7. ***Removals from the committees were left up to the discretion of the chair and not by some objective set of criteria.*** Our country is based on the rule of law and not the rule of men. To rely exclusively on the judgement of one person with no recourse in law is to leave the committee process open to the failures we are all prone to.

8. ***Documents and information were not readily available to committee members.*** Documents, letters or reports being discussed need to be circulated at meetings. Large reports need to be given to committee members before meetings so they can read them and not have to decide on a large report cold.

The Effects of the Flaws on the Committee Process

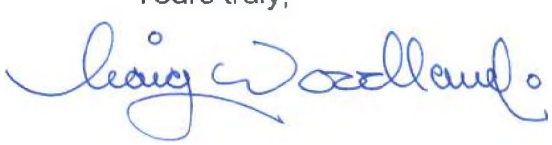
The first effects are the restriction of new ideas, the dwindling of committee size and lack of participation. I saw committee meeting attendance dwindle from 18 to 5.

There is increasing case law where master plans that take away landowners rights without due process or fair representation can be and are being challenged in court. This can be confirmed by checking with a reputable land use attorney who is familiar with current case law. A successful challenge in court could lead to the negation of the entire master plan and a serious erosion of the GLA's authority.

Conclusion

I sincerely hope that the GLA chooses to rectify this situation. I believe if Glastonbury is to be strong and if it is to grow and prosper, members need to be treated with mutual respect and a free exchange of ideas needs to be actively encouraged.

Yours truly,



Craig Woodland

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Glastonbury Landowners Association
Board of Directors Meeting

Minutes
November 16, 1998

1. Call to Order, Prayer

The meeting was called to order at 7:08 p.m. by Patrick Wolberd, at Healing Wings office, Emigrant. Invocation was given by Maria Scoble.

PRESENT: Patrick Wolberd (President), Daniel Kehoe, Jr. (Vice-President), Joan Murphy (Secretary), Maria Scoble (Treasurer), Horus Brailsford, Andrew Field, David Newhouse, Sr., Eric Newhouse, and Walter Wunsch.

ABSENT: Philip Hoag, Dan Kehoe, Sr., Linda Kremer.

Waiver of Notice – Waiver of Notice of meeting was signed by Board members.

2. Reading and Disposition of Minutes

Minutes of October 5, 1998 approved. Minutes of October 26, 1998 and November 2, 1998 to be mailed to Board members.

3. Order of Business

4.5 Amendment of Bylaws

The amendment of Articles IV, B and V, F of Bylaws, having been approved by landowners, was signed by Patrick Wolberd (see attached).

8.1 Eric Newhouse was welcomed as a new Board member.

8.2 Election of Officers

Walter Wunsch nominated and Horus Brailsford seconded the following members as officers:

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Daniel Kehoe, Jr. – President

Andrew Field – Vice-President

Joan Murphy – Secretary

Maria Scoble – Treasurer

The vote was unanimous.

4. Reports of Officers and Committees

4.1 Treasurer's Report – Maria Scoble, Treasurer

Report was given at Annual Meeting (see attached).

Request by Andrew Kramer for an adjustment on his assessments. (See attached letter.) The Board discussed letter. Patrick Wolberd moved and Walter Wunsch seconded that the Treasurer clarify for Andrew what his assessments have been and advise him that there will be no adjustments on his assessments. Motion carried unanimously.

4.2 Finance Committee Report

Regarding past due assessments, Roelof Varkivisier said he will be sending registered letter to landowners who are delinquent in paying assessments to inform them that if they do not pay assessments a lien will be placed on their property. Dan Kehoe, Jr. suggested calling the landowners before sending a registered letter. Patrick Wolberd said he would like to attend the next Finance Committee Meeting.

4.3 Architectural Subcommittee Report – Andrew Field, Chairman

Andrew Field presented the request by Jean-Louis Gillet for preliminary approval of his proposed subdivision on Parcel 70, South Glastonbury. After discussion, the Board recommended that Andrew contact Jean-Louis Gillet and advise him that prior to acting upon his request, we recommend that he go to the County for approval of well and septic system and present us with an approved preliminary plan from the County. Also, he needs to know that there is a potential for a fire water reservoir requirement. Eric Newhouse offered to work with Andrew on the letter.

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4.4 Road Committee Report – David Newhouse, Chair

Snow fences at South Glastonbury – Walter Wunsch moved and Horus Brailsford seconded that $1,000 maximum be allocated for snow fences and associated hardware for South Glastonbury. Passed unanimously. (Also, it was recommended to have a double fence for Hercules.)

Sander – David Newhouse moved and Horus Brailsford seconded that the Board allocate $3,945 to purchase and install a sander in a vehicle. Motion passed unanimously.

Posts with orange paint indicating no hunting have been installed at Hercules and Dry Creek intersection. David Newhouse reported that William Pitt now has a snow plow and would like to plow part of high South Glastonbury for the G.L.A. David informed William he needs insurance to do so.

Speed Bump on Sirius – David Newhouse to purchase two yield signs for intersection of Aries to Sirius and Aries and Capricorn and put up two stop signs at G.A.V.

4.6 Land Use Master Plan Advisory Committee – Daniel Kehoe, Jr., Chair

Committee will meet at end of November to work on revisions of the draft LUMP and prepare for neighborhood meetings.

