told D. Newhouse to go to the County Commissioners for their O.K. and then he would give his approval.
DISCUSSION: Question was asked if we are to be reimbursed for the road work we do on county roads? D. Newhouse suggested he make personal contact with the commissioners rather than write a letter.
FOLLOW-UP: D. Newhouse to contact County Commissioners re permission for GLA to work on Dry Creek and Story Roads.

DISCUSSION: The $15,000 road maintenance schedule was discussed and whether or not the amount allotted had been spent. M. Scoble reported that on April 20th, 1998, the Board approved spending $15,000 for grading and gravel for North and South Glastonbury and that the amount spent to date was $18,000. H. Brailsford reported a $600 overcharge on Mann Excavation bills and that, in some cases, the fee charged is for a full hour's work when the time worked was actually 10 minutes. H. Brailsford recommended that the Mann invoices be carefully check for accuracy.
ACTION: D. Newhouse moved, H. Brailsford seconded to allocate an additional $5,000 for road maintenance work to cover road work done to date over and above the original $15,000 request. Motion passed unanimously.
FOLLOW-UP: H. Brailsford (for S. Glastonbury) and D. Newhouse (for N. Glastonbury) check Mann invoices carefully for accuracy.

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FOLLOW-UP: D. Newhouse – Follow-up with Dirkers insurance agent about sending the Certificate of Insurance naming the GLA as a additional insured by 8/24/98.

FOLLOW-UP: D Newhouse/H.Brailsford/P.Hoag – Comprehensive plan for area near W. Pitt property.
DISCUSSION: H. Brailsford recommended GLA make a statement that there be no hunting in Glastonbury and no access to non-residents for hunting. He reported that his constituents do not want hunting in Glastonbury. D. Kehoe, Jr. suggested putting a gate on Hercules Road just beyond the Libra Road intersection and calling high south residents for their opinion about gate placement.
ACTION: H. Brailsford moved, W. Wunsch seconded that the GLA officially set a policy for N. & S. Glastonbury that there be no hunting on Glastonbury property or access through Glastonbury to Forest Service Land or other properties by non-residents, non-landowners or unaccompanied guests.
DISCUSSION: The following comments were made by Board members: How will this be enforced; suggest working with game warden; inform non-resident hunters of new policy; put up no hunting signs; put up a gate at a strategic place. Covenants state a landowner can cross another person's property to access Forest Service Land as long as it is unfenced and unposted against trespassers.
ACTION: H. Brailsford moved, W. Wunsch seconded that the Motion be revised to read: The GLA Board of Directors establish a rule that only Glastonbury residents, landowners or accompanied guests are allowed to access adjacent public or private property through Glastonbury for hunting. The motion passed unanimously.

SPEED SIGNS – H. Brailsford recommended that 25 mph speed limit signs be posted for both N. & S. Glastonbury as any speed above 25 mph creates washboards in the roads.
FOLLOW-UP – Speed signs to be an agenda item for 8/24/98

ROAD AGREEMENT WITH THE CHURCH – P. Wolberd reviewed the 2 changes the Church made from the original version first set forth and made the following recommendations: 1. That the GLA not make a counter proposal to the payment schedule for road work outlined in the road agreement (50% at first and 50% when roads are finished). 2. That item F on page 5 concerning GAV roads be deleted from the road agreement. P. Wolberd reported that he had checked with Jackie Robbins at Park County Planning office and there is no record that the GAV roads are platted. He talked, also, with Hertha Lund and asked that if the GLA lines out a portion of the road agreement and Richard Smith agrees to line it out, would that be all right. Her response was "yes."
ACTION: P.Wolberd moved and H. Brailsford seconded that P. Wolberd sign the road agreement with item F on page 5 deleted and initialed, contingent upon approval by GLA attorney, John Glover, and then mail the agreement to Richard Smith. Motion passed unanimously.
FOLLOW-UP: P.Wolberd contact John Glover and send road agreement to Richard Smith to sign off on deletion of item F on page 5.

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4.3 Architecture Subcommittee Andrew Field, Chair

A. Field presented the minutes of the Architecture Subcommittee meeting of August 1, 1998. Copy filed herewith.
NEW PROJECTS FOR REVIEW: The following projects were reviewed at the 8/1/98 meeting and the subcommittee's recommendation was for the GLA Board to approve the following projects and subdivision:

Parcel 35A, N.G. Richard Johnson's Root Cellar – E. Schieffellin, landowner
Parcel 34, N.G. Timmer/Whitehead – preliminary approval of subdivision
Parcel 31 S.G. Varkevisser – Greenhouse.

The subcommittee recommended no approval for:

Parcel 34F, S.G. Bridget Lewis – needs to resubmit plans and meet requirements outlined in minutes of Architecture Subcommittee meeting of 8/1/98.
Parcel 81, S.G. Hansard/Kozlik – needs signature of landowner and foundation plans.

Parcel 47 N Margaret Roach has withdrawn plans to build a garage until a later date.

ACTION: A. Field moved and L. Kremer seconded that the GLA Board take the action outllined in the minutes of the Architecture Subcommittee meeting. Motion passed unanimously.
FOLLOW-UP: J. Murphy to notify landowners of Board's action.

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 by 8/24/98.

FOLLOW-UP: A. Field – Proposal to hire inspector for new project sites. Architecture Subcommittee debated the proposal and concurred that the burden is on the builder to make certain that their plans are in conformity with building requirements. The Subcommittee recommended that the GLA not hire, at the builder's expense, an inspector to review building projects and that the builder hire someone if they need assistance with their plans.

4.5 Nominating Committee Report Joan Murphy, Chair

APPOINTMENT OF NEW MEMBERS:
ACTION: J. Murphy moved and M. Scoble seconded that the GLA Board appoint Judy Anderson and Jeanne Campbell to the Nominating Committee. Motion passed unanimously.
NOMINATION FORM AND LETTER: J. Murphy distributed copies of the letter and nomination form that are to go out to each landowner. The Board reviewed the form and letter and they were approved by consensus with changes. Copies filed herewith.

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FOLLOW-UP: Nominating Committee to send out nomination form and letter by 8/7/98.

4.6 Complaint Committee Joan Murphy, Chair

FOLLOW-UP: J. Murphy sent letter to William Pitt on July 15, 1998.

4.8 High South Fire Water Reservoir Advisory Committee – Water Wunsch, Chair

FOLLOW-UP: W. Wunsch/H. Brailsford – Develop a proposal of alternatives for Board to consider, including County and Fire Dept. participation, and cost projections & time frame by 8//24/98.

6. Unfinished Business

6.10 M. VON HAUSEN LETTER – (Copy attached herewith) P. Wolberd reported that he talked to Hertha Lund about the letter and would work with the Church in responding to M. Von Hausen. The letter of June 18, 1998 was addressed to Craig Woodland, with copies to Patrick Wolberd and Gilbert Cleirbaut. H. Lund had seen the correspondence in the situation, but not the original contract. P. Wolberd said he was inclined for the GLA to do a separate signed response and would talk to the GLA attorney, John Glover, regarding our position.
FOLLOW-UP: P. Wolberd to contact H. Lund and John Glover re the Von Hausen letter.

ADDITION TO COMMITTEE OPERATIONAL PROCEDURES
At this point in the meeting, D. Kehoe, Jr. recommended the insertion of a new paragraph 5 in the Procedures, changing the present paragraph 5 to 6. The new paragraph would cover resignation and removal of members which is not covered in the Bylaws or Guidelines. The new paragraph would empower the committee chairman to remove a committee member.
DISCUSSION & COMMENTS: D. Kehoe was asked to read the procedure for forming a committee as that would become a guideline for changing membership. There is a need to have a protocol for removing committee members. It is unwise to remove committee and subcommittee members without approval of GLA Board as removing a member is a serious action and could cause a political problem in the community.
P. Wolberd clarified the situation, stating that this action is related to Craig Woodland and his membership on the LUMPCOM. D. Kehoe stated that C. Woodland contacted M. Von Hausen on June 17, 1998 and gave him inaccurate information which precipitated M. Von Hausen's letter of June 18. Also, other incidences of transference of inaccurate information by C. Woodland have taken place. D. Kehoe would like to remove C. Woodland's mantle of being on the LUMPCOM because of his actions. He would still be able to attend meetings, but would not be able to act officially as a member of the committee
FURTHER DISCUSSION AND COMMENTS: In a committee setting it is important to have people who work well together in order to accomplish anything. LUMP is critical to Glastonbury. If membership personnel problems develop, let

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GLA Board handle them and remove the burden from the Chairman of the Committee. The Chairman is the general in the field dealing with the immediacy of the problem and if the Board feels someone is an asset, they can put the person back on the committee. But the chairman needs empowerment to move as he sees best. The Board is sensitive to the need to conduct business and for the mechanism to work. Recommendation made that a committee chairman who is concerned about the actions of a committee member come to the Board with the situation and have it addressed at the next Board meeting. A compromise would be to suspend a committee member until the GLA Board has the opportunity to review the case. ACTION: D. Kehoe moved and H. Brailsford seconded that the new paragraph 5 in Committee Operational Procedures read as follows: **Ongoing Membership.** The committee chairman shall be responsible to replace, as necessary, members who resign and obtain Board approval for replacements at the next meeting. The chairman may suspend members for just cause. Suspended committee members may be removed or reinstated by a simple majority vote of the GLA Board at the next meeting. Motion passed unanimously.

ACTION: D. Kehoe moved and W. Wunsch seconded that the Board approve William Smith to be a member of the LUMPCOM. Motion passed unanimously.

REQUEST BY CRAIG WOODLAND: A request was made by C. Woodland to have his suspension reviewed immediately and not wait as he might not be able to be at the next GLA meeting and it is important for the committee member under suspension to be present at the meeting. Because of the presentation of the LUMP and the late hour, a decision was made to take up C. Woodland's' suspension at the 8/24/98 meeting. If he is unable to be present, then the matter would be put on the agenda for the 9/14/98 meeting.

4.7 Land Use Master Plan Advisory Committee Daniel Kehoe, Jr., Chair
Draft of LUMP presented for Board review. Copy attached herewith.

9. Open Floor Comments No comments.

10. Next Meeting – Next meeting will be at 7:00 p.m., August 24, 1998, at S. Glastonbury T.C.

11. Adjournment – Meeting was adjourned at 11:05 p.m.

Respectfully submitted by

Joan Murphy
Secretary

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Glastonbury Landowners Association
Board of Directors Meeting
Agenda
August 3, 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/J. Murphy - Prepare a supplies purchase proposal after receipt of committee budgets by 8-3-98

4.2 Finance Committee Report - Maria Scoble, Chair

FOLLOW-UP: M. Scoble/R. Varkevisser - Complete revised proposal on delinquent accounts and cover letter to members. Call some of the landowners regarding delinquent accounts, by 8-3-98

FOLLOW-UP: M. Scoble - Develop recommendation re emergency fund by 8-3-98

FOLLOW-UP: M. Scoble/R. Varkevisser - Write letters as follow-up to calls made by 8-3-98

4.3 Architecture Subcommittee - Andrew Field, Chair

NEW PROJECTS FOR REVIEW:

Clair Varkevisser, S. Glastonbury

Bridgett Lewis, S. Glastonbury

Robert & Mary Wallace (Timmer Property), N. Glastonbury

Margaret Roach, N. Glastonbury

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 8-3-98

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FOLLOW-UP: A. Field - Research possibility of hiring a site visitor to inspect new project sites for $50 or so, by 8-3-98

4.4 Road Committee Report - David Newhouse, Chair

FOLLOW-UP: W. Wunsch - Call Dennis Brandon regarding the Capricorn Drive standing water problem, Pete Story, First National Bank, Emigrant Post Office, Murphy's Mobile Home Park, and the Gambled Property owners regarding developing a proposal for black topping Story Road, and cost out the project by 8-3-98

FOLLOW-UP: D. Newhouse - Ask permission from Dennis Brandon to work on the county roads, including Dry Creek Road in South Glastonbury and Story Road in North Glastonbury when Glastonbury roads are being repaired by 8-3-98

FOLLOW-UP: D. Newhouse - Complete $15K road maintenance schedule for G. North and G. South by 8-3-98

FOLLOW-UP: D Newhouse - Follow-up with Dirkers insurance agent about sending the Certificate of Insurance naming the GLA as an additional insured by 8-3-98

FOLLOW-UP: D. Newhouse/H. Brailsford/P. Hoag - Complete comprehensive plan for area near W. Pitt property by 8-3-98

FOLLOW-UP: P. Hoag - Contact Dean Kimpson and ask for cost of a foot path or road near the waterfall and above the Pitt property for easier passage to Forest Service access and projected project cost by 8-3-98

FOLLOW-UP: P. Wolberd - Get legal advise from attorney on agreement and report back by 8-3-98

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Glastonbury Landowners Association
Board of Directors Meeting
Agenda
August 3, 1998

4.5 Nominating Committee Report - Joan Murphy, Chair

FOLLOW-UP: J. Murphy - Continue Annual Meeting/Elections preparation and report progress by 8-3-98

4.6 Complaint Committee - Joan Murphy, Chair

FOLLOW-UP: J. Murphy - Send W. Pitt letter by 8-3-98

4.7 Land Use Master Plan Advisory Committee - Dan Kehoe, Jr., Chair

FOLLOW-UP: D. Kehoe - Complete current draft of LUMP for Board review by 8-3-98

FOLLOW-UP: P. Wolberd - Sign Comma-Q contract upon attorney approval.

4.8 High South Fire Water Reservoir Advisory Committee - Walter Wunsch, Chair

FOLLOW-UP: W. Wunsch/H. Brailsford - Develop a proposal of alternatives for Board to consider, including County and Fire Dept. participation, and cost projections & time frame by 8-3-98

5. Ombudsman Report - Laurel Matthews (South) & Margaret Roach (North)

6. Unfinished Business

6.1 By-Laws/Covenants voting discrepancies

FOLLOW-UP: Board - Review memo for comment on 7-13-98 [Consider moving this to nominating committee.]

6.2 Association Letter Head

FOLLOW-UP: J. Murphy/L. Matthews - Coordinate GLA letterhead/logo design by 7-13-98

FOLLOW-UP: W. Wunsch - Find out if existing COG logo is available to GLA by 7-13-98

6.3 Office space needs

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FOLLOW-UP: J. Murphy - Check with D. Kehoe, Sr. re office availability at new TC location by 7-13-98 [Consider deleting.]

6.4 Covenant Agreement Form Use - J. Murphy

6.5 Filing Liens when assessments owed. - P. Hoag

FOLLOW-UP: P. Hoag - Contact Joe Swindlehurst regarding filing of liens for over due assessments by 7-13-98

6.6 GLA as a possible investor in GAV - W. Wunsch

6.7 Leykamm Letter

FOLLOW-UP: D. Kehoe - Seek legal advice from Glover firm on matter and draft letter to be sent by 8-3-98

6.8 Forming a welcoming Committee for new GLA Members - P. Wolberd

6.9 Four Board Meeting re Church Land donation report - P. Wolberd

6.10 M. Von Hausen Letter - P. Wolberd

FOLLOW-UP: P. Wolberd - Contact Hertha Lund, legal counsel for Church, re how to pursue this matter by 8-3-98.

6.11 Speed Bump on Sirius Drive - William Mountjoy

FOLLOW-UP: W. Mountjoy - Report suggestions to Board on how to deal with speed problem by 8-3-98

7. Tabled Business

>>>>>*7.1* ***Noxious Weed Committee Formation*** -

7.2 Should GLA accept responsibility for maintenance of subdivision roads? - D. Newhouse

7.3 Study guidelines for Tree removal - P. Hoag

7.4 Write accounting procedures - M. Scoble/P Keathley

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Glastonbury Landowners Association
Board of Directors Meeting
Agenda
August 3, 1998

8. New Business

   8.1

   8.2

   8.3

   8.4

9. Open Floor Comments

10. Next Meeting - Monday, 7:00 p.m., August 24, 1998, North Glastonbury

11. Adjournment

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07/23/98

GLASTONBURY LANDOWNERS ASSOCIATION, INC
Profit and Loss
January 1 through July 22, 1998
Cash Basis

		Jan 1 - Jul 22, '98
Income		
Assessment Prior to 1998 Paid		7,395.69
Bond Account		500.00
Interest Income		174.58
Land & Dwelling Assessment		
Dwelling Assessment	12,907.89	
Golden Age Village Assessment	2,700.00	
Land Assessment	19,439.85	
Total Land & Dwelling Assessment		35,047.74
Misc Income		4.00
Upgrade Fee		12,048.00
Total Income		55,170.01
Expense		
Insurance/Liability		4,699.16
License & Taxes		10.00
Office Expense		1,020.65
Postage		523.44
Professional Fees		1,061.00
Repairs & Maintenance		
Snow Fences	184.43	
Total Repairs & Maintenance		184.43
Road Repairs & Maintenance		
Grading & Plowing	18,980.71	
Road Inspection & Report	993.34	
Road Signs	55.00	
Snow Plowing	1,762.50	
Total Road Repairs & Maintenance		21,791.55
Total Expense		29,290.23
Net Income		**25,879.78**

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07/23/98

GLASTONBURY LANDOWNERS ASSOCIATION, INC
Balance Sheet
As of July 22, 1998
Cash Basis

	Jul 22, '98
ASSETS	
Current Assets	
Checking/Savings	
First Interstate Bank	5,138.71
Savings Account	33,174.58
Total Checking/Savings	38,313.29
Accounts Receivable	
Accounts Receivable	-617.00
Total Accounts Receivable	-617.00
Total Current Assets	37,696.29
TOTAL ASSETS	**37,696.29**
LIABILITIES & EQUITY	
Equity	
Beginning Balance	11,816.51
Net Income	25,879.78
Total Equity	37,696.29
TOTAL LIABILITIES & EQUITY	**37,696.29**

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07/23/98

GLASTONBURY LANDOWNERS ASSOCIATION, INC
Profit and Loss
January 1 through July 22, 1998

Accrual Basis

	Jan 1 - Jul 22, '98
Income	
Assessment Prior to 1998 Paid	43,686.29
Bond Account	500.00
Interest Income	174.58
Land & Dwelling Assessment	
Dwelling Assessment	21,960.00
Golden Age Village Assessment	4,410.00
Land Assessment	34,980.00
Total Land & Dwelling Assessment	61,350.00
Misc Income	4.00
Upgrade Fee	12,048.00
Total Income	117,762.87
Expense	
Insurance/Liability	4,699.16
License & Taxes	10.00
Office Expense	1,020.65
Postage	523.44
Professional Fees	1,061.00
Repairs & Maintenance	
Snow Fences	184.43
Total Repairs & Maintenance	184.43
Road Repairs & Maintenance	
Grading & Plowing	18,980.71
Road Inspection & Report	993.34
Road Signs	55.00
Snow Plowing	1,762.50
Total Road Repairs & Maintenance	21,791.55
Total Expense	29,290.23
Net Income	**88,472.64**

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07/23/98

GLASTONBURY LANDOWNERS ASSOCIATION, INC
Balance Sheet
As of July 22, 1998
Accrual Basis

	Jul 22, '98
ASSETS	
Current Assets	
Checking/Savings	
First Interstate Bank	5,138.71
Savings Account	33,174.58
Total Checking/Savings	38,313.29
Accounts Receivable	
Accounts Receivable	61,975.86
Total Accounts Receivable	61,975.86
Total Current Assets	100,289.15
TOTAL ASSETS	**100,289.15**
LIABILITIES & EQUITY	
Equity	
Beginning Balance	11,816.51
Net Income	88,472.64
Total Equity	100,289.15
TOTAL LIABILITIES & EQUITY	**100,289.15**

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GLASTONBURY LANDOWNERS ASSOCIATION, INC.
PO BOX 312
EMIGRANT, MONTANA 59027

July 22, 1998

Dear Glastonbury Landowner,

As you can see from the enclosed statement, your landowner's assessment fees have become past due.

At this point, I would like to remind you that, as outlined in the Restated Declaration of Covenants for the Community of Glastonbury, non-payment of these fees shall become a continuing lien on your parcel, tract or lot. Also, a 5 percent (5%) penalty will accrue on the amount of payment due and the assessment shall bear an interest from January 1, 1998 at the rate of 1-1/2 percent (1.5%) per month, compounded monthly (See Restated Declaration of Covenants, Section 11. **Community Assessment**).

I fervently hope that we will hear from you regarding payment of your outstanding assessments in order to ~~forego~~ forestall the placing of a lien on your property. Please write or call me (406-333-4306) or Roelof Varkevisser (406-333-4614) with your payment plan within 30 days.