4.7 Fire Water Reservoir Advisory Committee – Walter, Wunsch, Chair

A 20,000 gallon tank is available for water storage for high South Glastonbury after it is cleaned out.

5. Ombudsman Report – Regina Wunsch (South Glastonbury), Margaret Newhouse (North Glastonbury)

6. Unfinished Business

6.1 Filing liens when assessments owed – Philip Hoag, no report.

6.2 Forming a welcoming committee for new G.L.A. members and new homeowners.

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Notification and greeting procedure – Patrick Wolberd and Joan Murphy agreed to present proposal at 1/11/99 meeting.

6.3 Defining a valid operator's or driver's license.

Patrick Wolberd and Joan Murphy to sign off on resolution and send copies to David Roxendal and Leif Christian parents by 12/14/98.

6.4 Noxious Weed Committee – Formation

Joan Murphy and Horus Brailsford volunteered to be Co-Chairs for the committee.

6.5 Glastonbury Landowners Association paid manager

Board members are to bring in suggestions for manager and job description.

6.6 Fridley Creek

Joan Murphy reported Svend Anderson contacted Sean Murphy and Pete Story for their permission to dig out the blockage. Both agreed but didn't want to bear any financial responsibility. Svend also talked to Donald Knittel at R.T.R. about the situation. Svend will continue to follow up.

7. Tabled Business

7.1 G.L.A. responsibility for maintenance of subdivision roads.

David Newhouse said at the present time, not a good idea to take on private roads as it would increase the financial burden of G.L.A.

8. New Business

8.2 Eric Newhouse suggested the G.L.A. consider sending out a news letter to keep landowners informed of what is happening with Glastonbury.

9. Open Floor Comments

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10. **Next Meeting** – Monday, 7:00 p.m., December 14, Healing Wings.

11. **Adjournment** – 10:00 p.m.

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Glastonbury Landowners Association Board of Directors Meeting

Agenda

November 16, 1998

1. Call to Order, Opening Prayer (and waiver of notice if required)
2. Reading and Disposition of Minutes
3. Order of Business
   - 8.1 Welcome of new board members
   - 8.2 Election of officers and changing of the guard
4. Reports of Officers and Committees
   - 4.1 **Treasurer Report** - Maria Scoble, Treasurer
   - 4.2 **Finance Committee Report** - Maria Scoble, Chair
     FOLLOW-UP: M. Scoble/R. Varkevisser - Make calls as follow-up to lien letters by 11-16-98

     FOLLOW-UP: J. Murphy - Send covenants to title companies stating if assessments are not paid liens will be filed, by 11-16-98
   - 4.3 **Architecture Subcommittee** - Andrew Field, Chair
     NEW PROJECTS FOR REVIEW:

     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 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 by 1-99

     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 11-16-98

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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 11-16-98

FOLLOW-UP: H. Brailsford - Bring speed sign recommendation by 11-16-98

4.5 **Nominating Committee Report** - Joan Murphy, Chair
FOLLOW-UP: J. Murphy - Provide board member packets at the first board meeting following the Annual Meeting, 11-16-98

4.6 **Complaint Committee** - J. Murphy, Chair

4.7 **Land Use Master Plan Advisory Committee** - Dan Kehoe, Jr., Chair
FOLLOW-UP: P. Wolberd - Send thank you to Craig Woodland for his service on the LUMP committee 11-16-98

4.8 **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

FOLLOW-UP: A. Field - To coordinate meeting with Jim Phipps & Phil Larson regarding water reservoir requirements for fire department by 10-26-98

5. Ombudsman Report - ~~Laurel Matthews~~ Regina Wunsch (South) & ~~Margaret Roach~~ Margaret Newhouse (North)

6. Unfinished Business

6.1 **Filing Liens when assessments owed**. - P. Hoag
FOLLOW-UP: P. Hoag - Contact John Glover regarding filing of liens for over due assessments by 11-16-98

6.2 **Forming a welcoming Committee for new GLA Members and New Homeowner Notification & Greeting Procedure** - P. Wolberd/J. Murphy

6.3 **Speed Bump on Sirius Drive** - William Mountjoy/P. Wolberd
FOLLOW-UP: Road Committee - Purchase necessary signs for Aries/Sirius intersection

6.4 **Defining a valid operator's or driver's license**
FOLLOW-UP: P. Wolberd/J. Murphy - Sign off on resolution and send copy to the parties who brought the matter to the Board by 11-16-98

6.5 ***Noxious Weed Committee Formation*** -
FOLLOW-UP: J. Murphy - Get info from county for Board to develop policy

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Glastonbury Landowners Association Board of Directors Meeting

Agenda

November 16, 1998

6.6 **Visitor Presentation Format** - J. Murphy

6.7 **GLA paid Manager Consideration** - J. Murphy

6.8 **How to identify new property owners** - J. Murphy

6.9 **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 11-16-98

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

8.1 Welcome of new board members.

8.2 Election of officers & changing of the guard.

9. Open Floor Comments

10. Next Meeting - Monday, 7:00 p.m., December 7, 1998, Healing Wings

11. Adjournment

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Glastonbury Landowners Association Budget