Sincerely,

Maria Scoble
Treasurer

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M. A. VON HAUSEN & ASSOCIATES

COMMUNITY planning, design, and development consultants

June 18, 1998

Craig Woodland
Member, Glastonbury Master Plan Committee
PO Box 999, Emigrant, MONTANA 59027

File: 98-RTR-06

Dear Craig:

RE: GLASTONBURY'S Land Use Master Plan and Design Guidelines

It was a pleasure speaking with you yesterday. Thank you for taking the initiative to contact me as a member of the Land Use Master Plan Committee. I am writing this letter to explain my feelings about how I was treated, the facts around the circumstances and the implications of recent decisions on the future of Glastonbury. I have also included nine questions that I would like answered or at least addressed to the Master Plan Committee so that they know the background and the potential impacts of their decisions. I feel it is important that Patrick Wolberd and Gilbert Cleirbaut also receive a copy of this letter. I encourage you to share with Patrick the earlier correspondence to Gilbert and the GLA that I sent to you this morning by FAX. This will provide further detail so that Patrick has a full appreciation of the facts.

As I emphasized in our telephone conversation yesterday, I feel a real sense of dissappointment and betrayal in the way my dismissal was handled. It was unjustified and unacceptable, especially since the draft Master Plan was endorsed by the majority of Community members that attended the presentation in March of 1997. The attached final Draft of the Land Use Master Plan and the Community Design Guidelines (March 1998) were refinements or necessary additions to the original Master Plan and part of the original contractual agreement with the Church. These documents represent the quality and connection to the County and State Plans necessary for approval. Completing these documents in advance of the GLA's advice was simply a matter of anticipation and directly conflicts with the GLA's assessment, in their letter of May 25 relating to my dismissal, that the GLA's decision to discontinue my services was based on "how best to complete the Master Plan in a comprehensive, precise and timely manner."

Furthermore, it is also interesting that you mentioned in our telephone conversation that the assessment of the quality of the documents that I sent to the Committee came from one person on the Committee, namely Dan Kehoe Sr., and that you nor anyone else on the Committee had the chance to personally review my documents (as I sent four copies for that purpose). This conduct goes against the "Founding Principles" of the Master Plan Process established by the Community at the meeting of April 27, 1996 (I sent these Principles to you this morning by FAX). In addition, the suggested "density schedule" concept by Dan Kehoe Sr. that we discussed has been generated by one person and has not been reviewed by the Community. Again, this addition and process is contrary to the Founding Principles of the Master Plan process.

I would request that Patrick or yourself please answer the following questions to further clarify the situation for me and to further inform the Master Plan Committee and the GLA:

14562 16A Avenue, White Rock, British Columbia, Canada V4A 5S1
Tel. (604) 536-3990 Fax (604) 536-3995

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1. How does the Master Plan Committee represent the interests of the members of the GLA?

2. Should the Committee not have the responsibility to review the Master Plan and Design Guidelines documents as individuals before such an important decision is to be made as to dismiss the consultant?

3. Does the Committee know the ramifications of my dismissal in that they can not now use any of my illustrations (completed following my March 1997 visit and including perspectives of the Village Centres and the Clusters) or any of the detailed refinements in the content, policy or the Master Plan Map on page 43 and page 44?

4. Is the Committee aware that I will have withdrawn any support for the Master Plan and any association with it - my name nor company name is not to be used in any way in association with the Master Plan as I do not support the current direction and will not be able to review the final product?

5. Does the Committee know I spent 180 hours on the refinement of the Master Plan, the development of the Design Guidelines and accompanying Performance Standards that directly serve the interests of future Site Plan review of development proposals?

6. Is the Committee aware of my outstanding invoice of $5,850 respecting the Master Plan and Design Guidelines (March 1998 drafts) for work completed between March 20,1997 and March 2, 1998; and that invoice represents a 50% discount of actual fees associated with the hours spent on the project? In line with this, does the Committee realize that if it considers the hiring of another planning professional, that planner's normal obligation is to ensure that all previous invoices have been settled before commencing work?

7. Does the Committee realize that I have spent at least twice to three times the amount of time on this project over the past two years than I have billed them?

8. Do all the Committee Members know that the original Draft Master Plan (March 1997) was endorsed by the Community at the March 1997 meeting and that any additions, like the addition of the suggested "density schedule", could go against the whole principle of flexibility and innovation encouraged in the Master Plan; and that any alterations to the Master Plan would have to be endorsed by the majority of the Community with this in mind?

9. Does the Committee know that my approach using Design Guidelines has been tested at the Walker Center in Bozeman, that the product is quality design, and that the Design Guidelines provide a long term quality control framework for development under the direction of a Design Review Committee?

I believe that these questions that I have presented should be shared with the Master Plan Committee Members so that they can make an informed and collective decision about their treatment of me as a consultant to the process. As I understand from our conversation, there is a current feeling by at least a couple of the members of the Committee that they do not need a planner now. Is this a shared feeling on the Committee? I would expect not if the information above is shared with them and they realize the direct and indirect costs of their decision. I also expect that they may reconsider.

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You asked me yesterday if I would consider working again for the Community of Glastonbury. I would have to consider this proposal very carefully as I have never been dealt with in such an unprofessional way in my entire consulting career. I am not taking this situation lightly as I am also concerned about the implications of the current change in direction.

Who is going to present the Master Plan and work through the approvals with the County Commissioners? More importantly, it appears that the Master Plan could essentially revert to a "Zoning Plan" and something that may not be well received, based on the recent experience that you described to me in the Big Timbers area. A "Zoning Plan" is exactly what the Community wants to stay away from as it will limit the future development potential, land value and innovation in the Community. When do we learn from our past mistakes! That is exactly why I thought the Community of Glastonbury retained my services to develop an innovative plan and an example for the County - not the same old thing that will result in the same old mobile home development! This spells disaster in my mind.

I might consider being retained again after the following conditions have been met:

1. I receive a formal apology from the Master Plan Committee outlining the reasons for the Committee's decision and a method of communication so that a situation such as this is prevented in the future.

2. Payment in advance of at least the $5,850 owed to me for the outstanding work completed (180 hours between March 20, 1997 and March 2, 1998) represented by the two draft documents: the Community of Glastonbury Master Plan, and the Community Design Guidelines (dated March 1998 and attached as exhibits).

No matter what the outcome, I consider the $5,850 an outstanding invoice (outlined in my correspondence of March 6,1998 to Patrick Wolberd concerning work between March 20,1997 and March 2, 1998) and that the Community of Glastonbury Landowners Association is obligated to pay me that amount. I would consider payment over six months a reasonable proposal.

I will leave the delivery of this message and questions for you to present to the Committee and discuss with Patrick as appropriate. I am sure there will be some sensivities associated with at least part of the information presented here, so handle the information accordingly. I believe the information is presented objectively and without bias.

It should be the responsibility of the Master Plan Committee collectively to make a more informed decision based on a more complete picture. I provide this information in the spirit of fairness and the future of Glastonbury. May God be with us.

Yours truly,

Michael von Hausen BLA, MLAUD, MCIP, CSLA
President

MVH: mvh
cc. Patrick Wolberd, Chairperson of the Glastonbury Homeowners Association
Gilbert Cleirbaut, President, Church Universal and Triumphant

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Attachments: Draft ***Community of Glastonbury Land Use Master Plan*** and ***Glastonbury Community Design Guidelines*** **dated March 1998**

PS. Please **return the Master Plan and Guidelines** to my U.S. Address as indicated below **by August 21, 1998** unless otherwise agreed. These documents are not to be used or reproduced in any way without my consent. They are for exhibit purposes only at this time. Thank you

Michael von Hausen and Associates
161 "C" Street, PO Box 3969,
BLAINE, Washington 98231-3969

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8-3-98
9:30 p.m.

Proxy

I Philip Hoag give my vote to Patric Wolbert during this Meeting.

Philip Hoag

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1998-08-24_BDGN.pdf

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Glastonbury Landowners Association
Board of Directors Meeting

Minutes
August 24, 1998

1. **Call to Order, Prayer** - The meeting was called to order at 7:28 p.m., by Daniel Kehoe, Jr., at the South Glastonbury Teaching Center. Invocation was given by Daniel Kehoe, Jr.
PRESENT: Daniel Kehoe, Jr. (Vice President), Joan Murphy (Secretary), Peggy Keathley, Linda Kremer and Walter Wunsch. Laurel Matthews, Ombudsman for South Glastonbury, was also present.
PRESENT BY PROXY: Andrew Field.
ABSENT: Patrick Wolberd, Maria Scoble, Philip Hoag, David Newhouse and Horus Brailsford. Margaret Roach, Ombudsman for North Glastonbury , was absent also.

2. **Reading and Dispositon of Minutes** - Minutes from 8-4-98 were distributed and tabled.

3. **Order of Businessn**

4. **Reports of Officers and Committees**

4.1 Treasurer's Report Maria Scoble, Treasurer

J. Murphy, in Maria Scoble's absence, distributed Profit and Loss Statement (Cash Basis) for January 1 through July 22, 1998, Balance Sheet (Cash Basis) as of July 22, 1998, Profit and Loss Statement (Accrual Basis) for January 1 through July 22, 1998, and the Balance Sheet (Accrual Basis) as of July 22, 1998. Copies of these documents are filed herewith.

FOLLOW-UP: M. Scoble/ J. Murphy - Prepare a supplies purchase proposal after receipt of committee budgets by 9-14-98.

FOLLOW-UP: M. Scoble - Bring recommendation regarding accounting needs to next meeting, 9-14-98.

FOLLOW-UP: W. Wunsch - Determine if Quick Books has a budget variance report

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format by 9-14-98.

4.2 Finance Committee Report Maria Scoble, Chair

FOLLOW-UP: M. Scoble - Develop a recommendation re emergency fund by 8-24-98.

DISCUSSION: J. Murphy suggested that a plan be implemented to simply put aside a certain amount of money in a savings account which could be accessed easily and withdrawn if needed. It was stated that First Security Bank in Bozeman has a rating of A minus, and American Bank in Livingston, a rating of B minus. Discussion will be continued.

FOLLOW-UP: M. Scoble/ R. Varkevisser - Make calls as follow-up to lien letters by 9-14-98.

4.3 Architecture Subcommittee Andrew Field, Chair

NEW PROJECTS FOR REVIEW

Subdivisions

Marcia McCarry, S. Glastonbury

Vivian Mason, N. Glastonbury

Constructions

David Tonkin - drilling well, S. Glastonbury

Bridget Lewis - resubmitted plans, S. Glastonbury

James Kozlik (Donald Hansard) - plans for foundation, S. Glastonbury

Dr. Brad Tidsdale - house, N. Glastonbury

R. & M. Wallace (Timmer Property) -(roads completed), N. Glastonbury

FOLLOW-UP: P. Hoag - Review the Community of Glastonbury Policies & Standards for Subdivisions including section 4.4 Istallation of Utilities, for possible revision, completion date to be determined at 9-14-98.

FOLLOW-UP: J. Murphy - Notified landowners of committee action.

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4.4 Road Committee Report David Newhouse, Chair

First five FOLLOW-UP items on August 24th Agenda under Road Committee were not discussed.

W. Wunsch stated that the Road Committee needed an internal meeting with its members to clarify key actions in writing in order to make all transactions transparent and all actions coordinated between North and South Glastonbury and Archie Mann, et al. He also suggested that the biddings for gravel spreading, etc. needed to be secret for best economic performanc; actions to be scheduled in writing with all members knowing ahead of time what will be happening.

FOLLOW-UP: P. Wolberd - Get legal advice from attorney on agreement and report back by 8-24-98: Letters to J. Glover and R. Smith , along with corrected copy of the Settlement Agreement with the Church were submitted. Copies of these documents are filed herewith.

FOLLOW-Up: H. Brailsford - Bring speed sign recommendation to next meeting, 9-14-98.

4.5 Nominating Committee Report Joan Murphy, Chair

FOLLOW-UP: J. Murphy - Continue Annual Meeting/Elections preparation and report progress by 8-24-98: There have been no nominations as yet. It was agreed by consensus to hold the Annual Meeting at Emigrant Hall.

FOLLOW-UP: J. Murphy - Has sent out nomination forms and letter.

4.6 Complaint Committee Joan Murphy, Chair

There have been no complaints.

4.7 Land Use Master Plan Advisory Committee Daniel Kehoe, Jr., Chair

D. Kelhoe reported no new progress in three weeks. Meeting will be scheduled soon.

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FOLLOW-UP: D. Kehoe - Present suspension of Craig Woodland as a committee member for Board action at 9-14-98 meeting.

4.8 High South Fire Water Reservoir Advisory Committee Walter Wunsch, Chair

W. Wunsch reported that Archie Mann is researching the use of a tank for reservoir purposes.

FOLLOW-UP: W. Wunsch/H. Brailsford - Develop a proposal of alternatives for Board to consider, including County and Fire Dept. participation, and cost projections & time frame by 9-14-98.

5. Ombudsman Report No report.

6. Unfinished Business

6.1 By-Laws/Covenants voting discrepancies

J. Murphy reported there are discrepancies between the By-Laws and the Covenants on how to count votes. J. Glover should be contacted for clarification.

FOLLOW-UP: Board - Review memo for comment on 9-14-98 {Consider moving this to Nominating Committee.}

6.2, 6.3 No discussion.

6.4 Covenant Agreement Form use

J. Muphy asked if the GLA wanted to follow the form used in the Covenants.

P. Keathley stated that the Covenants are given to new residents but no signature is required regarding them.

6.5 Filing Liens when assessments owed - P. Hoag

FOLLOW-UP: P. Hoag - Contact Joe Swindlehurst regarding filing of Liens for overdue asessments by 9-14-98.

6.6 GLA as a possible investor in GAV - W. Wunsch No discussion.

6.7 Leykamm Letter

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Draft letter to Manfred Leykamm, under signature of P. Wolberd was submitted. Copy of this letter is filed herewith.

DISCUSSION: After discussion, it was agreed that the sentence, "It is not possible for the Board to release your property from the Covenants ," be added in the 3rd or 4th paragraph. J. Glover will be consulted as to what are the mechanics if one wants to withdraw from the Covenants. After comments from Glover, letter will go out.

FOLLOW-UP: D. Kehoe - Send letter to J. Glover by 9-14-98.

Henry Lee Letter

Draft letter to H. Lee under signature of P. Wolberd was submitted. Copy of this letter is filed herewith. Content follows Ranch policy of waiving assessment on parcel with no road accessing land since resident does pay assessment on other land owned in Glastonbury.

FOLLOW-UP: D. Kehoe - Get advice from J. Glover on letter by 9-14-98.

6.8 Form a Welcome Committee for new GLA members - J. Murphy reported that both she and P. Wolberd were planning to make social visits to new residents.

6.9 Four Board Meeting re Church Land Donation report - P. Wolberd has done this.

6.10 M. von Hausen Letter - P. Wolberd

FOLLOW-UP: P. Wolberd - Contact Hertha Lund, legal counsel for Church, and John Glover, GLA attorney re how to pursue this matter by 9-14-98.

6.11 Speed Bump on Sirius Drive - W. Mountjoy

FOLLOW-UP: W. Mountjoy - Report suggestions to Board on how to deal with speed problem by 9-14-98.

7. Tabled Business

7.1 *Noxious Weed Committee Formation*

J. Murphy stated that the whole Board may have to vote on what to do about noxious weeds on right of way along roads. Spraying must be done by licenced sprayer. Mark

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Nardin charges minimum of $50 and then by area covered. Archie Mann should not plow weeds under. Weeds should be cut.
FOLLOW-UP: Board - Vote on weed policy 9-14-98.

7.2 - 8.4 No discussion.

9. Open Floor Comments

Gilbert Zimmerman stated he would like to discuss relationship between the LUMP and co-housing. It was suggested to him to attend the next LUMP committee meeting and make his presentation there.
Walter Wunsch offered his opinion that the GLA Board meetings would profit in efficiency if each Board member were given a chance to conduct the meeting; that is, each meeting be presided over by a different chairman. This would allow different styles of conducting and would also allow the leader to step back and observe and be more detached.

10. Next Meeting - Monday, 7:00 p.m., September 14, 1998, North Glastonbury.

11. Adjornment - Meeting was adjourned at 8:20 p.m.

Respectfully submitted by

Laurel M. Matthews

Laurel M. Matthews
Assistant Secretary

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1998-08-24_BDGNAUX.pdf

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Glastonbury Landowners Association Board of Directors Meeting

Agenda

August 24, 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/J. Murphy - Prepare a supplies purchase proposal after receipt of committee budgets by 8-24-98

FOLLOW-UP: J. Murphy - Mail copies of financial report with notice of meeting by 8-24-98

FOLLOW-UP: M. Scoble - Bring recommendation regarding accounting needs to next meeting, 8-24-98

FOLLOW-UP: W. Wunsch - Determine if Quick Books has a budget variance report format by 8-24-98

4.2 Finance Committee Report - Maria Scoble, Chair

FOLLOW-UP: M. Scoble - Develop recommendation re emergency fund by 8-24-98

FOLLOW-UP: M. Scoble/R. Varkevisser - Make calls as follow-up to lien letters by 8-24-98

4.3 Architecture Subcommittee - Andrew Field, Chair

NEW PROJECTS FOR REVIEW:

Bridgett Lewis, S. Glastonbury

Robert & Mary Wallace (Timmer Property), N. Glastonbury

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 8-24-98

FOLLOW-UP: J. Murphy - Notify landowners of committee action by 8-24-98

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4.4 Road Committee Report - David Newhouse, Chair

FOLLOW-UP: W. Wunsch - Call Dennis Brandon regarding the Capricorn Drive standing water problem, Pete Story, First National Bank, Emigrant Post Office, Murphy's Mobile Home Park, and the Gambled Property owners regarding developing a proposal for black topping Story Road, and cost out the project by 8-24-98

FOLLOW-UP: D. Newhouse - Ask permission from Dennis Brandon to work on the county roads, including Dry Creek Road in South Glastonbury and Story Road in North Glastonbury when Glastonbury roads are being repaired by 8-24-98

FOLLOW-UP: D. Newhouse - Complete new road maintenance schedule for G. North and G. South by 8-24-98

FOLLOW-UP: D Newhouse - Follow-up with Dirkers insurance agent about sending the Certificate of Insurance naming the GLA as an additional insured by 8-24-98

FOLLOW-UP: D. Newhouse/H. Brailsford/P. Hoag - Complete comprehensive plan for area near W. Pitt property and contact Dean Kimpson and ask for cost of a foot path or road near the waterfall and above the Pitt property for easier passage to Forest Service access and projected project cost by 8-24-98

FOLLOW-UP: P. Wolberd - Get legal advise from attorney on agreement and report back by 8-24-98

FOLLOW-UP: H. Brailsford - Bring speed sign recommendation to next meeting

4.5 Nominating Committee Report - Joan Murphy, Chair

FOLLOW-UP: J. Murphy - Continue Annual Meeting/Elections preparation and report progress by 8-24-98

FOLLOW-UP: J. Murphy - Send out nomination form and letter by 8-7-98

4.6 Complaint Committee - Joan Murphy, Chair

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4.7 Land Use Master Plan Advisory Committee - Dan Kehoe, Jr., Chair

FOLLOW-UP: D. Kehoe - Present suspension of Craig Woodland as a committee member for Board action either at 8-24-98 or 9-14-98 meeting.

4.8 High South Fire Water Reservoir Advisory Committee - Walter Wunsch, Chair

FOLLOW-UP: W. Wunsch/H. Brailsford - Develop a proposal of alternatives for Board to consider, including County and Fire Dept. participation, and cost projections & time frame by 8-24-98

5. Ombudsman Report - Laurel Matthews (South) & Margaret Roach (North)

6. Unfinished Business

6.1 By-Laws/Covenants voting discrepancies

FOLLOW-UP: Board - Review memo for comment on 7-13-98 [Consider moving this to nominating committee.]

6.2 Association Letter Head

FOLLOW-UP: J. Murphy/L. Matthews - Coordinate GLA letterhead/logo design by 7-13-98

FOLLOW-UP: W. Wunsch - Find out if existing COG logo is available to GLA by 7-13-98

6.3 Office space needs

FOLLOW-UP: J. Murphy - Check with D. Kehoe, Sr. re office availability at new TC location by 7-13-98 [Consider deleting.]

6.4 Covenant Agreement Form Use - J. Murphy

6.5 Filing Liens when assessments owed. - P. Hoag

FOLLOW-UP: P. Hoag - Contact Joe Swindlehurst regarding filing of liens for over due assessments by 7-13-98

6.6 GLA as a possible investor in GAV - W. Wunsch

6.7 Leykamm Letter

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FOLLOW-UP: D. Kehoe - Seek legal advice from Glover firm on matter and draft letter to be sent by 8-24-98

6.8 Forming a welcoming Committee for new GLA Members - P. Wolberd

6.9 Four Board Meeting re Church Land donation report - P. Wolberd

6.10 M. Von Hausen Letter - P. Wolberd

FOLLOW-UP: P. Wolberd - Contact Hertha Lund, legal counsel for Church and John Glover, GLA attorney re how to pursue this matter by 8-24-98.

6.11 Speed Bump on Sirius Drive - William Mountjoy

FOLLOW-UP: W. Mountjoy - Report suggestions to Board on how to deal with speed problem by 8-24-98

7. Tabled Business

>>>>>*7.1* ***Noxious Weed Committee Formation -***

7.2 Should GLA accept responsibility for maintenance of subdivision roads? - D. Newhouse

7.3 Study guidelines for Tree removal - P. Hoag

7.4 Write accounting procedures - M. Scoble/P Keathley

8. New Business

8.1 Knap weed problem - J. Murphy

8.2

8.3

8.4

9. Open Floor Comments

10. Next Meeting - Monday, 7:00 p.m., August 24, 1998, North Glastonbury

11. Adjournment

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

August 24, 1998

Manfred Leykamm
P. O. Box 441
Emigrant, MT 59027

Dear Manfred:

The Glastonbury Landowners Association received your request to be removed from the Glastonbury Covenants. We have taken this matter up with area real estate agents, neighboring landowners and the GLA attorney.

The Restated Covenants that were voted on last Fall were benchmarked with other communities in the area. These Covenants are similar with what area developments are adopting. Covenants are an asset to communities since they serve to protect the landowner from uncontrolled growth, nuisances and eyesores and commercial activity and guide development on adjacent parcels. To remove your property, which is the heart of the southwest section of South Glastonbury, would remove that protection from adjacent landowners.

The point of your driveway accessing a county road and not a Glastonbury road is well taken, but we feel a minor point on two accounts. First, snowplows hired by the GLA have plowed the county road in the past, well in advance of any plows sent by the county. Second, only a portion of the GLA membership dues go to road maintenance, the rest goes to running the Association and enforcing the Covenants that help every landowners property retain it value.

We are looking forward to further improvements in Glastonbury with the adoption of the Land use Master Plan and the Royal Teton, Ltd's adoption of the plan and returning the reserved lands back into Glastonbury to create village centers and commercial centers vital for our community's growth. I thank you for your understanding of this matter and hope that our efforts to improve Glastonbury aid you in the sale of your beautiful home.

Sincerely,

Patrick Wolberd
President

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GLASTONBURY LANDOWNERS ASSOCIATION, INC
Profit and Loss
January 1 through July 22, 1998
Cash Basis

		Jan 1 - Jul 22, '98
Income		
Assessment Prior to 1998 Paid		7,395.69
Bond Account		500.00
Interest Income		174.58
Land & Dwelling Assessment		
Dwelling Assessment	12,907.89	
Golden Age Village Assessment	2,700.00	
Land Assessment	19,439.85	
Total Land & Dwelling Assessment		35,047.74
Misc Income		4.00
Upgrade Fee		12,048.00
Total Income		55,170.01
Expense		
Insurance/Liability		4,699.16
License & Taxes		10.00
Office Expense		1,020.65
Postage		523.44
Professional Fees		1,061.00
Repairs & Maintenance		
Snow Fences	184.43	
Total Repairs & Maintenance		184.43
Road Repairs & Maintenance		
Grading & Plowing	18,980.71	
Road Inspection & Report	993.34	
Road Signs	55.00	
Snow Plowing	1,762.50	
Total Road Repairs & Maintenance		21,791.55
Total Expense		29,290.23
Net Income		**25,879.78**

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GLASTONBURY LANDOWNERS ASSOCIATION, INC
Balance Sheet
As of July 22, 1998

Cash Basis

	Jul 22, '98
ASSETS	
Current Assets	
Checking/Savings	
First Interstate Bank	5,138.71
Savings Account	33,174.58
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TOTAL ASSETS	37,696.29
LIABILITIES & EQUITY	
Equity	
Beginning Balance	11,816.51
Net Income	25,879.78
Total Equity	37,696.29
TOTAL LIABILITIES & EQUITY	37,696.29

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07/23/98

GLASTONBURY LANDOWNERS ASSOCIATION, INC
Profit and Loss
January 1 through July 22, 1998

Accrual Basis

	Jan 1 - Jul 22, '98
Income	
Assessment Prior to 1998 Paid	43,686.29
Bond Account	500.00
Interest Income	174.58
Land & Dwelling Assessment	
Dwelling Assessment	21,960.00
Golden Age Village Assessment	4,410.00
Land Assessment	34,980.00
Total Land & Dwelling Assessment	61,350.00
Misc Income	4.00
Upgrade Fee	12,048.00
Total Income	117,762.87
Expense	
Insurance/Liability	4,699.16
License & Taxes	10.00
Office Expense	1,020.65
Postage	523.44
Professional Fees	1,061.00
Repairs & Maintenance	
Snow Fences	184.43
Total Repairs & Maintenance	184.43
Road Repairs & Maintenance	
Grading & Plowing	18,980.71
Road Inspection & Report	993.34
Road Signs	55.00
Snow Plowing	1,762.50
Total Road Repairs & Maintenance	21,791.55
Total Expense	29,290.23
Net Income	**88,472.64**

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GLASTONBURY LANDOWNERS ASSOCIATION, INC
Balance Sheet
As of July 22, 1998
Accrual Basis

	Jul 22, '98
ASSETS	
Current Assets	
Checking/Savings	
First Interstate Bank	5,138.71
Savings Account	33,174.58
Total Checking/Savings	38,313.29
Accounts Receivable	
Accounts Receivable	61,975.86
Total Accounts Receivable	61,975.86
Total Current Assets	100,289.15
TOTAL ASSETS	100,289.15
LIABILITIES & EQUITY	
Equity	
Beginning Balance	11,816.51
Net Income	88,472.64
Total Equity	100,289.15
TOTAL LIABILITIES & EQUITY	100,289.15

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GLASTONBURY LANDOWNERS ASSOCIATION, INC.

P.O. Box 312
Emigrant, MT 59027

August 15, 1998

John Glover, Attorney
Berg Law Firm
910 Technology Boulevard South
Bozeman, MT 59715 587-3181

Dear Mr. Glover,

Enclosed is a copy of the Settlement Agreement between the Church and the Glastonbury Landowners Association, Inc. concerning the uncompleted Glastonbury road construction work. The board of directors has asked me to have you review and comment on this before I sign it.

The GLA board of directors accepts the terms of this agreement with the exception of item F. (Golden Age Village private roads) on page five, which I have lined out and initialed as deleted. We are not in agreement with this item because there is no record that we can find defining the GAV private roads as dedicated Glastonbury roads. Our concern is that if we agree to this language, we will then be obliged to maintain these roads. I checked with Jackie Robins, at the Park County Planning Office and she could find no record of these roads being dedicated to the Community of Glastonbury. Previous to this last agreement there has never been any reference to this matter.

Please review this agreement and my cover letter for the purpose of identifying any legal problems with the wording or other red flags. Also instruct me as to the line out modification method I have used to remove item F. from the agreement. We would like to make it as expedient as possible to move ahead with a signed agreement and avoid the time consuming process of typing up a new agreement, which would then require more scrutiny by both sides.

I may be reached by phone on Tuesday through Thursday at my Billings office (656-2224) or Friday through Monday by cell phone at my Livingston office (223-2002), or at home in Emigrant (333-4722) if you have a need to discuss this matter with me. You may FAX me at my home phone (333-4722) at any time with your written comments.

Thank you for your assistance in this matter. I would like to get this back in the mail by August 15, 1998, if it is possible for you to respond within that time frame.

Sincerely,

Patrick Wolberd, President
Glastonbury Landowners Assoc., Inc.

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GLASTONBURY LANDOWNERS ASSOCIATION, INC.

P.O. Box 312
Emigrant, MT 59027

August 18, 1998

Richard Smith
Vice President Community Operations
P.O. Box 5000
Corwin Springs, MT 59030-5000

Dear Richard,

Enclosed are all three copies of the Settlement Agreement between the Church and the Glastonbury Landowners Association, Inc. concerning the uncompleted Glastonbury road construction work.

The GLA board of directors accepts the terms of this agreement with the exception of item F. (Golden Age Village private roads) on page five, which I have lined out and initialed as deleted. We are not in agreement with this item and believe that these roads belong to the property owner as does their repair and maintenance.

Upon the advise of our attorney I have also lined out the overly broad language, "...other uncompleted obligations..." found on page one, last paragraph; page two, third paragraph; and page six, paragraph G.

We believe we have reached a mutually beneficial agreement with the enclosed document, as modified, and are prepared to move ahead with the completion of this work immediately upon receipt of a signed agreement. We are hopeful the executive board will see the wisdom of such action.

Please initial the deletions noted above, addition on page six and date correction on page one, all three agreements and return one copy to me for our records.

Sincerely,

Patrick Wolberd, President
Glastonbury Landowners Assoc., Inc.

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NOTICE: THIS CONTRACT IS SUBJECT TO ARBITRATION PURSUANT TO TITLE 27, OF CHAPTER 5, MONTANA CODE ANNOTATED, THE "UNIFORM ARBITRATION ACT" OF MONTANA.

SETTLEMENT AGREEMENT

THIS SETTLEMENT AGREEMENT dated as of ~~June~~ August 15, 1998, is made by and between CHURCH UNIVERSAL AND TRIUMPHANT, INC., a Montana nonprofit corporation (the "Church"), and GLASTONBURY LANDOWNERS ASSOCIATION, INC., a Montana nonprofit corporation (the "Association").

WHEREAS, an Assignment of Declaration of Covenants executed by the Church and the Association on June 16, 1997 specifically provided that the Association "shall not assume any uncompleted obligations of the Church or its predecessor-in-interest as of April 30, 1997, including, but not limited to, uncompleted road construction work (but not including road maintenance and improvement work)"; and

WHEREAS, the Restated Declaration of Covenants for the Community of Glastonbury (the "Glastonbury Covenants") specifies the property and road easements which are subject to the Glastonbury Covenants and which are currently under the jurisdiction of the Association; and

WHEREAS, the Association has asserted claims against the Church for uncompleted road construction work and other matters in the Community of Glastonbury; and

WHEREAS, representatives of the Church and the Association have met to discuss and agree upon the extent of the Church's obligations to complete any road construction work ~~or other uncompleted obligations~~ in the Community of Glastonbury; and

Delete Line 3rd PW

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WHEREAS, the Church affirms that it is responsible for the cost of the original construction of the Glastonbury roads to a reasonable standard, including, where applicable, the cost of upgrading certain previously constructed roads to an adequate standard and the cost of constructing any additional platted community roads which have not yet been developed to existing parcels which have not yet been sold or offered for sale; and

WHEREAS, the Association has obtained contractor bids for the cost of upgrading previously constructed roads to an adequate standard and the parties have agreed upon the work and the costs thereof; and

WHEREAS, the Church and the Association have agreed to certain terms and conditions for the resolution of the Church's outstanding obligations pertaining to uncompleted road construction work ~~and any other uncompleted obligations~~ in the Community of Glastonbury, and desire to set forth such provisions herein; and

Delete Line Out pw

WHEREAS, the parties have also agreed that the Church is not responsible for the cost of periodic maintenance or special improvements (such as guardrails) that were intended to be funded from the proceeds of annual community assessments payable by landowners in the community;

NOW, THEREFORE, in consideration of the mutual agreements and understandings set forth herein and for the other good and valuable consideration, the receipt and adequacy of which is hereby acknowledged, the Church and the Association hereby agree as follows:

A. The Church will pay the liquidated cash sum of $24,325 to the Association in full satisfaction of all outstanding road construction obligations for the existing segments of the platted community roads in Glastonbury North and Glastonbury South which have been put into service, as follows:

1. One-half ($12,162.50) at the time of execution of this Settlement Agreement; and

2. The remaining balance ($12,162.50) upon completion of all road construction work itemized below:

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GLASTONBURY NORTH

1. Capricorn Drive/Aquarius Lane Intersection: Construct a water catch basin on the left side of the road.

2. Pisces Way: Bring the road up to standard.

3. Capricorn Drive: Construct a catch basin and install culvert in front of Fred Morsell's parcel.

4. Capricorn Drive and Aries Drive intersection: Construct a catch basin and install one culvert.

5. Capricorn Drive (across from parcel marker #215 and #217): Create proper drainage, elevate road and install culvert and catch basin.

6. Venus Way: Complete the cul-de-sac and widen the road to county standards for approximately 200 yards and install one culvert.

7. Mercury Lane: Widen the road and complete the cul-de-sac.

8. Gemini Road: Widen the road, unplug and extend the culvert and adjust the slope of the shoulder.

9. Orion Way: Complete the cul-de-sac.

10. Sirius Drive: Repair damaged culvert pipe and backfill and repair washout.

GLASTONBURY SOUTH

11. Virgo Way from Dry Creek Road to northeast end of "Brailsford Driveway": Widen the road and apply top coating.

12. Leo Lane: Complete the cul-de-sac.

13. Hercules Road/Scorpio Way intersection to Skyway Drive: Build road up along Goldmeyer Creek, and construct ditches to prevent the creek from running down the road.

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14. Scorpio Way: Widen road, construct ditches and remove trees.

15. Polaris Way: Install a culvert.

16. High South: Dispose of 4 slash piles from the original road construction.

B. The Church shall not be responsible to pay for the cost of any periodic maintenance or special improvements which may be needed for any of the existing Glastonbury roads, including the installation of any guardrails. The Church shall not upgrade Avalon Lane at this time, since it is only an interior parcel driveway and not a platted community road, and also since the parcel has not been subjected to the Glastonbury Covenants. Likewise, the Church does not expect the Association to maintain this road. Should the parcel be developed or subdivided in the future, the location, status and quality of the road would have to be addressed by the owner at that time in accordance with the existing standards or requirements of the Association and/or Park County.

C. Certain segments of the platted community roads in Glastonbury North and Glastonbury South have never been constructed or put into service and are not included in the costs set forth above. Similarly, the parcels to be served by these segments of road have not been sold or offered for sale by the Church and/or the parcels and roads have not been subjected to the Glastonbury Covenants. These road segments include the following:

ROAD SEGMENT	PARCELS SERVED
a. Pisces Way from Parcel 41 to end	Parcel Nos. 54, 55 and 56/ Glastonbury North
b. Jupiter Way from Parcel 22 to end	Reserved Land/Glastonbury North
c. Gemini Road and spur road from Parcel 66 to end	Parcel Nos. 60, 63, 64, 65, 68, 69 and 70/Glastonbury North
d. Virgo Way from Parcel 17 across Dry Creek (including bridge or culvert) to NE end of "Brailsford driveway"	Parcel Nos. 9 and 17/ Glastonbury South

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e. Chalice Well Way	Parcel Nos. 4-11 and Reserved Land/Glastonbury South
f. Cancer Road	Parcel Nos. 12-17/ Glastonbury South

Contingent upon the addition of these areas to the Glastonbury Covenants, the Church, and/or its successors and assigns as the developer, agrees to accept responsibility for the cost of the original construction of these segments of road at least to the standard of community roads as contained in the Specifications and Standards for Gravel Road Construction, Rev. 87-2 or any subsequent amendments thereto, and for the cost of providing backbone electric and telephone systems prior to selling individual parcels which are served by these roads. Once the original construction of any of these roads has been completed to the applicable standard, electric and telephone systems have been installed to any affected parcels and they have been subjected to the Glastonbury Covenants, the Association agrees to accept responsibility for the maintenance of such roads in accordance with the Glastonbury Covenants.

D. Except as set forth in "C" above, the Association agrees to accept responsibility for all of the other existing community roads within the platted or recorded easements subjected to the Glastonbury Covenants in Glastonbury North and Glastonbury South, as well as for Aries Drive and Sirius Drive in Glastonbury North (which are not within a platted or recorded easement), and to complete the work identified in "A" above within one (1) year from the date the first one-half payment is made by the Church.

E. Concerning Aries Drive and Sirius Drive in Glastonbury North, the Church agrees to revise a portion of Certificate of Survey No. 615A or to provide a new survey in the context of the comprehensive land use master plan to plat these roads as private access and public utility easements (community roads) pursuant to Section 8 of the Glastonbury Covenants.

~~F. The parties agree that the roads within the Golden Age Village mobile home park, including those roads referred to as Helios Way, Vesta Lane, Helios Circle and Vesta Circle, are part of the platted community roads in the Community of Glastonbury which have been subjected to the Glastonbury Covenants and that they have been constructed to an adequate standard.~~

Delete section F. PW

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G. In consideration of the payment made herein by the Church and the other terms and agreements between the parties contained herein, the Association hereby releases, acquits and discharges the Church from any and all additional claims for uncompleted road construction obligations ~~or any other uncompleted obligations~~ in the Community of Glastonbury which might or could be owing from the Church to the Association, except as set forth herein ~~or in any other written agreements between the parties not relating to roads.~~

Delete Line Out PW

H. The terms of this Agreement are intended by the parties to be the final expression of their Agreement with respect to any of the Church's uncompleted obligations in the Community of Glastonbury ~~including, but not limited to~~, "uncompleted road construction work" and may not be contradicted by evidence of any prior or contemporaneous agreement. The parties further intend that this Agreement shall constitute the complete and exclusive statement of its terms and that no extrinsic evidence whatsoever may be introduced in any judicial, administrative or other legal proceeding involving this Agreement.

regarding PW

I. Time is of the essence as to all the terms and conditions contained in this Agreement.

J. If any provision of this Agreement, or the application thereof to any person, place or circumstance, shall be held by a court of competent jurisdiction to be invalid, unenforceable or void, the remainder of this Agreement and such provisions as applied to other persons, places and circumstances shall remain in full force and effect.

K. The validity, interpretation, enforceability and performance of this Agreement shall be governed by and construed in accordance with the laws of the State of Montana.

L. Any controversy between the Association and the Church involving the construction or application of any of the terms, provisions or conditions of this Agreement or otherwise arising out of or related to this Agreement, shall be settled by arbitration in accordance with the then current commercial arbitration rules of the American Arbitration Association, and judgment on the award rendered by the arbitrator may be entered by any Court having jurisdiction thereof. The location of the arbitration shall be a mutually agreeable place in Park County or Gallatin County, Montana.

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The parties have duly executed this Agreement as of the date first hereinabove written.

CHURCH UNIVERSAL AND TRIUMPHANT, INC.

By: _____
Richard E. Smith, Vice President Community Operations

GLASTONBURY LANDOWNERS ASSOCIATION, INC.

By: _____
Patrick M. Wolberd, President

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I gave my
proxy to
Maria Herbst
for the GLA
Board Mtg of
8-24-98

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LK
DK
WW
PK
JM

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I, Andrew Field

give my Proxy

to Joan Murphy,

for Meeting on

August 24th, 1998

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Glastonbury Landowners Association
Board of Directors Meeting

Minutes
September 14, 1998

1. **Call to Order, Prayer** - The Meeting was called to order at 7:12 p.m., by Patrick Wolberd at the home of David Newhouse in North Glastonbury.

PRESENT: Patrick Wolberd (President), Daniel Kehoe, Jr. (Vice President), Joan Murphy (Secretary), Peggy Keathley, Linda Kremer, Andrew Field, Philip Hoag, Walter Wunsch and David Newhouse. Ombudsman for South Glastonbury, Laurel Matthews was also present.

PRESENT BY PROXY: Maria Scoble (Treasurer) and Horus Brailsford.

ABSENT: Ombudsman for North Glastonbury, Margaret Roach.

2. **Reading and Disposition of Minutes** - Minutes for August 3, 1998 and minutes for August 24, 1998 were approved.

3. **Order of Business**

8.2 Specific Ending Time for Meeting, Sept. 14, 1998

ACTION: D. Kehoe, Jr. moved and W. Wunsch seconded to end meeting at 9:30 p.m. Motion carried unanimously.

8.1 Fire Department Presentation - Jim Phipps

Jim Phipps of the local Fire Department reported that there was an incident in North Glastonbury's GAV in which the water supply became very low. He stated that on one specific occasion the water reservoir in GAV was almost empty; that the reservoir needs a minimum of 90,000 gallons of water in it at all times. The problem stems from the fact that the automatic control systems are not in operation and that the controls must be done manually; that a dearth of manpower exists. He stated that the problem accessing water exists over the entire county. Philip Lawson, also present from the Fire Department, stated that there is a suggestion pending before the County authority to make it

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mandatory for new subdivisions to provide a dry hydrant year round, 2,500 gallons of water needed for each individual dwelling.

Request was made by the Fire Department to inform residents of Glastonbury to keep dry grass and vegetation away from houses and structures for protection from fires.

FOLLOW-UP: Board - Inform community of fire hazzards and dry foliage around building structures.

8.4 GAV

David Tonkin presented a list of potential involvement in the GAV buy out. Copy of this document is filed herewith. He stated there was a private meeting of people potentially interested in the buy out of GAV and that there was some interest expressed in the project. He expressed a desire to involve the GLA in the process. One option would be to offer shares at $5,000 or $10,000 a piece, or to assess each GLA member for a portion of the money needed. General reaction to assessing members was negative, since some residents find it difficult to pay the assessments already imposed by the Covenants. P. Hoag suggested that lots could be bought and rented.

Offer has been made for $550,000 and GAV will be sold by January 15, 1999 unless offer can be matched by October 25, 1998 by local people.

P. Wolberd suggested someone from the Board work with D. Tonkin for a creative solution. D. Tonkin's phone number and fax number is 333-4530.