Income	1998 Projected
Dwelling Assessment	$22,080.00
GAV Assessment	$4,410.00
Land Assessment	$34,920.00
Sub Total	**$61,410.00**
Pre 1998 Assessments	$44,273.00
1998 Interest	$800.00
Total	**$106,483.00**

Expenses	
Liability Insurance	$4,700.00
Secretarial	$540.00
Office Supplies	$800.00
Postage	$500.00
Professional Fees	$1,050.00
Architectal Review	$650.00
Road Maintenance	$23,680.00
Snow Removal	$9,600.00
Magnesium Chloride	$9,000.00
Weed Control	$4,000.00
Total	**$54,520.00**

Land Use Master Plan Budget 1999	
Printing & Mailing	$3,000.00
Architect & Planner	$17,000.00
Misc. Expenses	$1,000.00
Hall Rental & Phone	$500.00
Total	**$21,500.00**
GLA Planning Fund* [4]	**$21,670.00**

Income	1998 Actual (as of 11/3/98)
Dwelling Assessment	$15,837.70
GAV Assessment	$4,410.00
Land Assessment	$25,679.69
Sub Total	**$45,927.39**
Pre 1998 Assessments	$13,299.44
1998 Interest* [1]	$733.86
Sub Total	**$59,960.69**
Fee Simple Upgrade* [2]	$27,082.00
Church Road Settlement* [3]	$12,162.00
Total	**$99,204.69**

Expenses	
Liability Insurance	$4,699.16
License & Taxes	$10.00
Office Supplies	$1,231.24
Postage	$778.11
Professional Fees	$1,888.88
Road Signs	$55.00
Road Maintenance	$20,864.70
Snow Removal	$1,946.93
Road Inspection Report	$993.34
Sickle	$750.00
Petty Cash	$76.10
Fax Machine	$70.00
Weed Control	$753.00
Total	**$34,116.46**

Income	1999 Projected
Dwelling Assessment	$22,080.00
GAV Assessment	$4,410.00
Land Assessment	$34,920.00
Sub Total	**$61,410.00**
Pre 1999 Assessments	$25,000.00
1999 Interest	$1,500.00
Sub Total	**$87,910.00**
Fee Simple Upgrade	$2,500.00
Church Road Settlement	$12,162.00
Total	**$102,572.00**

Operating Expenses	
Liability Insurance	$4,700.00
License & Taxes	$10.00
Office Supplies	$1,000.00
Postage	$700.00
Professional Fees	$4,000.00
Road Maintenance	$39,320.00
Snow Removal	$9,600.00
GLA Manager	$7,500.00
Weed Control	$3,000.00
Sub Total	**$69,830.00**

Capital Expenses	
Emergency Fund	$30,000.00
Road Improvement Expense from C.U.T. Settlement	$25,000.00
Sander	$4,000.00
Fire Water Reservoir	$5,000.00
Total	**$133,830.00**

**1.) 3.3% Interest *2.) In order to help the GLA with its startup costs, C.U.T. agreed to share the income from the Fee Simple Upgrades. This is a one time income. *3.) Prior to turning over its responsibilities to the GLA, C.U.T. agreed to pay for finishing certain road construction projects. This is a one time settlement paid in 2 installments. *4.) These funds are managed by C.U.T. and are only allocated for Land Use Master plan expenditures.*

GLA 00651

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Glastonbury Landowners Association 1998 Assets (11/3/98)

Assets	
First Interstate Checking	$2,105.44* 1
Petty Cash	$65.36
First Interstate Savings	$74,733.86
Sub Total	**$76,904.66**
Accounts Receivable	$46,462.46
Total	**$123,367.12**

1.) On 1/1/98 the opening balance in our GLA checking account was $11,816.51

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FIRST AMENDMENT TO BYLAWS
OF
GLASTONBURY LANDOWNERS ASSOCIATION, INC.

THIS AMENDMENT is made and adopted this 16th day of November, 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 November 14, 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:

Joan Murphy
Secretary

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WAIVER OF NOTICE

MEETING OF BOARD OF DIRECTORS

OF

GLASTONBURY LANDOWNERS ASSOCIATION, INC.

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

We designate, Monday, November 16, 1997, at 7:00 p.m., as the time and Healing Wings offices in Emigrant, Montana as the place of the meeting of said Board of Directors, the purpose of said meeting being for the transaction of such business as may be necessary or advisable for the corporation to carry on its contemplated business. And WE DO HEREBY WAIVE all the requirements of the laws of the State of Montana, both as to notice and publication thereof of the time, place and object of the meeting; and WE DO CONSENT to the transaction of such business as may come before the said meeting.

Dated: November 16, 1998

Andrew Field

Philip Hoag

Daniel Kehoe, Sr.

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Glastonbury Landowners Association, Inc.
Waiver of Notice
November 16, 1998

Daniel Kehoe, Jr.

Linda Kremer

Joan Murphy

David Newhouse, Sr.

Eric Newhouse

Maria Scoble

Patrick Wolberd

Walter Wunsch

Horus Brailsford

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PROXY

I, Daniel J. Kehoe, Sr., hereby allow Joan "The Power" Murphy to cast my votes on all issues brought up for vote at the meeting of the Glastonbury Landowners Association (GLA) to be held on November 16, 1998.

Daniel J. Kehoe, Sr.