D. Tonkin also suggested that GAV residents become members of the GLA.

P. Wolberd stated this would have to be presented to the GLA membership and voted upon by that body.

8.5 Motorcycles on Glastonbury Roads

W. Wunsch stated that an accident was narrowly avoided involving two motorcyles and a vehicle in Glastonbury South on Hercules Drive. Motorcyles were being driven at a speed that was unsafe. Bjorn Roxendal, with David Roxendal and Leif Chrinstian,

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(the underaged boys involved in the incident on Hercules) were present to present their case. D. Roxendal and L. Christian stated that they were told on two occasions by a deputy sheriff that they should not ride their bikes on a public road since that needed bike registration and that it was permissible to ride in the Glastonburys. P. Wolberd pointed out that the deputy sheriff was not familiar with the Covenants of Glastonbury (Section 8,Item i) that state no motor vehicle shall be operated on the platted road easements in the Community except by a perosn having a valid operator's or driver's license, and that all such operations shall be in accordance with any limitations contained in the license. L. Christian presented a vehicle permit. It was unclear what authority this permit extended. There was a general concern for safety expressed by members of the Board.
ACTION: P. Keathley moved, L. Kremer seconded that the Board take up the matter of Item i of the Covenants for interpretation of what is a valid operator's or driver's license. Motion carried unanimously.
FOLLOW-UP: P. Wolberd /P. Keathley - Bring to Board recommendation on this matter by 10-5-98.

4. Reports of Officers and Committees

4.1 Treasurer Report Maria Scoble, Treasurer

There was no report. Follow-ups were not discussed.
J. Murphy distributed the Balance Sheets, Cash Basis and Accrual Basis, as of August 26, 1998, and the Profit and Loss Sheets, Cash Basis and Accrual Basis, January 1 through August 16, 1998. Copies of these documents are filed herewith
There was no discussion of these documents.

4.2 Finance Committee Report Maria Scoble, Chair

There was no discussion.

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4.3 Architecture Subcommittee Andrew Field, Chair

NEW PROJECTS FOR REVIEW

Bridget Lewis, S. Glastonbury #34 E

ACTION: A. Field moved, P. Hoag seconded to recommend approval. Motion carried unamously.

R. & M. Wallace (Timmer Property), N. Glastonbury - plans for house resubmitted.

Margaret Roach, N. Glastonbury - plans for garage resubmitted.

James Kozlik/Hansard, S. Glastonbury #81 - house. Recommendation - to resubmit plans with permanent foundation and septic and electric permits.

ACTION: A. Field moved, D. Newhouse seconded to notify resident to stop work until permanent foundation, electrical permit and septic permit are approved. Motion carried unanimously.

Vivian Mason, N. Glastonbury #6 B - needs to be monitored to be sure construction concurs with regulations.

David Tonkin, S.. Glastonbury #104 - residence.

ACTION: A. Field moved, P. Hoag seconded the motion to recommend approval subject to proving visibility at end of driveway on entrance to road. Motion carried unanimously.

Marcia McCarry, S. Glastonbury #26 - subdivision. Not all conditions have been met. Approval when County recommendations are met.

Brad Tidsdale, N. Glastonbury - house

ACTION: A. Field moved, W. Wunsch seconded to recommend approval. Motion carried unanimously.

Philip Hoag, N. Glastonbury #7 - Pole barn

ACTION: A. Field moved, W. Wunsch seconded to recommend approval. Motion carried unanimously.

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Eric Newhouse, N. Glastonbury, Tract 4, #25 - house.

ACTION: A. Field moved, P. Hoag seconded to recommend approval. Motion carried unanimously.

Dorothy Whitehead, N. Glastonbury #30 - toolshed.

ACTION: A. Field moved, P. Hoag seconded to recommend approval pending approved setback. Motion carried unanimously.

A. Field stated that if a resident wants a project on the agenda, he should submit it to Joan Murphy, Secretary, who puts it in the minutes and gives it to Patrick Wolberd who puts it on the agenda. This should be done one week in advance of next meeting of GLA meeting. A. Field encouraged everyone to tell friends and neighbors to submit projects before beginning them. Structures should be built 15 feet back from easement. No follow-ups were discussed.

4.4 Road Committee Report David Newhouse, Chair

CONTRACT WITH CHURCH

P. Wolberd reviewed preceding actions taken on the contract with the Church dealing with Glastonbury roads - contract signed, corrected and initialed by P. Wolberd for the GLA, along with the cover letter to Richard Smith of the Ranch. Since Richard Smith is resigning from the Ranch staff as of September 30th, Donald Knittel being the new officer in charge, contract, etc. might have to be rewritten. Hertha Lund, in conversaltion with P. Wolberd, said she would try to get W. Smith to initial agreement changes before he leaves and thus complete the transaction between the Ranch and Glastonbury on the roads.

ACTION: D. Newhouse moved, P. Keathley seconded to approve funding for four hours of road work in North Glastonbury. Motion passed unanimously.

No other follow-ups from the Road Committee Report were discussed.

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4.5 Nominating Committee Report Joan Murphy, Chair

Joan Murphy presented a flyer created by Judy Anderson with all pertinent information about the annual meeting and election in November for the GLA. She also presented the ballots for both North and South Glastonbury with the names of candidates for election, as well as the proxy form which is unchanged from last year. These forms were approved by consensus. Copies are filed herewith. Mailing will go out to members by October 1st or 2nd.

ACTION: J. Murphy moved, P. Hoag seconded to approve the hiring of a clerical assistant for the Nominating Committee at a rate of $7 (seven dollars) per hour for up to a total of $100 (one hundred dollars). Motion carried unanimously.

FOLLOW-UP: J. Murphy/ D. Kehoe, Jr. - Check with J. Glover on voting discrepancies between the By-laws and the Covenants, and the vote required.

Joan Murphy asked if someone could help with refreshments at the annual meeting. Susan Gough was suggested as a possibility. A Board member is needed to oversee the action.

P. Wolberd suggested that after the election each member on the Board and the Ombudsmen receive a binder with the new Covenants and By-laws. All members were in agreement.

FOLLOW-UP: J. Murphy - Provide packets when new Board convenes.

4.6 Complaint Committee Joan Murphy, Chair There was no discussion.

4.7 Land Use Master Plan Advisory Committee Dan Kehoe, Jr., Chair

FOLLOW-UP: D. Kehoe - Present suspension of Craig Woodland as committee member for Board action at 10-5-98 meeting. (Postponed by request of Craig Woodland.)

ACTION: D. Kehoe, Jr. moved, P. Keathley seconded to approve $60 (sixty dollars) invoice for road trips for architect (Comma-Q), payable to Dan Kehoe, Sr. Motion carried unanimously.

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FOLLOW-UP: J. Murphy - Send invoice to Ranch by 10-5-98.

Invoice in the amount of $809.76 (eight hundred nine dollars and seventy six cents) for work by Comma-Q Architecture, Inc. was approved by P. Wolberd.

FOLLOW-UP: J. Murphy - Send invoice to Ranch by 10-5-98.

4.8 - 6.6 No discussion.

6.7 Leykamm Letter

Leykamm letter was approved by J. Glover.

FOLLOW-UP: J. Murphy - Send letter by 10-5-98.

6.8 - 7.4 No discussion.

8. New Business

8.1 Fire Department Presentation - Jim Phipps See Order of Business

8.2 Specific time ending for meeting 9-14-98 See Order of Business

8.3 Speed Control

P. Wolberd presented a Speed Control Proposal to be dicussed at a later date.

FOLLOW-UP: Board - Discuss speed control issues and determine speed limits, 10-5-98.

8.4 GAV See Order of Business

8.5 Motorcyles on Glastonbury roads See Order of Business

9. Open Floor Comments There were no comments.

10. Next Meeting - Monday, 7:00 p.m., October 5, South Glastonbury

11. Adjournment Meeting was adjourned at 9:45 p.m.

Respectfully submitted by

Laurel M. Matthews

Laurel M. Matthews

Assistant Secretary

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Glastonbury Landowners Association Board of Directors Meeting

Agenda

September 14, 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/J. Murphy - Prepare a supplies purchase proposal after receipt of committee budgets by 9-14-98

FOLLOW-UP: J. Murphy - Mail copies of financial report with notice of meeting by 9-14-98

FOLLOW-UP: M. Scoble - Bring recommendation regarding accounting needs to next meeting, 9-14-98

FOLLOW-UP: W. Wunsch - Determine if Quick Books has a budget variance report format by 9-14-98

4.2 Finance Committee Report - Maria Scoble, Chair

FOLLOW-UP: M. Scoble - Develop recommendation re emergency fund by 9-14-98

FOLLOW-UP: M. Scoble/R. Varkevisser - Make calls as follow-up to lien letters by 9-14-98

4.3 Architecture Subcommittee - Andrew Field, Chair

NEW PROJECTS FOR REVIEW:

Bridgett Lewis, S. Glastonbury

Robert & Mary Wallace (Timmer Property), N. Glastonbury

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 9-14-98

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4.4 Road Committee Report - David Newhouse, Chair

FOLLOW-UP: W. Wunsch - Call Dennis Brandon regarding the Capricorn Drive standing water problem, Pete Story, First National Bank, Emigrant Post Office, Murphy's Mobile Home Park, and the Gambled Property owners regarding developing a proposal for black topping Story Road, and cost out the project by 9-14-98

FOLLOW-UP: D. Newhouse - Ask permission from Dennis Brandon to work on the county roads, including Dry Creek Road in South Glastonbury and Story Road in North Glastonbury when Glastonbury roads are being repaired by 8-24-98

FOLLOW-UP: D. Newhouse - Complete new road maintenance schedule for G. North and G. South by 9-14-98

FOLLOW-UP: D Newhouse - Follow-up with Dirkers insurance agent about sending the Certificate of Insurance naming the GLA as an additional insured by 9-14-98

FOLLOW-UP: D. Newhouse/H. Brailsford/P. Hoag - Complete comprehensive plan for area near W. Pitt property and contact Dean Kimpson and ask for cost of a foot path or road near the waterfall and above the Pitt property for easier passage to Forest Service access and projected project cost by 9-14-9

FOLLOW-UP: P. Wolberd - Follow-up with Church re counter offer and report back by 9-14-98

FOLLOW-UP: H. Brailsford - Bring speed sign recommendation to next meeting

4.5 Nominating Committee Report - Joan Murphy, Chair

FOLLOW-UP: J. Murphy - Continue Annual Meeting/Elections preparation and report progress by 9-14-98

4.6 Complaint Committee - Joan Murphy, Chair

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4.7 Land Use Master Plan Advisory Committee - Dan Kehoe, Jr., Chair

FOLLOW-UP: D. Kehoe - Present suspension of Craig Woodland as a committee member for Board action at 9-14-98 meeting.

4.8 High South Fire Water Reservoir Advisory Committee - Walter Wunsch, Chair

FOLLOW-UP: W. Wunsch/H. Brailsford - Develop a proposal of alternatives for Board to consider, including County and Fire Dept. participation, and cost projections & time frame by 9-14-98

5. Ombudsman Report - Laurel Matthews (South) & Margaret Roach (North)

6. Unfinished Business

>>>>>**6.1 By-Laws/Covenants voting discrepancies**

FOLLOW-UP: Board - Review memo for comment on 7-13-98 [Consider moving this to nominating committee.]

6.2 Association Letter Head

FOLLOW-UP: J. Murphy/L. Matthews - Coordinate GLA letterhead/logo design by 7-13-98

FOLLOW-UP: W. Wunsch - Find out if existing COG logo is available to GLA by 7-13-98

6.3 Office space needs

FOLLOW-UP: J. Murphy - Check with D. Kehoe, Sr. re office availability at new TC location by 7-13-98 [Consider deleting.]

6.4 Covenant Agreement Form Use - J. Murphy

6.5 Filing Liens when assessments owed. - P. Hoag

FOLLOW-UP: P. Hoag - Contact Joe Swindlehurst regarding filing of liens for over due assessments by 7-13-98

6.6 GLA as a possible investor in GAV - W. Wunsch

6.7 Leykamm Letter

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Glastonbury Landowners Association Board of Directors Meeting

Agenda

September 14, 1998

FOLLOW-UP: D. Kehoe - Seek legal advice from Glover firm on matter and draft letter to be sent by 9-14-98

6.8 Forming a welcoming Committee for new GLA Members - P. Wolberd

6.9 Four Board Meeting re Church Land donation report - P. Wolberd

6.10 M. Von Hausen Letter - P. Wolberd

FOLLOW-UP: P. Wolberd - Contact Hertha Lund, legal counsel for Church and John Glover, GLA attorney re how to pursue this matter by 9-14-98.

6.11 Speed Bump on Sirius Drive - William Mountjoy

FOLLOW-UP: W. Mountjoy - Report suggestions to Board on how to deal with speed problem by 9-14-98

7. Tabled Business

>>>>>*7.1* ***Noxious Weed Committee Formation -***

FOLLOW-UP: Board to develop a weed policy by 9-14-98

7.2 Should GLA accept responsibility for maintenance of subdivision roads? - D. Newhouse

7.3 Study guidelines for Tree removal - P. Hoag

7.4 Write accounting procedures - M. Scoble/P Keathley

8. New Business

8.1 Fire Department Presentation - Jim Phipps

8.2 Ending time for meeting

8.3 Speed Control

8.4 GAV Report

8.5 Motorcycles on Glastonbury Rds.

9. Open Floor Comments

10. Next Meeting - Monday, 7:00 p.m., October 5, 1998, South Glastonbury

11. Adjournment

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08/26/98

GLASTONBURY LANDOWNERS ASSOCIATION, INC
Balance Sheet
As of August 26, 1998
CASH BASIS

	Aug 26, '98
ASSETS	
Current Assets	
Checking/Savings	
First Interstate Bank	12,240.41
Savings Account	33,429.42
Total Checking/Savings	45,669.83
Accounts Receivable	
Accounts Receivable	-617.00
Total Accounts Receivable	-617.00
Total Current Assets	45,052.83
TOTAL ASSETS	**45,052.83**
LIABILITIES & EQUITY	
Equity	
Beginning Balance	11,816.51
Net Income	33,236.32
Total Equity	45,052.83
TOTAL LIABILITIES & EQUITY	**45,052.83**

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08/26/98

GLASTONBURY LANDOWNERS ASSOCIATION, INC
Profit and Loss
January 1 through August 26, 1998

CASH BASIS

	Jan 1 - Aug 26, '98
Income	
Assessment Prior to 1998 Paid	8,701.12
Bond Account	500.00
Interest Income	429.42
Land & Dwelling Assessment	
Dwelling Assessment	14,108.12
Golden Age Village Assessment	2,700.00
Land Assessment	21,985.19
Total Land & Dwelling Assessment	38,793.31
Misc Income	4.00
Upgrade Fee	14,098.71
Total Income	62,526.56
Expense	
Insurance/Liability	4,699.16
License & Taxes	10.00
Office Expense	1,020.65
Postage	523.44
Professional Fees	1,061.00
Repairs & Maintenance	
Snow Fences	184.43
Total Repairs & Maintenance	184.43
Road Repairs & Maintenance	
Grading & Plowing	18,980.72
Road Inspection & Report	993.34
Road Signs	55.00
Snow Plowing	1,762.50
Total Road Repairs & Maintenance	21,791.56
Total Expense	29,290.24
Net Income	**33,236.32**

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08/26/98

GLASTONBURY LANDOWNERS ASSOCIATION, INC
Balance Sheet
As of August 26, 1998

ACCRUAL BASIS

	Aug 26, '98
ASSETS	
Current Assets	
Checking/Savings	
First Interstate Bank	12,240.41
Savings Account	33,429.42
Total Checking/Savings	45,669.83
Accounts Receivable	
Accounts Receivable	56,924.86
Total Accounts Receivable	56,924.86
Total Current Assets	102,594.69
TOTAL ASSETS	**102,594.69**
LIABILITIES & EQUITY	
Equity	
Beginning Balance	11,816.51
Net Income	90,778.18
Total Equity	102,594.69
TOTAL LIABILITIES & EQUITY	**102,594.69**

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08/26/98

GLASTONBURY LANDOWNERS ASSOCIATION, INC
Profit and Loss
January 1 through August 26, 1998
ACCRUAL BASIS

	Jan 1 - Aug 26, '98
Income	
Assessment Prior to 1998 Paid	43,686.29
Bond Account	500.00
Interest Income	429.42
Land & Dwelling Assessment	
Dwelling Assessment	21,960.00
Golden Age Village Assessment	4,410.00
Land Assessment	34,980.00
Total Land & Dwelling Assessment	61,350.00
Misc Income	4.00
Upgrade Fee	14,098.71
Total Income	120,068.42
Expense	
Insurance/Liability	4,699.16
License & Taxes	10.00
Office Expense	1,020.65
Postage	523.44
Professional Fees	1,061.00
Repairs & Maintenance	
Snow Fences	184.43
Total Repairs & Maintenance	184.43
Road Repairs & Maintenance	
Grading & Plowing	18,980.72
Road Inspection & Report	993.34
Road Signs	55.00
Snow Plowing	1,762.50
Total Road Repairs & Maintenance	21,791.56
Total Expense	29,290.24
Net Income	**90,778.18**

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SPEED CONTROL PROPOSAL ON ARIES AT THE ENTRANCE TO GAV

9-14-98

I am proposing the road committee consider the following action to address the speeding motorist problem on Sirius Drive near GAV:

1. Place a speed zone sign on Sirius Drive one hundred yards before the Sirius/Aries intersection.

2. Place a 25 mph speed limit sign on Sirius Drive fifty yards before the Sirius/Aries intersection.

3. Place a 15 mph speed limit sign on Sirius Drive halfway between the Sirius/Aries intersection and the entrance to GAV.

4. Place a children at play sign along with the existing 15 mph speed limit sign on Sirius Drive just before the GAV entrance.

5. Place a speed zone sign on Sirius Drive just past the intersection of Sirius/Taurus as one comes off Taurus on to Sirius.

6. Move the existing 15 mph speed limit sign located near the Sirius/Taurus intersection closer to the parking lot entrance by the red barn and add a children at play sign.

7. Give a written request to all Taurus Road residents and School parents and staff to comply with the speed limits noted. The Montessori Garden School and Thomas More Schools may be willing to distribute these notices to the parents.

8. Establish a 35 mph speed limit for all of Glastonbury, unless otherwise posted, and post this speed limit at all Glastonbury entrances.

9. Place on the November annual meeting a discussion of other ideas for controlling vehicle speed in Glastonbury.

Respectfully Submitted,

Patrick Wolberd

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Proposal to GLA
REGARDING POTENTIAL INVOLVEMENT IN GAV BUY OUT

Vision - Second step; start of a town

GLA Involvement as a way to tie GAV and GLA together

Shares offered to individuals

GLA becomes a partner

How to accommodate outside investors

GAV residents become voting members in GLA

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PROXY

September 12, 1998

I hereby give proxy to Patrick Wolberd to represent and vote for me at the next board meeting of the Glastonbury Landowners Association.

Maria Soble

Aloha!

and

mahalo.

I give my proxy to Joan Murphy

for the GLA Board meeting on September 14, 1998,

& the next two.

Thomas Bradford

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1998-10-05_BDGN.pdf

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Glastonbury Landowners Association
Board of Directors Meeting

Minutes
October 5, 1998

1. Call to Order, Prayer - The Meeting was called to order at 7:10 p.m. by Patrick Wolberd at South Glastonbury Teaching Center. Prayer was given by P. Wolberd.
PRESENT: Patrick Wolberd (President), Daniel Kehoe, Jr. (Vice President), Joan Murphy (Secretary), Maria Scoble (Treasurer), Peggy Keathley, Linda Kremer and Andrew Field. Laurel Matthews, Ombudsman for South Glastonbury was also present.
PRESENT BY PROXY: Horus Brailford and Walter Wunsch.
ABSENT: David Newhouse and Margaret Roach, Ombudsman for North Glastonbury.

2. Reading and Disposition of Minutes - Minutes for September 14. 1998 were corrected and approved.

3. Order of Business

8.6 John Alexander was present at the meeting and stated that there was a prospective buyer for Parcel 65 or 70 North, and that this buyer would like to have a back road access to these parcels. This road would need to be guarded from hunters, etc. He stated he wanted the Board to be aware of the situation.

8.7 Svend Anderson was also present at the meeting and stated that Fridley Creek is dry; that a by-pass was cut by a flood two years ago and formed a natural dam cutting off the supply of water downstream. Trees will dry up if creek is not restored. This will affect Pete Story's land, also.
ACTION: P. Keathley moved, M. Scoble seconded to have Svend Anderson, assisted by John Alexander, spearhead an ad hoc group to restore Fridley Creek. Motion passed unanimously.

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FOLLOW-UP: Svend Anderson - contact Sean Murphy, Pete Story, David Newhouse (for backhoe) and County for permission to dig out on Story property by 10-26-98.

4. Reports of Officers and Committees

4.1 Treasurer's Report Maria Scoble, Treasurer

There was no official report. M. Scoble stated there was approximately $68,000 in combined accounts. P. Wolberd suggested that 12-month CD's or Treasurery Bills could be researched as possible investments for the emergency fund (instead of savings account) to yield higher interest rates. Investments in CD's, etc could be staggered so that due dates would come due every three months.

FOLLOW-UP: M. Scoble - Research information on CD's, etc for higher rates re emergency fund by 10-26-98.

P. Wolberd stated that a financial report geared for laymen will be needed at the Annual Meeting; this report to include a budget. The Profit and Loss Statment could serve as a budget.

FOLLOW-UP: M. Scoble - Bring to Board a sample draft budget to be presented at the Annual Meeting by 10-26-98.

Roeloff Varkevisser presented a written proposal to do the bookkeeping for the GLA. Copy of this proposal is filed herewith.

ACTION: M. Scoble moved, A. Field seconded to accept R. Varkevisser's proposal. Motion carried unanimously.

FOLLOW-UP: M. Scoble - Tell Melanie at D. Holm firm that someone in the Community will do the bookkeeping starting at the end of the billing cycle and that D. Holm will be responsible for just the tax accounting procedure, by 10-26-98.

FOLLOW-UP: M. Scoble/ J. Murphy - Prepare supplies purchase proposal. J. Murphy stated that basic supplies included stationery and stamps. This item will be removed from the agenda.

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FOLLOW-UP: W. Wunsch - It was determined that Quick Books does have a budget variance report format.

4.2 Finance Committee Report Maria Scoble, Chair

FOLLOW-UP: M. Scoble - Develop recommendation re emergency fund. This item has been covered under 4.1.

FOLLOW-UP: M. Scoble/ R. Varkevisser - Make calls as follow-up to lien letters by 10-5-98. It was reiterated that certified letters should be sent after calls have been made on delinquent accounts. This confirms what has been said. Letters should be sent even if liens have not been placed on property in question. It was suggested to send a copy of the covenants to the title company in order to catch people who are selling property in order to collect assessments.

FOLLOW-UP: J. Murphy - Send covenants to title companies stating that if assessments are not paid, liens will be filed, by 10-26-98.

4.3 Architecture Subcommittee Andrew Field, Chair

NEW PROJECTS FOR REVIEW

Margaret Roach Garage - N. Glastonbury - Will move garage within 10 ft. of house to comply with road easement setback requirements.

ACTION: A. Field moved, J. Murphy seconded to approve project as long as garage is 15 ft. from easement. Motion carried unanimously.

Bridget Lewis - S. Glastonbury - This project was approved last meeting.

Robert & Mary Wallace (Timmer Property) - N. Glastonbury - House needed to be set back - needed stakes.

ACTION: A. Field moved, M. Scoble seconded to approve building project (Wallace/ D. Whitehead). Motion carried unanimously.

Suzanne Anderson/ Webb - Parcel 47 N. Glastonbury - Proposed subdivision.

ACTION: A. Field moved, M. Scoble seconded to approve preliminay subdivision.

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Motion carried unanimously.

James & Carla Healy - N. Glastonbury - Garage

ACTION: A. Field moved, D. Kehoe seconded to approved project. Motion carried unanimously.

It was reiterated that subdivisions must be passed by the GLA and that 2.0 acres is the smallest unit under the LUMP. Therefore, smaller lots need to be flagged and brought before the GLA Board for approval.

FOLLOW-UP: P. Hoag - Review the Community of Glastonbury Policies & Standards for Subdivisions including section 4.4 Installation of Utilities, for possible revision. D. Kehoe suggested recommendations be sent to the LUMP Committee and for this item to be deleted from the agenda.

FOLLOW-UP: D. Kehoe - Call P. Hoag to coordinate by 10-26-98.

FOLLOW-UP: LUMP Committee - Follow- up on recommendations.

FOLLOW-UP: J. Murphy - Sent letter of notificaiton to J. Kozlik/Hansard regarding #81 South to stop work until necessary approvals were obtained.

FOLLOW-UP: A. Field - Call J. Kozlik and report back to Board on progress of building project by 10-26-98.

FOLLOW-UP: A. Field - V. Mason project approval subject to compliance to regulations, update on 10-26-98.

FOLLOW-UP: A. Field - M. McCarry project approval subject to compliance to regulations, update on 10-26-98.

4.4 Road Committee Report David Newhouse, Chair

FOLLOW-UP: W. Wunsch - Call Dennis Brandon regarding the Capricorn Drive standing water problem, Pete Story, First National Bank, Emigrant Post Office, Murphy's Mobile Home Park, and the Gamble Property owners regarding developing a proposal for black topping Story Road, and cost out the project by 10-26-98.

FOLLOW-UP: D. Newhouse - Ask permission from County Commissioners (must write

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to them) to work on county roads, including Dry Creek Road in South Glastonbury and Story Road in North Glastonbury when Glastonbury roads are being repaired by 10-26-98.

FOLLOW-UP: D. Newhouse - Complete new road maintenance schedule for Glastonbury North and Glastonbury South by 10-26-98.

FOLLOW-UP: D. Newhouse - Follow-up with Dirkers insurance agent about sending the Certificate of Insurance naming the GLA as an additional insured by 10-26-98.

FOLLOW-UP: D. Newhouse/ H. Brailsford/ P. Hoag - Complete comprehensive plan for area near W. Pitt property and contact Dean Kimpson and ask for cost of foot path near the waterfall and above Pitt property for easier passage to Forest Service access and projected project cost and possible gate across Sagittarius Skyway.

This project was discussed at length. It was reported that H. Brailsford might sell a gate for the project for $50. D. Kehoe suggested polling residents in High South to determine if they would consider buying a gate to be placed adjacent to Libra on Hercules Drive. It was also stated that a sign is needed at the foot of Hercules indicating that the road is not open to outside hunters.

ACTION: D. Kehoe moved, L. Kremer seconded to install a gate between Pitt property and Byrd property on Sagittarius Skyway, with a sign to be installed at the foot of Hercules Drive saying, "Private Road - Locked Gate Ahead - No National Forest Access." Motion carried unanimously.

ACTION: A. Field moved, D. Kehoe seconded to allocate $500 for the purchase of the gate, grading for the turn-around and help to install gate ($100 cap for sign), work to be completed by 10-31-98. Motion carried unanimously.

FOLLOW-UP: J. Murphy - Call Ray Brown to see if present sign can be turned around and painted by 10-31-98.

ACTION: L. Kremer moved. D. Kehe seconded to authorize maximum of $3,000 for road work to be used as road committee sees fit. Motion carried unanimously.

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FOLLOW-UP: P. Wolberd - Follow-up with Church re counter offer on roads.

P. Wolberd reported that road agreement had been initialed by Richard Smith before he left his position at the Ranch (all changes initialed). GLA has received one-half of the $24,000 due from the Church.

FOLLOW-UP: H. Brailsford - Bring speed sign recommendation to next meeting.

4.5 Nominating Committee Report Joan Murphy, Chair

FOLLOW-UP: J. Murphy - Continue Annual Meeting/Elections preparation and report progress at next meeting. Ballots and letter have been sent out. Two ballots have been received. Charlie Hull will do the sound system.

FOLLOW-UP: Board - Review By-laws/Covenant discrepancies memo for comment. John Glover will reply with comments. His advice is that it is best to change the By-laws for clarity, changes to be voted on at Annual Meeting.

FOLLOW-UP: J. Murphy - Hire a clerical assistant to the committee; $7 per hour, $100 maximum cost. J. Murphy has done this.

FOLLOW-UP: J. Murphy - Provide board member packets at the first board meeting following the Annual Meeting.

FOLLOW-UP: J. Muphy - Recruit someone to coordinate refreshments at the Annual Meeting. Susan Gough will serve in this capacity.

4.6 Complaint Committee Joan Murphy, Chair

Several complaints have been received from North Glastonbury residents about the donkeys belonging to the Quarels being on the road. Covenants (6.02) say live stock or animals of any kind, including pets, shall be contained. If situation continues, county animal control may have to be called.

FOLLOW-UP: J. Murphy - Notify Quarels accordingly by 10-26-98.

4.7 Land Use Master Plan Advisory Committee Dan Kehoe, Jr., Chair

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FOLLOW-UP: D. Kehoe - Present suspension of Craig Woodland as a committee member for Board action. D. Kehoe moved and P. Keathley seconded to suspend Craig Woodland from the LUMP committee. After a discussion, because of the late hour and the minimum number of Board members being present, the motion and the second was withdrawn. Action will be taken at a later date.

D. Kehoe stated that he would like a modification of the rules directing the Board to take action by the 3rd meeting or the person will be automatically removed.

FOLLOW-UP - J. Murphy - Sent Comma-Q Architecture bill to the Ranch for payment out of the development fund. (J. Murphy reported bill paid).

4.8 High South Fire Water Reservoir Advisory Committee Walter Wunsch, Chair

FOLLOW-UP: W. Wunsch/ H. Brailsford - Develop a proposal of alternatives for Board to consider, including County and Fire Dept. participation, and cost projections & time frame by 10-26-98.

5. Ombudsman Report There was no report.

6. Unfinished Business

6.1 Association Letterhead This item with follow-ups has been deleted.

6.2 Office Space Needs

FOLLOW-UP: J. Murphy - Check with D. Kehoe, Sr. re office space availability at new TC location. This item has been deleted.

6.3 Covenant Agreement Form Use - J. Murphy. This item has been deleted.

6.4 Filing Liens when assessments owed - P. Hoag

FOLLOW-UP: P. Hoag - Contact Joe Swindlehurst regarding filing of liens for overdue

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assessments by 10-26-98.

6.5 GLA as possible investor in GAV - W. Wunsch This item has been deleted.

6.6 Leykamm Letter

Proposed letter to the Leykamms was sent to J. Glover for approval in which he made changes. Corrected letter was sent. Copy of this letter is filed herewith.

6.7 Forming a Welcoming Committee for new GLA members - P. Wolberd

6.8 Four Board Meeting re Church Land donation report - P. Wolberd - This item has been deleted.

6.9 M. von Hausen Letter - P. Wolberd

Draft letter to M. von Hausen, under signature of P. Wolberd, was presented by D. Kehoe for approval by Board. Letter was discussed and corrected at length. This letter and corrected copy are filed herewith. Copy of this letter and copies of file letters for explanation will be sent to Hertha Lund. Copy of letter will also be sent to G. Cleirbaut, Craig Woodland and Dan Kehoe, Sr. for information purposes.

FOLLOW-UP: D. Kehoe/ P. Wolberd - Send letter and file copies by 10-26-98.

LETTER TO G. CLEIRBAUT - Draft letter to G. Cleirbaut was presented by D. Kehoe for approval by Board; this letter as way of explaining matters concerning M. von Hausen. This letter was discussed and corrected at length. Copy of this letter and the corrected letter are filed herewith. File letters will be sent to G. Cleirbaut along with this letter. Copy of this letter will be sent to Hertha Lund.

FOLLOW-UP - D. Kehoe/ P. Wolberd - Send letter and file to G. Cleirbaut by 10-26-98.

6.10 Speed Bump on Sirius Drive - William Mountjoy

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P. Wolberd presented a proposal to install a 3-way stop sign at the corner of Sirius Drive and GAV entrance. Next grading of road will remove any bump now present.

ACTION: D. Kehoe moved, P. Keathley seconded to accept proposal for the 3-way stop sign. Motion carried unanimously.

FOLLOW-UP: Not assigned.

6.11 Dry foliage around structures presents FIRE HAZARD

FOLLOW-UP: Inform communitly of need to cut fire break around all buildings. This item has been deleted.

6.12 Defining a valid operator's or driver's license

FOLLOW-UP: P. Keathley / P. Wolberd - Bring a recommendation to the Board on this matter by 10-26-98.

7. Tabled Business

7.1 NOXIOUS WEED COMMITTEE FORMATION

FOLLOW-UP: Board to develop a weed policy by 10-26-98. - J. Murphy will get feedback from County (Clay Williams), etc.

7.2 Should GLA accept responsibility for maintenance of subdivision roads - D. Newhouse.

7.3 Study guidelines for tree removal - P. Hoag

7.4 Write accounting procedures - M. Scoble/ P. Keathley

8. New Business

8.1 Fire Department Liaison Meeting - A. Field

There should be a meeting with J. Phipps, P. Lawson et al to create a comprehensive plan to bring to the Board.

8.2 Visitor Presentation Format - J. Murphy

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8.3 New Homeowner Notification & Greeting Procedure - J. Murphy

J. Murphy commented that new people need to be welcomed. They need to be sent a friendly letter and then be sent a ballot. They also need to be sent a copy of the covenants.

8.4 GLA Paid Manager Consideration - J. Murphy - Discuss 10-26-98.

8.5 *How to identify new property owners* - J. Murphy

8.6 John Alexanlder - See Order of Business (**3.**)

8.7 Svend Anderson - See Order of Business (**3.**)

9. Open Floor Comments There were no comments.

10. Next Meeting

ACTION: J. Murphy moved, D. Kehoe seconded to spend $20 to have next meeting at Lisa Buford's place (Healing Wings) in Emigrant. Motion carried unanimously.

Next meeting will be Monday, 7:00 p.m., October 26, 1998 in Emigrant.

11. Adjournment - Meeting was adjourned at 10:32 p.m.

Respectfully submitted by

Laurel M. Matthews

Laurel M. Matthews

Assistant Secretary

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Glastonbury Landowners Association Board of Directors Meeting

Agenda

October 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/J. Murphy - Prepare a supplies purchase proposal after receipt of committee budgets by 10-5-98

FOLLOW-UP: M. Scoble - Bring recommendation regarding accounting needs to next meeting, 10-5-98

FOLLOW-UP: W. Wunsch - Determine if Quick Books has a budget variance report format by 10-5-98

4.2 Finance Committee Report - Maria Scoble, Chair

FOLLOW-UP: M. Scoble - Develop recommendation re emergency fund by 10-5-98

FOLLOW-UP: M. Scoble/R. Varkevisser - Make calls as follow-up to lien letters by 10-5-98

4.3 Architecture Subcommittee - Andrew Field, Chair

NEW PROJECTS FOR REVIEW:

Margaret Roach Garage

Bridgett Lewis, S. Glastonbury

Robert & Mary Wallace (Timmer Property), N. Glastonbury

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 10-5-98

FOLLOW-UP: J. Murphy - Send letter of notification to J. Kozlik/Hansard, #81 South to stop work until necessary approvals are obtained by 10-5-98

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FOLLOW-UP: A. Field - Monitor V. Mason project.

FOLLOW-UP: A. Field - Monitor M. McCarry project.

4.4 Road Committee Report - David Newhouse, Chair

FOLLOW-UP: W. Wunsch - Call Dennis Brandon regarding the Capricorn Drive standing water problem, Pete Story, First National Bank, Emigrant Post Office, Murphy's Mobile Home Park, and the Gambled Property owners regarding developing a proposal for black topping Story Road, and cost out the project by 10-5-98

FOLLOW-UP: D. Newhouse - Ask permission from Dennis Brandon to work on the county roads, including Dry Creek Road in South Glastonbury and Story Road in North Glastonbury when Glastonbury roads are being repaired by 10-5-98

FOLLOW-UP: D. Newhouse - Complete new road maintenance schedule for G. North and G. South by 10-5-98

FOLLOW-UP: D Newhouse - Follow-up with Dirkers insurance agent about sending the Certificate of Insurance naming the GLA as an additional insured by 10-5-98

FOLLOW-UP: D. Newhouse/H. Brailsford/P. Hoag - Complete comprehensive plan for area near W. Pitt property and contact Dean Kimpson and ask for cost of a foot path or road near the waterfall and above the Pitt property for easier passage to Forest Service access and projected project cost and possible gate across Sagittarius Skyway by 10-5-98

FOLLOW-UP: P. Wolberd - Follow-up with Church re counter offer and report back by 10-5-98

FOLLOW-UP: H. Brailsford - Bring speed sign recommendation to next meeting

4.5 Nominating Committee Report - Joan Murphy, Chair

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FOLLOW-UP: J. Murphy - Continue Annual Meeting/Elections preparation and report progress at next meeting.

FOLLOW-UP: Board - Review By-Laws/Covenants voting discrepancies memo for comment on 10-5-98

FOLLOW-UP: J. Murphy - Hire a clerical assistant to the committee, $7.00/hr, $100 maximum cost.

FOLLOW-UP: J. Murphy - Provide board member packets at the first board meeting following the Annual Meeting.

FOLLOW-UP: J. Murphy - Recruit someone to coordinate refreshments at the annual meeting by 10-5-98

4.6 Complaint Committee - J. Murphy, Chair

4.7 Land Use Master Plan Advisory Committee - Dan Kehoe, Jr., Chair

FOLLOW-UP: D. Kehoe - Present suspension of Craig Woodland as a committee member for Board action at 10-5-98 meeting.

FOLLOW-UP: J. Murphy - Send Comma-Q Architecture bill to Ranch for payment out of the development fund by 10-5-98

4.8 High South Fire Water Reservoir Advisory Committee - Walter Wunsch, Chair

FOLLOW-UP: W. Wunsch/H. Brailsford - Develop a proposal of alternatives for Board to consider, including County and Fire Dept. participation, and cost projections & time frame by 10-5-98

5. Ombudsman Report - Laurel Matthews (South) & Margaret Roach (North)

6. Unfinished Business

6.1 Association Letter Head

FOLLOW-UP: J. Murphy/L. Matthews - Coordinate GLA letterhead/logo design by 7-13-98

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FOLLOW-UP: W. Wunsch - Find out if existing COG logo is available to GLA by 7-13-98

6.2 Office space needs

FOLLOW-UP: J. Murphy - Check with D. Kehoe, Sr. re office availability at new TC location by 7-13-98 [Consider deleting.]

6.3 Covenant Agreement Form Use - J. Murphy

6.4 Filing Liens when assessments owed. - P. Hoag

FOLLOW-UP: P. Hoag - Contact Joe Swindlehurst regarding filing of liens for over due assessments by 7-13-98

6.5 GLA as a possible investor in GAV - W. Wunsch

6.6 Leykamn Letter

FOLLOW-UP: P. Wolberd - Send Glover approved letter to Leykamn by 10-5-98

6.7 Forming a welcoming Committee for new GLA Members - P. Wolberd

6.8 Four Board Meeting re Church Land donation report - P. Wolberd

6.9 M. Von Hausen Letter - P. Wolberd

FOLLOW-UP: P. Wolberd - Contact Hertha Lund, legal counsel for Church and John Glover, GLA attorney re how to pursue this matter by 9-14-98.

6.10 Speed Bump on Sirius Drive - William Mountjoy

FOLLOW-UP: Board - Review Wolberd speed control proposal and respond by 10-5-98

6.11 Dry foliage around Structures presents FIRE HAZARD

FOLLOW-UP: - Inform the community of the need to cut fire breaks around all buildings.

6.12 Defining a valid operator's or driver's license

FOLLOW-UP: P. Keathley/P. Wolberd - Bring a recommendation to the Board on this matter.

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Glastonbury Landowners Association Board of Directors Meeting

Agenda

October 5, 1998

7. Tabled Business

>>>>>***7.1*** ***Noxious Weed Committee Formation -***

FOLLOW-UP: Board to develop a weed policy by 9-14-98

7.2 Should GLA accept responsibility for maintenance of subdivision roads? - D. Newhouse

7.3 Study guidelines for Tree removal - P. Hoag

7.4 Write accounting procedures - M. Scoble/P Keathley

8. New Business

8.1 Fire Department Liaison Meeting - A. Field

8.2 Visitor Presentation Format - ~~J. Murphy~~ Field

8.3 New Homeowner Notification & Greeting Procedure - J. Murphy

8.4 GLA paid Manager Consideration - J. Murphy

8.5 How to identify new property owners - J. Murphy

9. Open Floor Comments

10. Next Meeting - Monday, 7:00 p.m., October 26, 1998, North Glastonbury

11. Adjournment 10:00 p.m.

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Sept. 29, 1998
PO Box 134
Emigrant, MT 59027

Mr. David Newhouse
PO Box 1620
Emigrant, MT 59027

Re: Culvert On Aquarius Lane

Dear Mr. Newhouse:

You may recall a conversation we had about this some time ago. However, at that time there didn't seem to be a reasonable solution and so I didn't press the issue. I hope that we now do have a resolution.

Richard Mead was over here at the Bodeaux and Kenley property to determine what can be done about our private road in order to make some improvements before winter sets in.

At the same time we discussed the water problem coming down from the Jensen's. Richard suggested a culvert be put across the road to take care of that situation and, if necessary, that if we have water collecting at the bottom of our road, we would be financially responsible for that project.

If this meets with the approval of the Glastonbury Land Association that they be responsible for putting in this culvert, Richard said he would be glad to do it when he does the work on the Bodeaux and Kenley property.

If you need further clarification concerning this you may reach Richard Mead at 848 9200 ext. 3020.

Thank you for your consideration of this request.