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Glastonbury Landowners Association
Board of Directors Meeting

Minutes
December 14, 1998

1. Call to Order, Prayer

The meeting was called to order at 7:15 p.m., by Daniel Kehoe, Jr. at Healing Wings Office, Emigrant. Invocation was given by Daniel Kehoe, Jr.

PRESENT: Daniel Kehoe, Jr. (President), Maria Scoble (Treasurer), Joan Murphy (Secretary), Linda Kremer, David Newhouse, Sr., Eric Newhouse, and Patrick Wolberd. Walter Wunsch present by proxy.

ABSENT: Horus Brailsford, Andrew Field, and Philip Hoag.

2. Reading and Disposition of Minutes

Minutes of November 2, 1998 approved. Minutes of October 26, November 14, and November 16, 1998 approved with corrections.

3. Order of Business

No change made in order of business.

4. Reports of Officers and Committees

4.1 Treasurer's Report – Maria Scoble, Treasurer

Approximately $75,000 total in the bank accounts.

1) $60,000 in money market fund account
2) $5,000 in checking account
3) $10,000 in C.D.'s purchased 12-14-98

Andrew Kramer's request for adjustment on his assessments. Maria Scoble advised him there would be no adjustment made.

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Josephine Stark's letter to the G.L.A. regarding Parcel #23, S.G. assessments (Green Barn) was read (see attached). Maria Scoble to write Josephine Stark acknowledging receipt of letter.

4.2 Finance Committee Report – Maria Scoble, Chair

No follow-up as yet on past due accounts.

Maria Scoble moved and Daniel Kehoe, Sr. seconded that the G.L.A. pay Cynthia Murphy $25 to type each set of Board minutes. Passed unanimously.

4.3 Architectural Subcommittee Report – Andrew Field, Chair

James Mason's request to place a mobile home on Parcel #7, N.G. for a two-year period was introduced and explained by Patrick Wolberd. The Board recommended that the Masons wait until the LUMP is approved as the wording in the plan is more favorable to their request than the present mobile home requirements. Patrick Wolberd to contact James Mason.

Kremer's subdivision #18, S.G. submitted for final approval by G.L.A.

Gillet request for approval of subdivision Parcel #70, S.G. was discussed. Daniel Kehoe, Jr. explained to the Board that the G.L.A. cannot require a ten acre minimum for subdivisions in high South Glastonbury on the sales that were transacted before the Master Plan goes into effect.

Scott and Ranttalo building projects in North Glastonbury. Architectural Subcommittee forms for construction projects have not been submitted. Eric Newhouse will follow-up with Ian Scott. Joan Murphy to send a letter to Paul Ranttalo.

4.4 Road Committee Report – David Newhouse, Sr., Chair

David Newhouse, Sr. reported that Richard Johnson purchased and installed snow fences in South Glastonbury. Cost was $570. Since the Board had approved expenditure of up to $1,000, approval was given to repair snow fences on Arcturus and install snow fences and posting around power boxes.

A sander was purchased and installed on David Newhouse's truck.

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Patrick Wolberd moved and Dan Kehoe, Sr. seconded to authorize the Road Committee to pay $30 per hour for road sanding services. Passed unanimously.

The three-way stop signs at entrance to G.A.V. have not yet been installed.

Snow drifts on Dry Creek road. Patrick Wolberd moved and Dan Kehoe, Sr. seconded that the G.L.A. Board negotiate with the County to have the County purchase fencing and the G.L.A. would put up and take down the fencing seasonally. Passed Unanimously. David Newhouse to follow up with County.

William Pitt requested that if ever his snow plow is not adequate to plow his road, could he be plowed out by the G.L.A. since he has helped plow South Glastonbury roads without receiving payment for his services. The Board recommended he contact Walter Wunsch regarding his request. Patrick Wolberd moved and Dan Kehoe, Sr. seconded that David Newhouse instruct William Pitt to submit proof of insurance to the Board and he would then be accepted as a contractor to plow roads. Passed unanimously.

David Newhouse to call Walter Wunsch regarding plowing in South Glastonbury.

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

Joan Murphy moved and Dan Kehoe, Sr. seconded that the G.L.A. pay the expenses for the printing and mailing of the LUMP and be reimbursed from the Glastonbury Special Account at a later date. Passed unanimously.

Daniel Kehoe, Jr. distributed copies of the LUMP to Board members (see attached) and reviewed changes from previous draft.

6. Unfinished Business

6.1 Philip Hoag contacted John Glover regarding filing liens when assessments are owed and is waiting for answer. (Eric Newhouse gave report.)

6.4 Defining a valid operator's or driver's license – Patrick Wolberd

Resolution completed (see attached).

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6.7 G.L.A. paid manager/administrative assistant duties would include: Attending Board meetings; take and type minutes; draw up agenda for meeting; distribute notice of meetings and other material to Board members; be a liaison with County and Church; accept phone calls and mail copies of covenants, etc. when requested; check the recorder's office for new landowners. Good computer skills required. Joan Murphy to follow up.

The Board also considered having a pool of people available to review construction projects. Suggested names for this position: William Smith, Eric Newhouse, and James Healy. The G.L.A. would charge the builder a fee which would be paid to the person reviewing the project. Proposed fees: $50 for small project (home); $250 for condominiums, etc.