Yours truly,

Lorraine Bodeaux

Lorraine Bodeaux

cc: Joan Murphy

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PROPOSAL

To: Glastonbury Landowners Association
From: Roelof Varkevisser
Date: September 8, 1998

Ref: A proposal for me to take over the bookkeeping for the GLA

==========

I propose to take over the responsibilities of maintaining the Glastonbury Landowners Association accounts, as bookkeeper, with duties including the following:

- Posting payments on landowners accounts
- Entering charges on landowners accounts
- Working with the treasurer to maintain accuracy of accounts
- Maintaining computer records of checking, savings & ledger account entries
- Reconciling checking and savings account bank statements
- Providing quarterly statements of each landowner's account to the Landowners Association as needed for their mailing
- Providing balance statements of each account to the GLA as requested by the treasurer
- Preparing deposits for the bank
- Preparing records for the accountant as needed for yearly tax filings

The accounting software I use is Quick Books Pro for WIN'95.

I will be working as an independent contractor and bill the GLA $12.00 per hour, on a monthly basis, for services rendered. Attending GLA Board meetings or meetings of the Financial Committee would not be billed. However, dropping off or picking up materials or making deposits at the bank will be billed as 15 minutes for each occurrence.

I look forward to taking on the job of becoming the bookkeeper for the GLA. Having been the treasurer of the Twin Pillars, Inc. shelter since the fall of 1995, I believe I can do this work quickly and efficiently.

Thank you for your consideration of my proposal.

Sincerely,

R Varkevisser

Roelof Varkevisser

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GLASTONBURY LANDOWNERS ASSOCIATION, INC.

P.O. Box 312
Emigrant, MT 59027

September 30, 1998

Glastonbury Landowners Association
Board of Directors
P.O. Box 312
Emigrant, MT 59027

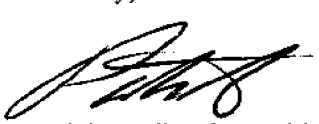
Dear Board Member,

I am writing to encourage you to look over the follow-up items with your name on it and do what you can in the last two meetings before our annual meeting to clean up the Board's outstanding business. I would like us to turn over the GLA business to the 1998-99 Board with as few loose ends as possible.

Thank you for your assistance in this matter.

I also want you to know how much I appreciate your hard work and dedication this past year to the onerous task of getting this organization running with some semblance of order and effectiveness.

Sincerely,



Patrick Wolberd, President
Glastonbury Landowners Assoc., Inc.

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9/30/98

TO: GLA c/o JOAN MURPHY
BOX 312
EMIGRANT, MT 59027

FROM: JAMES KOZLIK
CARETAKER
LOT #81 S.G.

Dear Joan,

In response to your letter of 9/16/98 concerning the foundation, electric and septic permits. please consider the following:

1. A septic permit is displayed on the wall of the shelter "tool room" and on file with Park County
2. The electric is registered under Leslie and/or Don Hansard. Park Electric has been up there, most recently in the spring of '98. ~~Once~~ They will put in a cable underground in the spring of '99. Currently we are using the existing power which has had a permit since '89!

over →

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3. Foundation plans are as follows:
Cinder Block on cement footer or
River Rock on cement footer.
Footers, block and/or rock will
be reinforced with rebar.

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10/5/98

I give my proxy to _____

for the 10/5/98 GLA meeting

Walter Wunsch

GLA 00596

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1998-10-26_BDGN.pdf

GLA 00597

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Glastonbury Landowners Association
Board of Directors Meeting

Minutes
October 26, 1998

1. Call to Order, Prayer - The meeting was called to order by Patrick Wolberd at 7:20 p.m. at Healing Wings, Emigrant, MT. Prayer was offered by Peggy Keathley.
PRESENT: Patrick Wolberd (President), Dan Kehoe, Jr. (Vice President), Joan Murphy (Secretary). Maris Scoble (Treasurer). Peggy Keathley, Walter Wunsch, Andrew Field, David Newhouse, Philip Hoag and Laurel Matthews, Ombudsman (South Glastonbury).
PRESENT BY PROXY: Horus Brailsford
ABSENT: Linda Kremer and Margaret Roach, Ombudsman (North Glastonbury).

2. Reading and Disposition of Minutes - Minutes from meeting of 10-5-98 were dispensed with until next meeting.

3. Order of Business

4. Reports of Officers and Committees

4.1 Treasurer's Report Maria Scoble, Treasurer
FOLLOW-UP: M. Scoble presented copy of the Profit and Loss Statement as of Oct. 26, 1998 and draft of Glastonbury Landowners Association 1998 Budget and projected income and expenses for 1998 and 1999; these items to be presented to members at theAnnual Meeting.
DISCUSSION: All items were discussed at length, especially the projected budget for 1999. Suggestion was made to separate actual income from 1998 from that of past due assessements. Item listed as Church Compensation will appear as Road Settlement. Under expenses License & Taxes became Corporate Fee, Office Expenses becam e Office Supplies and Accounting & Banking became Professional Fees. P. Wolberd

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suggested using footnotes to explain certain item such as Road Settlement, Fee Simple Upgrade and Professional Fees (anticipated legal fees). For Projected Expenses for 1999 Grading & Gravel and Water Truck became a combined item and the addition of certain items were made, ie. Sander, Weed Cycle, Fire Water and Paid Manager for 10 hours per week. Copies of these documents are filed herewith. P. Wolberd suggested having P & L Statement on a grid showing in parallel columns Catagory, Actual and Projected items for easy comparison.

FOLLOW-UP: M. Scoble/ R. Varkivisser - Prepare corrected P & L Statement for Annual Meeting and fax draft to P. Wolberd, D. Kehoe and A. Field before final printing and distribution at Annual Meeting.

4.2 Finance Committee Report Maria Scoble, Chair

FOLLOW-UP: M. Scoble - Develop recommendation for CD purchase re emergency fund. Table of rates of investments was presented from First National Bank in Emigrant.

ACTION: M. Scoble moved, A. Field seconded to switch banking to First National Bank in Emigrant utilizing Money Market SavingsTiered Rates as reflected on statement from bank (copy filed herewith); this action to be taken after elections at Annual Meeting. Motion carried unanimously.

FOLLOW-UP: M. Scoble/ R. Varkevisser - Make calls on follow-up to lien letters by 11-16-98

FOLLOW-UP: M. Scoble - Coordinate with R. Varkevisser and Doug Holm the transfer of bookkeeping duties and confirm that D. Holm will continue to prepare the taxes by 11-16-98.

FOLLOW-UP: J. Murphy - Send covenants to title companies stating if assessments are not paid liens will be filed. P. Keathley reported that she checked with Guardian Title Co. and they will monitor their closings; Security Title already does this.

FOLLOW-UP: J. Murphy - Send cover letter and copy of convenants to title companies by 11-16-98.

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4.3 Architecture Subcommittee Andrew Field, Chair

NEW PROJECTS FOR REVIEW

Wolberd Subdivision - N. Glastonbury - A. Field moved, D. Kehoe seconded to approve preliminary subdivision. Motion passed unanimously.

FOLLOW-UP: J. Murphy - Sent letter of notification to J. Koslik/Hansard , #81 South to stop work until necessary approvals are obtained. Letter was received from J.Koslik stating he had permits from the shelter. A. Field stated that Randy Taylor, County Sanitarian, said the house may not be hooked up from shelter facility. House being built needs foundation plans the electric needs to be buried according to code.

FOLLOW-UP: P. Hoag - Talked to Koslik and explained situation. P.Hoad recommended A. Field follow up with Koslik.

FOLLOW-UP: A. Field - Report back progress on project by 11-16-98.

FOLLOW-UP: D. Kehoe - Coordinate the incorporation of Community of Glastonbury Policies & Standards for Subdivisions including section 4.4 Installation of Utilities with P. Hoag by 11-16-98.

4.4 Road Committee Report David Newhouse, Chair

FOLLOW-UP: D. Newhouse - Write to County Commissioners to ask permission to work on the county roads, including Dry Creek Road in South Glastonbury and Story Road in North Glastonbury when Glastonbury roads are being repaired. J. Murphy spoke with the secretary of the County Commissioners and secretary said to put it in writing so that the commisioners can have something to contemplate - t his action to take place in January 1999.

FOLLOW-UP: D. Newhouse - Complete new $3,000 road maintenance schedule for North and South Glastonbury. Road Committee will come to Board when more money is needed.

W.Wunsch suggested that each resident be provided with a map which each one could mark and present to Road Committee for assessment of repairs.

FOLLOW-UP: D. Newhouse - Presented letter from Dirkers insurance agent stating

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present coverage. It was stated that the insurance had been documented.

ACTION: D. Newhouse moved, P. Hoag seconded to accept the letter as adequate insurance. Motion passed with 7 ayes and 2 abstentions.

ACTION: D. Newhouse moved, P. Keathley seconded to raise the rate of plowing for M. Dirkers to $30 per hour. Motion carried unanimously.

D. Newhouse reported that M. Dirkers wanted to send his bill directly to the Treasurer for payment immediately. Discussion reinforced that the bill cannot be paid less frequently than when the Board meets. By consensus it was agreed that the bill must come to D. Newhouse as representative of the Road Committee.

ACTION: D. Newhouse moved, M. Scoble seconded to pay the bill within 15 days after receipt after approval of work by the Road Committee. Motion passed unanimously.

FOLLOW-UP: D. Newhouse/H. Brailsford/ P. Hoag - Complete comprehensive plan for area near W. Pitt property and contact Dean Kimpson and ask for cost of a foot path or road near the waterfall and above the Pitt property for easier passage to Forest Service access and projected project cost and installation of a gate across Sagittarius Skyway by 10-31-98. A. Field suggested a parkway and footpath to access the National Forest. P. Wolberd commented that if a motion is to be modified, onemust give notice to all members ahead of time. Since H. Brailsford was not present and is very interested in the project, P. Hoag suggested delaying the installation of the gate (approved at the last meeting), instead putting two posts painted orange (international signal for no hunting) at the foot of Hercules Drive.

ACTION: P. Hoag moved, P. Keathley seconded to put two posts, painted orange, sized for gate installation, at the foot of Hercules. Motion carried unanimously.

ACTION: P. Hoag moved, P. Keathley seconded to put two posts, painted orange, sized for gate installation, at the base of road to John Alexander's home. Motion carried unanimously..

ACTION: D. Newhouse moved, D. Kehoe seconded to have Aaron Wolberd cut weeds

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around North and South Glastonbury signs, paint out phone number on one sign, and remove Avalon Lane sign for $70. Motion carried unanimously.

J. Murphy reported Lorraine Bodeaux asked if Raoul Quintero could park two school buses in the gully which would not be visible from the road. Board agreed L. Bodeaux should ask permission from the neighbors.

FOLLOW-UP: J. Murphy - Contact L. Bodeaux and tell her Board's recommendation by 11-16-98.

FOLLOW-UP: J. Murphy - Contact Ray Brown to see about turning around present sign and painting "Private Road - Locked Gate Ahead - No National Forest Access". J. Murphy reported Ray Brown was not available for this project.

FOLLOW-UP: H. Brailford - Bring speed sign recommendation by 11-16-98.

D. Newhouse reported a new sign was needed at Capricorn and Gemini. He suggested twisting the present sign around for it to be the Gemini sign.

J. Murphy reported William Pitt has a snow plow and would like to contract with South Glastonbury for plowing. Board"s recommendation is to check with D. Newhouse periodically to see if there is a need. He should be informed he needs insurance to cover this activity.

FOLLOW-UP: D. Newhouse - Inform W. Pitt of Board's recommendation by 11-16-98.

4.5 Nominating Committee Report Joan Murphy, Chair

FOLLOW-UP: J. Murphy - Continue Annual Meeting/Elections preparation and report progress. Will need some to get to Emigrant Hall at 8:30 a.m. to set things up. W. Wunsch will monitor voting table for North Glastonbury and P. Hoag will monitor voting table for South Glastonbury. Greeters are needed - P. Keathley will be one and L. Kremer will be asked to be the other. P. Keathley will give the invocation. Neroli Duffy will be asked to give benediction.

FOLLOW-UP: J. Murphy - Presented draft Waiver of Notice of Annual Meeting (This document needed in order for discrepancies in voting between Bylaws and Covenants to

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be addressed at Annual Meeting). Copy of this document is filed herewith. This waiver was accepted by consensus.

FOLLOW-UP: J. Murphy - Provide board member packets at the first board meeting following the Annual Meeting.

4.6 Complaint Committee Joan Murphy, Chair

There was no report.

4.7 Land Use Master Plan Advisory Committee Dan Kehoe, Jr., Chair

FOLLOW-UP: D. Kehoe - Present suspension of Craig Woodland as a committee member for Board action. In a six-page letter Craig Woodland has resigned from the committee.

ACTION: A. Field moved, P. Hoag seconded to send a letter of thanks for service to Craig Woodland. Motion carried unanimously.

FOLLOW-UP: J. Murphy/ D. Kehoe - Send letter by 11-16-98.

D. Kehoe reported committee will have meeting before Annual Meeting. Suggestion to use overhead projection was made. Explanation of density and usage needs to be presented. Draft copies marked "Do Not Remove" will be p rovided for residents to peruse.

4.8 High South Fire Water Reservoir Advisory Committee Walter Wunsch, Chair

FOLLOW-UP: W. Wunsch/H. Brailsford - Develop a proposal of alternatives for Board to consider, including County and Fire Dept. participation, and cost projections & time frame. This project dovetails with 6.7.

5. Ombudsman Report Laurel Matthews, South and Margaret Roach, North

There was no report.

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6. Unfinished Business

6.1 Filing Liens when assessments owed - P. Hoag

FOLLOW-UP: P. Hoag - Contact Joe Swindlehurst regarding filing of liens for overdue assessments. P. Hoag suggested not contacting Joe Swindlehurst.

FOLLOW-UP: P. Hoag - Contact J. Glover instead by 11-16-98

6.2 Forming a Welcoming Committee for new GLA members - P. Wolberd

This will take place at a later date.

6.3 M. von Hausen letter - P. Wolberd

FOLLOW-UP: P. Wolberd/D. Kehoe - Develop letter to M. von Hausen with copies to Cleirbaut, Woodland and Kehoe, Sr., a letter to Gilbert Cleirbaut with copy to Hertha Lund. These letters have been sent with copies to appropriate recipients. There has been no response from the Church.

6.4 Speed Bump on Sirius Drive - William Mountjoy

FOLLOW-UP: Road Committee - Purchase necessary signs for Aries/Sirius intersection.

ACTION: P. Hoag moved, M. Scoble seconded to replace the stop sign at the North corner of Aries/Serius intersection with a yield sign and put 3 stop signs at the intersection of Sirius Drive and Helios Way. Motion carried unanimously.

6.5 Defining a valid operator's or driver's license

FOLLOW-UP: P. Keathley/ P. Wolberd - Bring a recommendation to the Board on this matter. Community of Glastonbury Road Rule Resolution was presented. Copy of this document is filed herewith. Inclusion of snow mobiles was discussed.

ACTION: W. Wunsch moved, D. Kehoe seconded to accept the Road Rules Resolution with insertion of the word "motorized" before the word vehicle in the second line. Motion was passed unanimously.

FOLLOW-UP: J. Murphy - Send copies of Resolution to Roxendals and Leif Christian by 11-16-98.

6.6 NOXIOUS WEED COMMITTEE Formation

FOLLOW-UP: J. Murphy - Get info from county for Board to develop policy.

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6.7 Fire Department Liaison Meeting

FOLLOW-UP: A. Field - To coordinate meeting with Jim Phipps & Phil Larson regarding water reservoir requirements for fire department by 10-26-98. William Smith is working on this project trying to get a meeting together with the interested parties.

FOLLOW-UP: A. Field - Report to Board progress of project 11-16-98.

6.8 Visitor Presentation Format - J. Murphy

This will be addressed at a later date.

6.9 New Homeowner Notification & Greeting Procedure - J. Murphy

This will be discussed later.

6.10 GLA paid Manager Consideration - J. Murphy

This item will be addressed after the new Board is elected.

6.11 How to identify new property owners - J. Murphy

This item will be addressed later.

6.12 Fridley Creek is blocked again

FOLLOW-UP: Svend Anderson - Contact Sean Murphy, Pete Story, David Newhouse and County for assistance and permission to dig out the blockage by 10-26-98.

J. Murphy was in contact with S. Anderson and he is in the process of addressing the situation.

FOLLOW-UP: J. Murphy - Report progress on situation by 11-16-98.

7. Tabled Business There was no discussion.

8. New Business There was no new business.

9. Open Floor Comments There were no comments.

10. Next Meeting - Monday, 7:00 p.m., November 16, 1998 at Healing Wings, Emigrant.

11. Adjournment - Meeting was adjourned at 10:30 p.m.

Respectfully submitted by

Laurel M. Matthews

Laurel M. Matthews

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1998-10-26_BDGNAUX.pdf

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Glastonbury Landowners Association Board of Directors Meeting

Agenda

October 26, 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 - Prepare draft budget and financial report to be presented at the annual meeting by 10-26-98

4.2 **Finance Committee Report** - Maria Scoble, Chair
FOLLOW-UP: M. Scoble - Develop recommendation for CD purchase re emergency fund by 10-26-98

FOLLOW-UP: M. Scoble/R. Varkevisser - Make calls as follow-up to lien letters by 10-26-98

FOLLOW-UP: M. Scoble - Coordinate with Roeloff Varkevisser and Doug Holm the transfer of bookkeeping duties and confirm that D. Holm will continue to prepare the taxes by 10-26-98

FOLLOW-UP: J. Murphy - Send covenants to title companies stating if assessments are not paid leins will be filed, by 10-26-98

4.3 **Architecture Subcommittee** - Andrew Field, Chair
NEW PROJECTS FOR REVIEW:
Wolberd Subdivision

FOLLOW-UP: J. Murphy - Send letter of notification to J. Kozlik/Hansard, #81 South to stop work until necessary approvals are obtained by 10-5-98

FOLLOW-UP: A. Field - Monitor V. Mason project.

FOLLOW-UP: A. Field - Monitor M. McCarry project.

FOLLOW-UP: D. Kehoe - Coordinate the incorporation of Community of Glastonbury Policies & Standards for Subdivisions including section 4.4 Installation of Utilities with P. Hoag by 11-16-98

FOLLOW-UP: A. Field - Report to Board on J. Kozlik/Handsard #81 South project by 10-26-98

FOLLOW-UP: A. Field - Report on V. Mason project compliance by 10-26-98

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FOLLOW-UP: A. Field - Report on M. McCarry project compliance by 10-26-98

4.4 **Road Committee Report** - David Newhouse, Chair

FOLLOW-UP: W. Wunsch - Call Dennis Brandon regarding the Capricorn Drive standing water problem, Pete Story, First National Bank, Emigrant Post Office, Murphy's Mobile Home Park, and the Gambled Property owners regarding developing a proposal for black topping Story Road, and cost out the project by 10-26-98

FOLLOW-UP: D. Newhouse - Write to County Commissioners to ask permission to work on the county roads, including Dry Creek Road in South Glastonbury and Story Road in North Glastonbury when Glastonbury roads are being repaired by 10-26-98

FOLLOW-UP: D. Newhouse - Complete new $3,000 road maintenance schedule for G. North and G. South by 10-26-98

FOLLOW-UP: D Newhouse - Follow-up with Dirkers insurance agent about sending the Certificate of Insurance naming the GLA as an additional insured by 10-26-98

FOLLOW-UP: D. Newhouse/H. Brailsford/P. Hoag - Complete comprehensive plan for area near W. Pitt property and contact Dean Kimpson and ask for cost of a foot path or road near the waterfall and above the Pitt property for easier passage to Forest Service access and projected project cost and installation of a gate across Sagittarius Skyway, by 10-31-98

FOLLOW-UP: J. Murphy - Call Ray Brown to see about turning around present sign and painting "Private Road - Locked Gate Ahead - No National Forest Access." by 10-31-98

FOLLOW-UP: H. Brailsford - Bring speed sign recommendation by 10-26-98

4.5 **Nominating Committee Report** - Joan Murphy, Chair

FOLLOW-UP: J. Murphy - Continue Annual Meeting/Elections preparation and report progress at next meeting.

FOLLOW-UP: J. Murphy - Present draft motion for annual meeting on voting discrepancies between covenants and by-laws by 10-26-98

FOLLOW-UP: J. Murphy - Provide board member packets at the first board meeting following the Annual Meeting.

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4.6 **Complaint Committee** - J. Murphy, Chair

4.7 **Land Use Master Plan Advisory Committee** - Dan Kehoe, Jr., Chair
FOLLOW-UP: D. Kehoe - Present suspension of Craig Woodland as a committee member for Board action by 10-26-98

4.8 **High South Fire Water Reservoir Advisory Committee** - Walter Wunsch, Chair
FOLLOW-UP: W. Wunsch/H. Brailsford - Develop a proposal of alternatives for Board to consider, including County and Fire Dept. participation, and cost projections & time frame by 10-26-98

5. Ombudsman Report - Laurel Matthews (South) & Margaret Roach (North)

6. Unfinished Business

6.1 **Filing Liens when assessments owed**. - P. Hoag
FOLLOW-UP: P. Hoag - Contact Joe Swindlehurst regarding filing of liens for over due assessments by 10-26-98

6.2 **Forming a welcoming Committee for new GLA Members** - P. Wolberd

6.3 **M. Von Hausen Letter** - P. Wolberd
FOLLOW-UP: P. Wolberd/D. Kehoe - Develop letter to M. Von Hausen with cc: to Cleirbaut, Woodland & Kehoe Sr., a letter to Gilbert Cleirbaut with cc: to Hertha Lund by 10-26-98

6.4 **Speed Bump on Sirius Drive** - William Mountjoy
FOLLOW-UP: Road Committee - Purchase necessary signs for Aries/Sirius intersection

6.5 **Defining a valid operator's or driver's license**
FOLLOW-UP: P. Keathley/P. Wolberd - Bring a recommendation to the Board on this matter.