6.8 How to identify new property owners – Joan Murphy

Check with County Recorder's office monthly.

8. New Business

Patrick Wolberd expressed a concern that the community might polarize over the withdrawal of some members from C.U.T. and the negative response they have received from other members. Patrick Wolberd to follow up.

10. Next Meeting – Monday, January 11, 1999, Healing Wings.

11. Adjournment – 10:25 p.m.

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GLASTONBURY LANDOWNERS ASSOCIATION BOARD OF DIRECTORS MEETING

AGENDA

December 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 Treaurer's Report - Maria Scoble, Treasurer

   4.2 Finance Committee Report - Maria Scoble, Chair
   FOLLOW-UP: M. Scoble/R. Varkevisser - Follow-up with landowners who have past due assessments

   FOLLOW-UP: J. Murphy - Send Covenants to title companies re filing of liens on past due assessments.

   4.3 Architectural Subcommittee - Andrew Field, Chair
   PROJECTS FOR REVIEW:
   JAMES MASON's request to put mobile home on Parcel 7, N.G.

   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.

   FOLLOW-UP: A. Field/E. Newhouse - draft and send letter to Jean-Louis Gillet regarding Subdivision of Parcel 70 S.G.

   FOLLOW-UP: A. Field - J. Kozlik/Hansard project on Parcel 81 S.G.

   4.4 Road Committee Report - David Newhouse, Chair
   FOLLOW-UP: David Newhouse - Contact Richard Johnson to install snow fences

   FOLLOW-UP: David Newhouse - Purchase and installation of a sander.

   FOLLOW-UP: David Newhouse - Purchase necessary signs for Aries/ Sirius intersection

   4.5 Nominating Committee - Joan Murphy, Chair

   4.6 Complaint Committee - Joan Murphy, Chair

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

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4.8 Fire Water Reservoir Advisory Committee - Walter Wunsch, Chair

5. Ombudsman Report, Regina Wunsch (S.G.) and Margaret Newhouse (N.G.)

6. Unfinished Business
6.1 Filing Liens when assessments owed - P.Hoag
FOLLOW-UP P. Hoage - Contact John Glover regarding filing of liens for over due assessments

6.2 Forming a welcoming Committee for new GLA Members and New Homeowner Notification & Greeting Procedure - P. Wolberd/J. Murphy by January 11, 1999

6.3 (Moved to Road Committee) Signs for Aries/Sirius intersection, etc.

6.4 Defining a valid operator's or driver's license
FOLLOW-UP: P. Wolberd/J. Murphy - Sign off on resolution and send copy to the parties who brought the matter to the Board by 12/14/98

6.5 Noxious Weed Committee Formation -
J. Murphy and H. Brailsford volunteered to be co-chairs for this committee

6.6 Visitor Presentation Format - J. Murphy
This item merged with 6.2

6.7 GLA paid Manager Consideration - J. Murphy
FOLLOW-UP: ALL Board Members to bring suggestions for position and duties involved

6.8 How to identify new property owners - J. Murphy

6.9 Fridley Creek blocked
FOLLOW-UP: Svend Anderson

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

8. New Business

9. Open Floor Comments

10. Next Meeting - Monday, 7:00 p.m., January 11, 1998, Healing Wings

11. Adjournment

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INSTY-PRINTS

We Make You

Sold To
GLASTONBURY LANDOWNERS ASSOCIATION
% Joan Murphy
P. O. Box 312
Emigrant, Montana 59027
333-4792

DATE 12/12/98

P. O. #

QUANTITY	DESCRIPTION	AMOUNT
140	Land Use Master Plan - Glastonbury South, 8.5 x 11 20# Bond White, 41 originals, copied on 1 side Collated / Stapled, Customer Stock	229.60

Sales Rep: Val
Taken by: Val
Account Type: Charge

Notification: none
Wanted: Mon 12/14
Land Use Master Plan - Glastonbury

SUB-TOTAL	229.60
TAX	
SHIPPING	
TOTAL	229.60

RECEIVED BY:

TERMS: NET 30

X _____

PLEASE PAY FROM
THIS INVOICE!

Invoices not paid when due are subject to a late charge of 1.5% per month, 18 % per annum or the highest rate permitted by law. Minimum finance charge is .50¢ per month.

We Make You
Look GOOD
On Paper!!!

Thank You!

Your Patronage Is Sincerely Appreciated.

GLA 00666

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INSTY-PRINTS

We Make You Look GOOD

DATE 12/12/98

Sold To
GLASTONBURY LANDOWNERS ASSOCIATION
% Joan Murphy
P. O. Box 312
Emigrant, Montana 59027
333-4792

P. O. #

QUANTITY	DESCRIPTION	AMOUNT
150	Land Use Master Plan - Glastonbury North, 8.5 x 11 20# Bond Work to Collate, saved on 1 side Collated / Stapled / Customer Stock	246.00

Sales Rep: Val
Taken by: Val
Account Type: Charge

SUB-TOTAL	246.00
TAX	
SHIPPING	
TOTAL	246.00

RECEIVED BY:

TERMS: NET 30

X

PLEASE PAY FROM THIS INVOICE!

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Thank You!

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GLA 00667

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Glastonbury Landowners Association
Land Use Master Plan Committee
P. O. BOX 499
EMIGRANT, MT 59027

December 15, 1998

Dear Landowner:

Enclosed please find the preliminary draft of the Community of Glastonbury Land Use Master Plan. Members of the Master Plan committee will soon be holding a neighborhood meetings to get your suggestions and answer your questions. Please read this Master Plan carefully in preparation for your neighborhood meeting.

Our target timeline for completing the neighborhood meetings and mailing the modified draft for review is early February. A general meeting for a community review of the modified draft is planned for the third week of February. ultimately, the GLA Board plans to hold a membership meeting to vote on the Master Plan by early March.

As you review the Master Plan, you will find two major areas that conceptualize a the unifying philosophy and vision: the Residential Area; and the Village Center. These areas have different needs and slightly different philosophies governing their development. In the Residential area, we build a vision by taking into account what development is already in place and what standard to adopt to get where we want to go as a community. By establishing a standard and design for the Village Centers, we attract developers who are magnetized to our spirit and vision.

The residential density schedules, shown in Section 3.8, are based on the topography and location of the parcels. The highest density areas are those with the best road access and amount of buildable land.

The design standards for the Village Center give physical definition to the vision and philosophy of the community and maintain and improve property values. At present two designs themes have been offered: Western Contemporary in Glastonbury North and Alpine in South. Generally these design elements are already to be found in Glastonbury North and South, respectively.

The Restated Covenants adopted the original Glastonbury Process Review Committee standards until superseded by the Master Plan or rules of the GLA. The Master Plan's Section 5 is the main three standards brought up to date. Since Park County basically adopted Glastonbury's road standard, we have eliminated them from the Master Plan.

Please thoughtfully read through this document and mark it up and bring your marked up copy to the neighborhood meeting. We value everyone's insight and forethought and look forward to the neighborhood meetings. Out of town landowners may mail their marked up pages to the GLA to the above address.

On behalf of the GLA Board and the Master Plan Committee,

Daniel Kehoe, Jr.

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Land Use Master Plan 12-15-98 (40 pages)

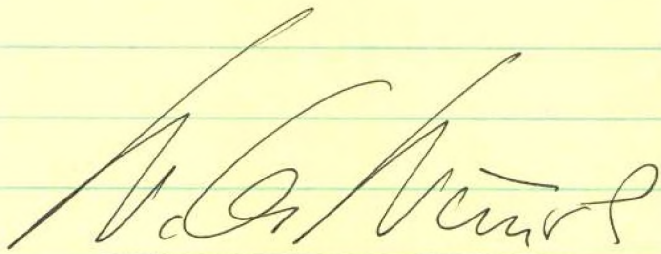
See above document in Master Plan Historical Files

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I, Walter Wunsch, give my proxy

for the GLA Board meeting of 12-14-98

to Joan Murphy



Walter Wunsch

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1999

TELEPHONE TREE

To: Residents of North and South Glastonbury
From: The Glastonbury Landowners Association

The Glastonbury Landowners Association has an opening for an Administrative Assistant for 10 hours per week, payable at $10.00 per hour. This position would include attending GLA Board meetings, taking minutes of the meetings, handling correspondence and the paper flow of the organization and would include other such reasonable duties of an Administrative Assistant. Adaptability to changing circumstances and a sense of humor is helpful. Please respond by faxing your resumé to 333-4581 or mailing it to Glastonbury Landowners Association, P.O. Box 312, Emigrant. If you would like further information, please call Joan Murphy at 333-4792.

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1999

April, 20, 1999

Glastonbury Landowners Assoc.
Board of Directors
P.O. Box 312
Emigrant, MT 59027

I would like to apply for the administrative position that was announced via telephone tree this week. Since I work at home and my schedule is very flexible, I could be available on an as-needed basis. I could arrange to be available pretty much any time with minimal notice.

As you can see on the attached resume I have office and administrative experience but only minimal computer experience. I feel I could learn what is required in this area fairly quickly.

Thank you for your consideration.

Sincerely,

Eileen Alexander

Eileen Alexander
333-4786

GLA 00672

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1999

R E S U M E

E I L E E N A L E X A N D E R

ADDRESS: P.O. Box 1633
Emigrant, MT 59027

Phone: (406) 333-4786

EDUCATION:
Graduated 6/60 - Alemany High, San Fernando, CA
9/60 - 6/61 - L.A. Valley College, Van Nuys, CA
8/61 - 5/63 - U.C.L.A. - Liberal Arts

WORK EXPERIENCE:

6/90 to present — SELF EMPLOYED - AGRICULTURAL

Currently I am involved in raising Dairy Goats for sale. I also raise orphan lambs on the surplus milk and make cheese for sale at our community Farmers' Market in the summer.

12/86 to 6/90 — Living in Longmont, Colorado
Not employed outside home.

9/78 to 12/86 — LOS ANGELES UNIFIED SCHOOL DISTRICT
TRANSPORTATION BRANCH

I started with the school district as a school bus driver. After a year I became an assistant Area Bus Supervisor and later an Area Bus Supervisor. Area supervisors are responsible for 30 to 50 bus routes and drivers. They maintain an area office; keep work records; make work assignments; interface with school personnel and parents and do whatever else is needed to keep the operation running smoothly. For 2 years I was a Transportation Inspector. In this position I handled complaints, made investigations and submitted a written report with recommendations for resolving the problem to the Director of Transportation. I left this position when our family moved to Colorado for my husband's job.