6.6 ***Noxious Weed Committee Formation*** -
FOLLOW-UP: J. Murphy - Get info from county for Board to develop policy

6.7 **Fire Department Liaison Meeting**
FOLLOW-UP: A. Field - To coordinate meeting with Jim Phipps & Phil Larson regarding water resevoir requirements for fire department by 10-26-98

6.8 **Visitor Presentation Format** - J. Murphy

6.9 **New Homeowner Notification & Greeting Procedure** - J. Murphy

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6.10 **GLA paid Manager Consideration** - J. Murphy

6.11 **How to identify new property owners** - J. Murphy

6.12 **Fridley Creek is blocked again**
FOLLOW-UP: Svend Anderson - Contact Sean Murphy, Peet Story, David Newhouse and County for assistance and permission to dig out the blockage by 10-26-98

7. Tabled Business

7.1 **Should GLA accept responsibility for maintenance of subdivision roads?** - D. Newhouse

7.2 **Study guidelines for Tree removal** - P. Hoag

7.3 **Write accounting procedures** - M. Scoble/P Keathley

8. New Business

9. Open Floor Comments

10. Next Meeting - Monday, 7:00 p.m., November 16, 1998, South Glastonbury
11. Adjournment 10:00 p.m.

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Glastonbury Landowners Association 1998 Budget

9

Projected Income

Dwelling Assessment	$22,080.00
GAV Assessment	$2,940.00
Land Assessment	$34,920.00
Past Due Assessment	$44,273.00
Interest	$800.00
Total	**$105,013.00**

Projected Expenses

Liability Insurance	$4,700.00	
Secretarial	$540.00	
Office Expenses	$800.00	
Postage	$500.00	
Professional Accounting & Banking	$1,050.00	4,000
Architectal Review	$650.00	
Grading & Gravel	$19,360.00	35,000
Water Truck	$4,320.00	
Snow Removal	$9,600.00	
Magnesium Chloride	$9,000.00	
Weed Control	$4,000.00	
Total	**$54,520.00**	

Land Use Master Plan Budget

Printing & Mailing	$3,000.00
Architect & Planner	$17,000.00
Misc. Expenses	$1,000.00
Hall Rental & Phone	$500.00
Total	**$21,500.00**

Glastonbury Planning Fund	**$21,670.00**

Emergency Fund
Road Improvement Fund (Road Settlement Fund)

(over)

GLA 00611

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Glastonbury Landowners Association 1998 Profit & Loss Statement

Actual Income

Dwelling Assessment	$15,693.03
GAV Assessment	$4,410.00
Land Assessment	$25,079.66
Past Due Assessment	$9,686.10
1998 Interest	$573.87
~~Construction Bonds~~	~~$750.00~~
Fee Simple Upgrade	$29,847.00
Church ~~Compensation~~ Road Settlement	$12,162.50
Total	**$98,202.16**

Actual Expenses

Liability Insurance	$4,699.16
License & Taxes	$10.00
Road Signs	$55.00
Office ~~Expenses~~ Supplies	$1,231.24
Postage	$673.14
Accounting & ~~Banking~~ Professional Fees Attorney	$1,399.88
Grading & Gravel	$20,864.70
Snow Removal	$1,946.93
Road Inspection & Report	$993.34
Weed Control	$242.00
Total	**$32,115.39**

GLA 00612

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Glastonbury Landowners Association 1998 Assets (10/25/98)

Assets

First Interstate Checking	$4,448.34	$ 3,090.00
First Interstate Savings	$64,573.87	$ 74,573.00
Accounts Receivable	$49,868.46	$ 49,868.46
Total	~~$118,890.67~~	$ 127,531.00

(over)

GLA 00613

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P. O. BOX 298, EMIGRANT, MT 59027
406–333–9009
Rates as of September 1, 1998

INVESTMENT	RATE	APY	Required Minimum Balance
Money Market Checking	2.50	2.53	$1,000
Regular Savings	3.25	3.30	$200
Money Market Savings Tiered Rates			
	3.75	3.82	$1,000 – 10,000
	4.50	4.59	$10,000.01 –$20,000.0
	4.60	4.70	$20,000.01 –$50,000.0
	5.00	5.12	$50,000 & Over
CERTIFICATE OF DEPOSIT ACCOUNTS			
91 Days	5.00	5.10	$500
182 Days	5.30	5.37	$500
182 Day Bonus	5.65	5.73	2,500
12 Months	5.55	5.55	$500
12 Months BONUS SPECIAL *	6.05	6.05	$5,000
15 Months SPECIAL	6.00	6.03	$500
24 Months	5.75	5.75	$500
36 Month	6.00	6.00	$500
60 Months	6.00	6.00	$500
18 Month IRA	5.50	5.61	$100

LARGE CERTIFICATES OR OVER $100,000 IN TIME CERTIFICATES, PLUS 1/4%.

* BONUS SPECIAL – At least $1,000 in new money with existing CD or
$5,000 in new money as a separate deposit

GLA 00614

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

August 24, 1998

Henry F. Lee
P. O. Box 194
Chelsea, VT 05038

RE: Request for Waiver of Assessment Fees

Dear Henry:

This letter is a belated response to your letter of February 5, 1998.

The Glastonbury Landowners Association is willing to waive the yearly Assessment Fee on Parcel 64, North Glastonbury in consideration that the access road to Parcel 64 has not been built by the original developer and there are no plans by the GLA to build the road in the near future. This waiver is also given with consideration of the fact that you are paying the yearly Assessment Fee on your other property in Glastonbury.

The waiver is effective January 1, 1998 and will continue until such time as a road is built across Parcel 66 to Parcel 64 or until the property is sold.

I hope this waiver is amenable to all parties and I thank you for your support of the Community of Glastonbury.

Sincerely,

Patrick Wolberd
President

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COMMUNITY OF GLASTONBURY
ROAD RULE RESOLUTION

WHEREAS, a member of the Glastonbury Landowners Association, Inc. (GLA) has requested clarification as to who may drive on Glastonbury platted roads and what kind of vehicle may be driven on Glastonbury platted roads; motorized

NOW THEREFORE, it is the interpretation of the GLA, Board of Directors that the intent of the RESTATED DECLARATION OF COVENANTS FOR THE COMMUNITY OF GLASTONBURY, Section 8.01, Roads and Easements, Platted Roads Easements, Subsections e and is:

1. All operators of motor vehicles on Community of Glastonbury platted roads shall be legally licensed under the laws of the State of Montana to operate motor vehicles on public roadways;
2. All operators shall operate only motor vehicles that are allowed to legally operate on public roadways according to the laws of the State of Montana, and;
3. All such operators and adequately maintained vehicles (but not limited to) shall be properly insured, licensed, registered, and operated in accordance with the laws of the State of Montana regarding the use of public roadways.

IT IS THEREFORE RESOLVED, in accordance with the above stated Board interpretation that this interpretation shall carry the force of rule in accordance with the rule making authority of the Association and the Board of Directors in the Covenants, Section 8.01, Roads and Easements, Platted Road Easements and 10.01, Community Administration, Association's Authority and the By-Laws, Article VI, Board of Directors, Section B, 10, General Powers and Duties.

ATTESTED TO:

Patrick Wolberd, President	Date	Joan Murphy, Secretary	Date

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ATTESTED TO:

_____

Joan Murphy, Secretary Date

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SPEED CONTROL PROPOSAL ON ARIES AT THE ENTRANCE TO GAV

9-14-98

I am proposing the road committee consider the following action to address the speeding motorist problem on Sirius Drive near GAV:

1. Place a speed zone sign on Sirius Drive one hundred yards before the Sirius/Aries intersection.

2. Place a 25 mph speed limit sign on Sirius Drive fifty yards before the Sirius/Aries intersection.

3. Place a 15 mph speed limit sign on Sirius Drive halfway between the Sirius/Aries intersection and the entrance to GAV.

4. Place a children at play sign along with the existing 15 mph speed limit sign on Sirius Drive just before the GAV entrance.

5. Place a speed zone sign on Sirius Drive just past the intersection of Sirius/Taurus as one comes off Taurus on to Sirius.

6. Move the existing 15 mph speed limit sign located near the Sirius/Taurus intersection closer to the parking lot entrance by the red barn and add a children at play sign.

7. Give a written request to all Taurus Road residents and School parents and staff to comply with the speed limits noted. The Montessori Garden School and Thomas More Schools may be willing to distribute these notices to the parents.

8. Establish a 35 mph speed limit for all of Glastonbury, unless otherwise posted, and post this speed limit at all Glastonbury entrances.

9. Place on the November annual meeting a discussion of other ideas for controlling vehicle speed in Glastonbury.

Respectfully Submitted,

Patrick Wolberd

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BERG, LILLY, ANDRIOLO & TOLLEFSEN

A PROFESSIONAL CORPORATION

ATTORNEYS AT LAW

MICHAEL J. LILLY
RICHARD J. ANDRIOLO
GIG A. TOLLEFSEN
RIENNE H. McELYEA

DANIEL P. BUCKLEY
JOHN T. GLOVER, JR.

OF COUNSEL:
BEN E. BERG, JR.

ADVANCED TECHNOLOGY PARK
910 TECHNOLOGY BLVD.
SUITE A
BOZEMAN, MT 59718-6850

TELEPHONE: (406) 587-3181
FAX: (406) 587-3240

October 5, 1998

Glastonbury Landowners Association, Inc.
ATTN: Joan Murphy
P.O. Box 312
Emigrant, Montana 59027

VIA FAX 333-4722

RE: Amendment of Bylaws

Dear Joan:

As we discussed, there is an inconsistency between the Covenants and the Bylaws on the subject of owner voting. Essentially, the Bylaws attempt to provide for fractional interest voting for those undivided property interests created after May 1, 1997, whereas all undivided property interests acquired prior to that date would exercise a full membership interest vote (I believe the intent of this provision was to encourage proper subdivision to create new parcels of record). The Covenants provide that any tenancy-in-common interest, whenever created, is entitled to one full vote, however, joint ownership of a tenancy-in-common interest, as between a husband and wife for example, does not entitle those individual persons to a fractional vote. The Covenants are consistent with the scheme of assessments whereby each tenancy in common interest is charged a full assessment. In all fairness, any person or persons who are liable for a full "membership unit" of assessment should also have a full "membership unit" vote.

With that in mind, it is a relatively easy matter to amend the Bylaws at the annual meeting of owners. Article XII, A, of the Bylaws calls for approval to such an amendment by vote of 51% of the Membership Interests in good standing at an annual or special meeting duly noticed for this purpose. A copy of the proposed amendment should be enclosed with the notice of meeting. If for some reason this is not possible or is overlooked, any defect in notice can be overcome simply by having each member attending the meeting sign a waiver of notice form as enclosed. If your 51% majority sign the waiver and vote for the amendment, it passes.

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I would not expect this amendment to be controversial as this is really only a matter of housekeeping. In fact, the scheme of voting under the Covenants is more "member-friendly." In any event, the Covenants control whether the amendment passes or not, and the responsible officer(s) should count votes at any meeting in accordance with the Covenants.

Enclosed is the text of the Amendment to the Bylaws. Please call with any questions. Thanks.

Sincerely,

John T. Glover, Jr.

Enclosures

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WAIVER OF NOTICE
OF THE ANNUAL MEETING OF MEMBERS OF
GLASTONBURY LANDOWNERS ASSOCIATION, INC.

I the undersigned, being a Member of the above-referenced Association, hereby agree and consent that the Annual Meeting of Members thereof be held on the date and at the time and place stated below and hereby waive all notice of such meeting, of the items to be discussed at such meeting, and of any adjournment thereof.

Place of meeting: _____

_____

Date of meeting: _____

Time of meeting: _____

SIGNED: _____

_____ (Print name)

_____ (Address)

_____

_____

OWNER OF: _____

DATED: _____

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FIRST AMENDMENT TO BYLAWS
OF
GLASTONBURY LANDOWNERS ASSOCIATION, INC.

THIS AMENDMENT is made and adopted this _____ day of _____, 1998, by the Board of Directors of the Glastonbury Landowners Association, Inc., pursuant to a 51% majority vote of the Association membership in favor of such amendment at the Annual Meeting of Members held _____, 1998.

WHEREAS, a discrepancy has been called to the Board's attention between the definition of "Membership Interest" and voting procedures in the Declaration of Covenants for the Glastonbury Community and that definition and those procedures in the Bylaws for this Association; and

WHEREAS, Article XII, D, of the Bylaws expressly provides that in such case of conflict, the Covenants shall control; and

WHEREAS, Article XII, A, of the Bylaws provides for amendment to the Bylaws upon motion by the Board and approval of a 51% majority vote of the Members in good standing;

NOW THEREFORE, for the purpose of eliminating the conflict between the Covenants and Bylaws on these issues, the following two-part amendment to the Bylaws has been proposed by the Board, voted approved by the Members, and is hereby adopted:

1. Article IV, B, of the Bylaws is hereby amended to read in its entirety as follows:

"B. **Membership and Membership Interest Run With the Land.** The rights, privileges, duties and responsibilities of membership in the Association (referred to herein as a "Membership Interest") shall be as defined herein and as in the Covenants and shall run with title to the property and any qualifying portions thereof. Each Membership Interest shall be entitled to one (1) vote as defined in the Covenants.

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 vote and to all other rights, privileges, duties and responsibilities as set forth in the Covenants and in these Bylaws:

a. A parcel (as defined in Section 3.22 of the Covenants);
b. An undivided tenancy-in-common interest in a parcel existing as of the effective date of the Covenants, whether owned individually or in joint tenancy; and
c. A condominium unit.

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One Member of the Association may hold and exercise the entitlements of multiple Membership Interests."

2. Article V, F, of the Bylaws is hereby amended to read in its entirety as follows:

"F. **Voting.** Each member in good standing as defined in the Covenants, or any person designated by them to act as proxy on their behalf (who need not be a Member), shall be entitled to cast the vote(s) appurtenant to the Member's Membership Interest(s) at all meetings of the Members. 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. The Association shall be entitled to rely on the acts of one joint owner of a Membership Interest which shall be conclusive as to that Membership Interest and binding upon the other joint owners. In the event the Association is made aware by written notice that the joint owners of a Membership Interest cannot agree as to how the vote of the Membership Interest should be cast, the Association may, in its discretion, grant each joint owner a fractional voting interest in proportion to his or her ownership interest, or may disregard the vote of such Membership Interest entirely;
4. If the total number of qualifying votes equals or exceeds fifty-one percent (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."

KNOW ALL MEN BY THESE PRESENTS, that the Board of Directors of Glastonbury Landowners Association, Inc. has duly approved the foregoing Amendment to the Bylaws of said Association, and that the same shall be attached to and made a part of such Bylaws, effective as of the date first above written.

_____
Patrick Wolberd, President

ATTEST:

_____
Secretary

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GLASTONBURY LANDOWNERS ASSOCIATION, INC.

P.O. Box 312
Emigrant, MT 59027

July 3, 1998

Craig Woodland
P.O. Box 999
Emigrant, MT 59027

Dear Craig:

I am writing in response to your e-mail to me of June 22, 1998. Since your letter is a matter of record, We believe it is important for the response to also be part of the record even though we have discussed this matter privately.

As I had informed you at the time, I was not able to attend the Glastonbury Landowners Association (GLA) meeting that evening so I asked Philip Hoag to relate your concerns to the board. In so doing, Philip acknowledged that even though we were in agreement with the need to establish a Land Use Master Plan (LUMP) Committee budget before allocating $5,000 for architectural drawings, we were not in accord with the overall tone of your letter.

The outcome of the discussion was twofold. First, the board deferred allocating any substantial expenditure by the LUMP Committee pending the development of an overall committee budget. Second, many of the board members considered your letter inaccurate on many important points and off base regarding Dan Kehoe, Sr's involvement. I would like to further clarify these points.

I along with many other members of the board have worked with Dan since the formation of the Glastonbury Comprehensive Planning Committee (GCPC) in March, 1996. My personal experience in working with him on the regeneration of Glastonbury the past two and a half years has been very positive. There is no doubt in my mind that among the many factors that motivate any of us to engage in this kind of commitment, Dan's love for the community and his desire to see Glastonbury be the spiritual and economic success we all envision has been at the top of his list. We believe it is no more appropriate to question his motives than to question yours or mine.

This said, it is also important to address the matter of checks and balances employed in the process. No one individual has been nor will be in a position to control the process as long as most of us are willing to do our part. We must be willing to participate in the process, as I have encouraged you to do, wrestle with each other over the points we most value, surrender to the will of the majority at decision time, and move on in harmony and respect for one another and trust in the process. It might be helpful for me to highlight the history for your benefit.

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The GCPC led the community, over a period of about a year and a half, through the often painful yet productive and healing process of defining our purpose and direction. Some of the meetings were attended by over 150 community members and most meetings had no less than 50-75 people present. President Cleirbaut facilitated some of the meetings and offered regular consultation. We also held smaller focus group meetings on more specific subjects of interest to those who attended. At the July, 1996, summer conference we invited Keepers of the Flame from all over the world to join us for input into the process. We sought input from absentee landowners by correspondence, and by March, 1997, we had a LUMP Draft to be distributed to the community. This draft was well received, as far as it went.

Now for the specific points of your letter:

1. **Need More Bids**

The board is aware that only one bid has been received, even though three were sought. The expectation was that a reasonable attempt be made to obtain more than one bid while at the same time not get bogged down with repeated requests for bids. The process, after all, is two and a half years in the making. The reason for sending a subcommittee of three people, Dan Kehoe, Joan Murphy, and Davies Anderson, to discuss a contract with Comma-Q architectural company was to determine if they could meet our needs or if we would have to go back through the bidding process. My understanding is that Ben Lloyd did similar follow-up architectural work on the Walker project in Bozeman, which Von Hausen also helped develop, in addition to at least three other master plans he made available for the subcommittee to review.

2. **Define the Scope of the Work**

and

3. **Define What We Want**

It is my understanding that the subcommittee developed an outline of the scope of work while meeting with Mr. Lloyd and presented it at the June 22nd meeting. The board would certainly be looking for this scope of work to be incorporated into the budget we expect to be presented at our next board meeting on July 13, 1998. I have spoken with Daniel Kehoe, Jr., committee chair, and he has assured me that the committee fully understands that we do not have a bottomless source of funding for this project and that it is not necessary to expend the entire remaining $21,000.

4. **Budget for Planning Process**

In speaking with some of the committee members, it appears that there was some confusion regarding the $5,000 and $10,000 figures. There was acknowledgment that you had raised objections which were discussed before coming up with the $5,000 request. The meeting held with the Church on June 25, 1998, regarding a land transfer to the teaching centers reaffirmed that the church leadership will be looking for more specific and concrete architectural work in order for them to sign off on the LUMP. Since the church represents about 40% of the votes of the GLA membership, theirs is an important voice for us to hear.

5. **Rushed Process**

In the two and a half years I have been immersed in this process, the last thing any of us could be described as doing is rolling over for the church and accepting their offers outright. Believe me, we have negotiated intensely and successfully on too many matters to enumerate

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here. The contact teams sent to negotiate with the church on several occasions were not bashful about representing our interests and engaged in tough, fruitful negotiations.

Most of us who have been involved in this process from the beginning would agree with Dan that we need to conclude quickly. The board, in fact, asked the LUMP Committee initially to attempt to complete this project by June of this year. They found this was not realistic and, at the boards request, are attempting to complete the project in time for us to put it to a vote at our annual meeting in November.

We have been discussing plans for a community center in North Glastonbury since 1991, when I served on the Teaching Center Board. Community centers in both North and South Glastonbury, in the opinion of many of us, are a crucial piece of the puzzle of making Glastonbury a thriving economic community. The first formal discussion between the Church and Glastonbury about master planning came about in August, 1995, when Patricia Hearth, President of Glastonbury North TC, and I, Treasurer of Glastonbury North TC, met with Edward Frances and William Smith to explore Church support for the building of a community center in North Glastonbury. Edward told us that the Church would be forming a Glastonbury Planning Committee, ultimately the GCPC, and that their support for this project would be contingent upon an approved land use master plan. So you can see that this process has been at least three years in the making, and may give you some perspective on our sense of urgency.

As I mentioned above, no one person has been nor will drive this planning process if we are all doing our part (which I believe we have). The board believes it is important to have a diversity of skills and interests represented on the LUMP committee. Since the board does not share your opinion that Dan is driving the planning process, his participation on the committee is viewed as an asset rather than a conflict of interest.