Prior to my employment with the school district I was occupied with raising 3 children.

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1999 EXPENSES / INCOME

SNOW PLOWING	GRADING	ROAD MATERIAL	ADMIN	LAWYER	SECRETARY	ACCOUNTING	MAINTANCE	INCOME	MEETING ROOM	INSURANCE
1982.5	1235	5037	13.19	81.6	25	75	28.64	1166.14	20	4583.53
300	3087.5	31500	20.56	91.05	45	253.24	558	13817.76	20	
380.1	**1397.5**	1000	24	12.5	25	174.34	75	3017	20	
532.5	490		27		50	192.33	600	5426.97	20	
710.1	9110		23.33		60	153	150.7	6938.33	20	
360	9110		73.97		98.93	82.72	72	6270	20	
	585		22.4		200	152	641.24	3582.73	40	
			50.25		225	88.55	75	3188.4	20	
			10		100	69.55	1043.49	1380	20	
			40		100	176.75	658.13	1830	20	
			40		100	280.54		6738.69	75	
			226.45		350			1760.5	20	
			60		105			2656.26	20	
			89.36					3923.83	20	
			58.39					2840.26	20	
			180					4325.94		
			27.98					2097.18		
			67.02					15000		
			79.51					612.27		
			225					380		
			125					5574.4		
			173.29					2958.26		
			50.25					286.25		
			23					286.25		
			54.23					1180		
			67.32					500		
			103.67					273		
			100							
			67							
			37.6							
			57.25							
4265.2	25015	37537	2159.77	185.15	1483.93	1698.02	3902.2	98010.42	375	4585.53

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2000 EXPENSES / INCOME

SNOW PLOWING	GRADING	ROAD MATERIAL	ADMIN	LAWYER	SECRETARY	ACCOUNTING	MAINTANCE	INCOME	MEETING ROOM	INSURANCE
300	520	2640.24	24	50	105	364.32	54.5	740	20	4550.53
105	10030	8367.59	160	43.75	230	80.07	620	705	20	
520	2547.5	15360	43.64		135	70	1000	2555	20	
490	480	1962.2	50		70.5	214.08	1000	3730	75	
253.4	10500	701.98	500		120	50	977.5	2800	20	
70	330.45		75		55.25	108.25	40	4203	20	
201.25	1895		64		90.5	254.99	120	292.2	75	
175	1605		100		100	237.42	120	2030		
52.5	3015		120		210		525	2132		
262.5	5760		117.64		112.42		1600	4482.06		
218.75	1440		72		100		537.5	2077.74		
200	3506.24		160.88		100		1121.25	700		
160	960		95.91		275		36.38	1935		
	3350		97.6		70		37.25	2019.49		
	1965		266.39				35.5	568		
	4200						260	1948.77		
	674.9						676	560		
							12.25	1250.97		
							12.5	2239		
							100	120		
							299.58	1153		
							35.5	1215		
								2288.76		
								1622.8		
								6174		
								600		
								783.81		
								1440		
3008.4	52779.09	29032.01	1947.06	93.75	1773.67	1379.13	9220.71	52365.6	250	4550.53

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Misc. Items —
May be attachment
to 1999 Mins

GLA 00676

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Dear Glastonbury Landowner,

It has come to the attention of the Glastonbury Homeowners Association that you have knap weed growing on your property. It is the policy of the Glastonbury Homeowners Association to actively promote weed control in the community. The association pays to have the community road easements sprayed annually to control knap weed. Some property owners in the community have aggressively worked control knap weed on their properties and others have neglected the problem. It makes it very hard for those trying to control the weed if their neighbors are allowing the weed to proliferate because the seed is spread by the wind.

There is a Park County Ordinance mandating noxious weed control that includes fines for non-compliance. The Glastonbury covenants also mandate the control of noxious weeds. We would like you to have the knap weed infestations on your property sprayed by a qualified weed control person. Many residents have had good results with Dan Skattum whose phone number is 222-0983. Other licensed weed control people are listed in the yellow pages.

Please get back with us within 14 days with a plan as to when and who will be dealing with the weed problem on your property. If we do not hear from you in 14 days we will refer the problem to the County's attention for action.

We also understand that some adjoining non-Glastonbury landowners have infestations of knapp weed that are causing seed to be blown onto Glastonbury properties. This problem is out of the Homeowners jurisdiction. If you live adjacent to any such landowner we do suggest you to personally contact these landowners and encourage them to control the weeds adjacent to you. If you feel they are not responding we encourage you to refer the problem to the County for action.

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

October 30, 1999

Thomas Mosser
P. O. Box 12
Emigrant, MT 59027

Dear Thomas:

Thank you for your efforts towards getting Story Road paved. The GLA was not in a position to meet the time frame necessary to utilize the contract you had developed with the paving company. In our informal discussion with he other participants in the project, we understood that they were not ready to move forward either.