As you have stated, many parties are needed to be a part of this kind of process. We believe that this is happening. We sent out telephone trees and made announcements at church services requesting interested persons to join the committee. The committee is working from many hundreds of hours of community meetings and community planner input. The board will review the committee's work and the community will provide another round of feedback and further suggestions. Finally, the Landowners Association membership will vote on the final product.

When all is said and done and if we meet our November time line, we will have committed thousands of person hours to a three year plus process, driven by the Community of Glastonbury membership under the leadership of the GCPC and the GLA. It is our sincere hope that we can put to rest the perception that any one person is controlling or driving this process for personal gain.

6. **Recommendations**

The only recommendation with which the board is not in accord, at least in concept, is the suggestion to seek more bids. I will be asking the committee to address all the other recommendations.

In closing, Craig, we want you to know that the board has encouraged community member (homeowners or not) participation on all committees. If you are still interested in

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continuing your involvement with the LUMP Committee, it is important for the diversity of the committee for you to do so. It is also important for us all to remember that the task, as defined in our mission statement, is for us to be ***Love In Action*** in order for us to be successful community planners and caring neighbors. That starts right here and now in our participation on the board, committees and other community projects and interactions.

My recommendations for you are:

A. Mend your fences.
B. Seek the highest common ground.
C. Work through the existing structure.
D. Assume the best and be prepared for the worst.
E. Trust in the process.
F. Be ***Love In Action***.

It is in the spirit of community and my personal goal to be ***Love In Action*** that I write this letter to you on behalf of the Board of Directors of the Glastonbury Landowners Association, Inc. We invite you to join us in the victory that is clearly within our reach.

Sincerely,

Patrick Wolberd, President
Glastonbury Landowners Assoc., Inc.

cc: GLA Board of Directors
Daniel Kehoe, Jr., LUMP Committee, Chair
Dan Kehoe, Sr., LUMP Committee, Member

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The Lure of Planned Suburbs: No Yard Sales, Just 2 Pets

By Neal Templin
Staff Reporter of The Wall Street Journal

WOODLANDS, Texas—When Peter and Jill Addy bought a $220,000 house in this woodsy development near Houston two years ago, they got six bedrooms and 29 pages of covenants and deed restrictions.

Now, as residents of one of the nation's largest master-planned communities, the Addys can't paint their house a different color without approval, keep more than two dogs in their backyard or park a recreational vehicle there overnight. "When you first see the covenants, you think you can't even move," Mr. Addy says.

The Woodlands' covenants may be strict, but 30 miles to the south, Bass Wallace would love to have them. He lives in an exclusive Houston neighborhood with tree-lined streets and houses costing as much as $1 million. But Houston has no zoning; and as a result, a real-estate partnership was able to buy the house next to Mr. Wallace's, demolish it and start constructing a 240-seat restaurant that is seeking a license to serve liquor until 2 a.m.

The lure of ultra-strict neighborhood rules is drawing millions of Americans into master-planned communities, suburban subdivisions where virtually every aspect of land use is highly controlled. Some 10 million American families now live in them, up from six million in 1990 and just two million in 1980, according to the Community Associations Institute, an Alexandria, Va., nonprofit group.

Many master-planned communities court affluent families who move a lot. Such families are often seeking a controlled environment where it's easy to meet people. To attract them, many planned communities offer a resort-like array of recreational facilities and activities not found in a normal subdivision. For example, Celebration, Walt Disney Co.'s master-planned community near Orlando, Fla., with just 2,000 residents so far, already has an 18-hole golf course, two community pools, volleyball and basketball.

"It's like an instant community you just pop in the microwave," says Karen Danielsen, a researcher at the Urban Land Institute, a Washington think tank.

The boom is particularly big in Houston, the largest municipality in the country without zoning. A referendum to adopt zoning was narrowly defeated in 1993, but master-planned communities have stepped in to do the job. Five of the nation's 10 largest master-planned communities ring Houston, and such communities account for 30% of the area's new-home sales. The number is likely to rise to 40%, thanks to recent developments like WindRose, Gleannloch Farms and Coles Crossing, says American Metro/Study Corp., a market-research firm.

Here at the Woodlands, more than half of new homes go to people moving to Texas from out of state. To lure them, it offers 85 miles of hiking and biking trails, four golf courses and a 13,000-seat pavilion that is the summer home of the Houston symphony.

Keeping the Woodlands an oasis in sprawling suburban Houston is no small chore. The homeowners associations—which effectively govern the unincorporated community of 53,000 people—employ six "monitors," who cruise through the neighborhoods and cite close to 3,000 homeowners each year for covenant violations.

"We try not to be fussbudgets," says Margie Kremer, the head of covenant administration, as she stops her Toyota Corolla in front of a house with garbage cans still visible from the street—a Woodlands no-no.

About 50% of the violations written up by Mrs. Kremer and her staff are first reported by neighbors. A year ago, Woodlands resident Vicky Fullerton, a real estate agent, was showing a house when she noticed the house behind it had several dogs in the backyard. This violated the Woodlands' two-pet limit, and she immediately called the covenant office to report it.

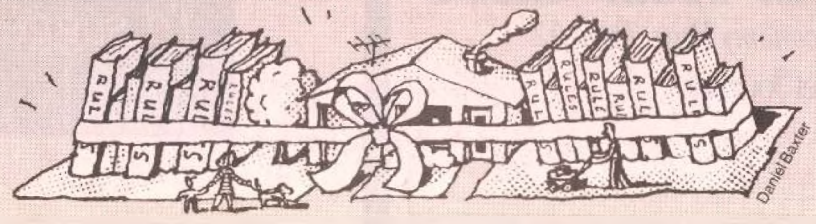
"A lot of people wouldn't like that type of enforcement, and the Woodlands isn't an appropriate place for them," Ms. Fullerton says.

Not all Woodlands residents agree. Several months ago, Matt Bullard, a basketball player for the Houston Rockets who lives in a $300,000 house in the Woodlands, moved his two-year-old's play fort to the side of his house to keep her away from the backyard swimming pool. The Bullards got a letter from the homeowners association saying the fort would have to be moved or fenced in so the neighbors wouldn't see it.

But the Bullards have refused to build a fence because that would mean that Mr. Bullard's wife, Paula, couldn't keep an eye on their daughter from the kitchen. The association says it will give the Bullards a chance to appeal, but Mrs. Bullard says she and her husband will fight to keep the play fort as it is. "I like the Woodlands a lot," she says. "But there are just so many rules."

Please Turn to Page B14, Column 1

Community Control



Living by the Rules

Homeowners in the Woodlands can't do the following except in special circumstances:

- **Hold a garage sale**
- **Cut down a tree** more than six inches in diameter
- **Put a barbecue grill** in the front or side yard
- **Build a play fort** with a floor that exceeds 100 square feet
- **Keep more than two pets** or two doghouses in the backyard
- **Mount bug-zapper lights** more than six feet off the ground

Source: Robert Charles Lesser & Co

Top 10 Active Master-Planned Communities

By size, in acres

Irvine Ranch, Orange County, Calif.	110,000
Poinciana, Poinciana, Fla.	47,000
Woodlands, Houston	25,000
Summerlin, Las Vegas, Nev.	22,500
Highlands Ranch, Denver	22,000
Kingwood, Houston	14,000
Mission Viejo, Orange County, Calif.	10,325
Sienna Plantation, Houston	10,000
Clear Lake City, Houston	10,000
First Colony, Houston	9,700

GLA 00628

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GLA 00629

Americans Flock to Planned Suburbs

Continued From Page B1

Play forts are nothing compared with the hoops Woodlands residents have to jump through to install backyard swimming pools. So when Pamela Stallones built a pool, she picked a pool company that was used to Woodlands rules and regulations. The result was a kidney-shaped pool with a six-foot waterfall that is so pretty the construction company used it in promotional literature, she says.

But it wasn't good enough for the Woodlands. "They sent us a letter saying the waterfall was too tall and it would have to be torn down immediately," Ms. Stallones says. (Pool waterfalls can't be higher than five feet without permission.) When she appealed to the development standards committee of her homeowners association and agreed to plant some shrubs, the committee finally granted her a variance.

But even some who run afoul of the covenant cops support tough enforcement. Gerald O'Connor, a 34-year-old software sales executive, got a notice ordering him to mow his lawn when he went out of town once for a month. "At first I was angry. But then I realized they had a point," he says. The association merely cracks down on the sort of behavior that leaves neighbors fuming in other communities, he says.

As for Peter and Jill Addy, though daunted at first by the deed restrictions, they rapidly became fans. "It's to protect your own interests," Mrs. Addy says. "We haven't found we wanted to do anything that we couldn't do."

As it happens, the Addys recently decided to sell their house and build another one on a bigger lot. They considered building a lakefront home on a 1.5-acre lot north of the Woodlands, but they were concerned about the lack of controls there. So they are building a $350,000 home in the Woodlands, where a waterfront home is way out of their price range. "We would have paid a lot less and had a home on the water," Mrs. Addy says. "But in two years, we might have had a dog kennel next to us."

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Glastonbury Landowners Association
Special Board of Directors Meeting

Minutes
November 2, 1998

1. Call to Order, Prayer

The special meeting was called to order at 7:30 p.m. by Patrick Wolberd at the offices of Healing Wings, Emigrant.

PRESENT: Patrick Wolberd (President), Daniel Kehoe, Jr. (Vice-President), Joan Murphy (Secretary), Maria Scoble (Treasurer), Philip Hoag, Walter Wunsch, Andrew Field, and David Newhouse, Sr.

ABSENT: Linda Kremer and Horus Brailsford.

2. Reading and Disposition of Minutes of 10-26-98 was waived.

3. Order of Business

4. Reports of Officers and Committees

4.3 Architecture Subcommittee – Andrew Field, Chair

The construction project of Mykah Carey, Parcel 42, North Glastonbury, was presented by Andrew Field, who moved to approve the project. Philip Hoag seconded the motion. Passed unanimously.

Parcel 92, South Glastonbury, owner's travel trailer is parked on Parcel 93 because of not being able to access Parcel 92. After discussion the following decision was made: If the trailer is still there in two weeks, Patrick Wolberd will contact the owners of Parcels 92 and 93 to offer assistance, if needed.

4.5 Nominating Committee Report – Joan Murphy, Chair

The agenda for the second Annual Meeting was reviewed (attached herewith).

AWARDS PROPOSAL – Patrick Wolberd presented a proposal to acknowledge the volunteer service given by the six members who leave

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the Board each year. He also proposed to give appreciation awards for special service to the Association (see proposal attached herewith). Philip Hoag moved and Andrew Field seconded to accept the proposal as written. Motion passed – five in favor and three opposed.

4.7 Land Use Master Plan Advisory Committee – Daniel Kehoe, Jr., Chair

The draft L.U.M.P. was reviewed by the Board and suggestions were made regarding Sections 3.8, 3.3, 2.3.3, 2.5, 3.6, and 3.8 (see attached).

5. Next Meeting – Monday, 7:00 p.m., November 16, Healing Wings office, Emigrant.

6. Adjournment – 10:30 p.m.

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GLASTONBURY LANDOWNERS ASSOCIATION, INC.

P.O. Box 312
Emigrant, MT 59027

October 31, 1998

Craig Woodland
P.O. Box 999
Emigrant, MT 59027

Dear Craig:

I am writing in response to your letter of October 26, 1998, in which you resigned from the Land Use Master Plan Committee because of unresolved differences. The Board voted to accept your resignation and asked me to notify you accordingly.

It is unfortunate that such a letter is required because I believe the work on boards and committees in a community such as ours has a dual purpose. The obvious purpose is to accomplish the work at hand. The less obvious, yet higher purpose is for us all, individually and collectively, to work through our differences and shortcomings in order to form a stronger bond and expression of God's love through community.

The regret for me is this represents a sad witness to the fact that I personally failed to successfully assist you and the committee in resolving your differences and finding the common ground necessary to accomplish the higher purpose. There are many lessons for each of us to learn from this experience and I hope you and each committee member will join me in the self-reflective process necessary for us to grow from this experience and increasingly become *Love In Action.*

Thank you for the feedback you have given to the Glastonbury Landowners Association regarding the Land Use Master Plan. Even if your suggestions are not fully incorporated into the final document, they have become part of the consideration.

Sincerely,

Patrick Wolberd, President
Glastonbury Landowners Assoc., Inc.

cc: Land Use Master Plan Committee Members

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Mr. Craig Woodland
P.O. Box 999
Emigrant, MT 59027

October 26, 1998

Glastonbury Landowners Association
P. O. Box 312
Emigrant, MT 59027

Dear President and Board,

After careful consideration and prayer I am submitting my resignation from the Land Use Master Plan Committee. I have found that my role in the committee has become so marginalized that my contributions are no longer effective.

I have noted several serious flaws in both the committee structure and procedures. These flaws can adversely affect future work of this and other committees as well as the viability of any master plan that comes out of this process.

I hope that the GLA board will receive and consider my observations that arise from several months' experience in the planning process. First I will review my committee experience, then isolate the flaws I discovered and their effects.

My Experience on the Planning Committee

I was asked to join the committee in January of this year. I brought with me almost a year and a half of experience of serving on the Church's planning committee. I was told that new people were being encouraged to join the planning process. I was new to living in Glastonbury but not to the building of our community here in Montana.

At the first meeting I attended there were about 18 people. That was the most well attended meeting I saw. I had brought with me some material from my work on the Church's planning committee. When the floor was opened to discussion I presented some of the material we had discovered about Traditional Neighborhood Planning and Design. This led to a lively discussion by many attendees that occupied most of the second half of the meeting.

At my second meeting I noticed that no mention was made of this discussion in the minutes. When I later proposed some of these ideas as a solution to a particular planning situation, I was basically told to keep quiet and "We've already heard about that stuff."

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As the meetings progressed, I was angrily yelled at, called names, mocked and generally pressured and intimidated to keep my ideas to myself. I never responded in kind to this abusive behavior. I was not the only one this happened to. Others expressed to me that they were afraid to express themselves at meetings for fear of intimidation. I soon saw that a small group on the committee were advocating a strict density based zoning model for planning and were not interested in other planning ideas.

At one meeting we were discussing a budget for the committee to propose to the GLA. At the end of the discussion we were going to go on to the next topic without a clear decision being made. By now I had seen a pattern. We would have a discussion but the recorded decision would be up to the interpretation of whoever wrote the minutes. I asked for a vote on the matter. It didn't change anyone's mind but it gave a record of the decision we had made. That was the first time we had actually voted on a decision in my experience up to that point in the committee.

The budget that the committee had decided to propose was $5,000.00 for architectural work. At a later GLA board meeting that I attended the proposed figure had gone up to $17,000.00. This proposal had never gone through the committee. It had been drawn up outside the committee, bypassed discussion in the committee and had been proposed directly to the GLA.

In another discussion when I objected to only getting one bid for architectural work, I was derisively told "You can go and find you own bids." I thought that this proposal to the GLA was unwise and sent my comments on to the GLA. Later I was told that one of the members of the committee was furious at me for doing this. Another member refused to talk to me from that point on.

At the July 13th GLA meeting that I attended, the GLA pressed the committee chair for a draft report to justify a further increase in the budget. The assignment was for the committee to have a draft report in by the next GLA meeting on August 3rd. The committee chair said he would bring this back for discussion in the committee. Fortunately, a committee meeting had been previously planned to be held only three days later on the 16th.

I arrived at the meeting hall on the 16th to find it empty. Astoundingly, with all the work that had to be done to draw up a draft report, our meeting had been cancelled. I had not been notified of the cancellation.

Almost three weeks later on the eve of the GLA meeting a hastily called committee meeting was held on August 2nd . We were given an already written draft report to review. I was a committee member, yet I had no part in writing this report from our committee. I asked who had written the report. I was given a sarcastic rebuke and was never told who wrote it.

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During our committee meetings we had arrived at decisions on a number of topics in the master plan. I found that many of those decisions were not in the report. Instead, only the views of the small group advocating the strict density zoning model were written into the report. Much of the meeting was spent rewriting the report to include decisions that had already been made. The meeting lasted well into the evening. It is always more difficult and time consuming to correct an already written document than to write it in the first place.

The community I saw described in the report was static and not open to growth or much variety. Many of the verbs used in the report were ones such as "preserve," which was used several times. What I was seeing was a plan for a very static retirement community. It did not encourage the growth of new families or small businesses. Rick Warren, author of the book *The Purpose Driven Church*, says there are two uses for structure: control or growth. From what I could see this report chose control over growth.

At this same meeting the chair announced that he was removing me from the committee. The stated reason was that the GLA hadn't punished me enough at a previous meeting for talking to Michael von Hausen. In my opinion the real reason was because I had different ideas about planning than the strict density zoning group. The chair was asked if he had authority to remove people. It was established that he didn't but he said that because he was chair he was assigning that authority to himself. Overruling the objections of the committee members he declared that I was no longer a member and if I had any objections I could take it up with the GLA.

The chair told me I could still attend meetings if I wished. This was a moot point. I no longer receive notices saying where the meetings are to be held and I no longer receive copies of the minutes. Not being told when and where the meetings are being held makes it difficult for me to attend them.

I attended the GLA meeting the next day to have my removal reviewed. Some committee members argued that it set a dangerous precedent to give the committee chairs authority to unilaterally remove committee members. Several restrictions were discussed but none made it into the motion. The only proviso was that the removal had to be reviewed by the board with no time limit or obligation put on it. I then asked for my removal to be reviewed by the GLA at that meeting. The committee chair then said, "No, we must move on to other business."

"Justice delayed is justice denied." This action by the GLA shocked me. To stand by and allow this railroading of a member off of a committee for very questionable reasons and then to not allow that member to even defend himself or answer the unnamed charges against him is indefensible.

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Michael von Hausen

There has been much discussion about my phone call to Michael von Hausen in June. I have attended at least three meetings where it was discussed at length. I have received two lengthy letters and yesterday I have now received a third. There seems to be no end to this issue.

I would like to address repeated accusations that have been leveled against me. I contacted Michael von Hausen in good faith. I did not have a malicious agenda. I had no idea about his ongoing conflict with the GLA until I talked to him. I have only contacted him on that one occasion and have not contacted him since.

I had heard about Michael from many people. He had led the planning process before I moved to Glastonbury. I had not been given any copy of the earlier master plan he authored. In doing research on developing a master plan it seemed like a fairly logical move to contact Michael to get more information.

What I stumbled upon was an ongoing conflict between Michael and the GLA which I knew nothing about and of which I was not the author. This conflict was well underway before I discovered it.

As a follow up to my phone call, Michael sent me a rather manipulative letter which I did not appreciate. It was really a letter to the GLA under the guise of a letter to me. If he wanted to write the GLA he should have had the honesty to write the GLA directly.

The letter that was copied to me yesterday was from the GLA to Michael. Over half of it was about me and some of it was inaccurate. I had been attending meetings of the planning committee and was a committee member prior to the April20th GLA meeting where Michael's work was reviewed. The letter states that his report was reviewed by current committee members. I was a committee member. I had not reviewed his report. It was discussed at meetings that I attended but no copies of the report were passed around or otherwise made available at those meetings. I simply had to rely on the accounts of others as to what was in Michael's report.

I have been relentlessly hounded on this for months. Those who have complained the loudest were those who objected to me presenting planning ideas other than those from the strict density based zoning model. I cannot help but think that this von Hausen issue is a convenient excuse to get me off the committee for having ideas other than theirs.

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Stuctural and Procedural Flaws in the Committee Process and Recommendations

1. ***Voting was rare.*** All committee decisions need to be voted on. Consensus is used in the discussion phase but the decision is determined by voting. Otherwise the decision is open to the interpretation of whoever keeps the record.

2. ***Minutes reflected the opinions of the writer.*** Every effort should be made to have the minutes be an impartial record of events, not a way to correct decisions that didn't go the way of the record keeper.

3. ***Differing ideas were discouraged and ridiculed.*** The Committee process needs to be open enough to allow a free exchange of ideas and expression of opinions.

4. ***Opinions were shouted down and mocked***. The standard of behavior in a committee should be based on the principle of mutual respect for others. It is the responsibility of the committee chair to enforce this standard by not allowing name calling, insults, bullying, anger or ridicule to happen at committee meetings. A chair who either cannot or will not enforce this standard needs to be replaced.

5. ***Work presented to the GLA as committee work was done outside of committee***. The GLA needs to ensure that what is presented as committee work is indeed from the committee as a whole. Reports and recommendations from the committees need to have the signatures of all the committee members on them. Minority opinions need to be allowed to be presented to the GLA without repercussions. This way the GLA can be informed about both sides of an issue.

6. ***Committee chairs can arbitrarily remove members without recourse for that member.*** There needs to be some limitations imposed on this arbitrary authority by the chair. Some of these were proposed at the 8-3-98 GLA meeting:
    1. The removal needs to be reviewed at the next GLA meeting.
    2. It is the first item on the agenda.
    3. If the removal is not dealt with at the next GLA meeting it is voided.
    4. The person removed needs to be able to answer charges against him.
    5. The charges against the person removed need to be clearly stated by the chair.

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