In the interim since our last discussion, several members of the GLA Board have met with the other funding parties and a Park County representative. In our discussion, we found that the plan the paving companies had bid on was more ambitious than either the parties or the County had envisioned. A scaled back plan was agreed upon by the parties involved. I'm not sure where the misunderstanding developed between the funding parties' intention for paving and the vision you held for the paving and various other projects. This unfortunate development led to a plan being presented that was not of the parties' original intent and left the GLA no other choice but to decline involvement on the terms presented.

Once again, on behalf of the Glastonbury Landowners Association, Inc., I thank you for the hours you have devoted to this project. I regret any miscommunications that we may have had that led to the circumstances we have experienced.

Sincerely,
Glastonbury Landowners Association, Inc.

Daniel Kehoe, Jr.
President

cc: Sean Murphy
Mike Grove
Peggy Keathley
Murray Steinman

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Glastonbury Landowners Association
Road Committee 1999/2000 Road Maintenance & Improvement Plan

The board of directors approved a proposal to participate in the cost of paving Story road in a cooperative venture involving Glastonbury Landowners Association ($15K), Church Universal and Triumphant ($15K), Park County (Roadbed widening and topping, culvert installation, and grading), First National Bank of the Rockies ($10K), Murphy Mobile Home Park ($15K), Avalon Assisted Living Facility ($15), and others ($5K). This project was completed on November 11, 1999, at a price of $75,000 plus the County's roadbed improvement.

In conjunction with the $15,000 Story road improvement, the GLA committed to a $15,000 road improvement at problem areas on Dry Creek road and other major entry arteries to South Glastonbury.

This past year the Road Committee has also been researching road surface binder products to find the longest lasting and most economical road surface treatment products to reduce washboarding, potholes and dust problems. This process has taken longer than expected. While researching and testing an alternative treatment product, we have engaged in a low cost minimal maintenance program which has resulted in the the poor quality road surface we have all been tolerating this past year. If we do not have an improved product identified before Spring, 2000, we will return to the use the magnesium chloride product used in previous years.

The plan is to start an intensive maintenance program early in Spring of 2000 treating the main arteries of North and South Glastonbury. This will involve approximately 13 miles of the 26 miles of Glastonbury roads at a cost of roughly $91,000 ($7K per mile).

The current cash in the bank is in excess of ~~$112~~ 107,000. This leaves a ~~$21~~ 30,000 buffer plus the year 2000 income to cover the necessary routine road maintenance and other expenses necessary to operate our association.

will leave about $20,000 in Contingency fee

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Catherine Mansaw
P.O. Box 343,
Emigrant MT 59027

G.L.A.
P.O. Box 312
Emigrant MT 59027

September 28 1999

Dear Board Members,

I am writing with regard to the dangerous curve in the road by the gravel pit in North Glastonbury. Today, Frances Lichner, who works for us, was rushing home travelling east when her car rolled over at this location. She was absolutely clear that it was her own fault for speeding and blamed no one else for the accident. Some time ago, I was personally involved in a near miss while travelling east in this location and would have been the one at fault had that incident ended with a collision. I was deeply shaken, especially since my children were with me in the car. Since that time, I always exercise particular caution at this part of the road. Unfortunately, those who do not reside in Glastonbury do not have experience to rely on and they may not slow down. Furthurmore, there are a number of younger drivers who at times, drive with nothing short of recklessness. In my opinion they pose a significant danger to others on the road particularly in dangerous spots like this curve. I am also seriously concerned about the fact that often the afternoon sun is directly in a drivers eyes when traveling west by the gravel pit making it very difficult to see an approaching vehicle and react in time. I would point out that right now there is barely room to take evasive action.

Clearly I am not a road builder but it seems obvious to me that some improvements could be made. I would like to see the road widened at least so that there is room for some evasive action to be taken if necessary. Perhaps this part could be paved to eliminate the danger posed by shifting gravel. At this point in time there is not even a sign indicating that a more than ordinary danger exists. Nor is there a sign designating a speed limit here. I don't know the financial costs that would be involved to improve the road but it seems to me that a comparitively little amount of money spent now could save an enormous personal cost in someone's ruined life in the future. I believe this is a compelling enough reason to take immediate action but there are other considerations.

When Wayne helped Per tow the car away, he told me that the washboard was terrible there. I am not an attorney, but I have heard of lawsuits such as a poacher successfully suing a landowner because he fell in a hole and broke his ankle. It didn't matter that he was trespassing on private property. The court held that the landowner was liable and should not have left dangerous holes on his property because he should have known someone could hurt themselves in them! Similarly, it may not matter that someone was speeding at this location. It may be that the lack of warning of danger and even the poor condition of the road itself could make the G.L.A and consequently, all of us landowners, liable.

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I feel very sad about what happened to Frances this morning. Such news makes me acutely aware of how vulnerable we human beings can be. Who has not found themselves behind the steering wheel in a hurry for some seemingly important reason at some time in their life? Fortunately for Frances, she was able to crawl out of her car and walk away, next time someone may not be quite so "lucky".

I have been concerned about this dangerous curve for some time but I didn't do anything about it. I am angry with myself that I did nothing. It took this accident for me to take the small action of writing this letter asking you to make the necessary improvements. I tend to look on the bright side, but in this case I feel that there is a high possibility that a terrible accident could happen here and frankly, it won't matter who is at fault. What will matter is that someone could be seriously hurt or even killed. It seems to me that there are more than enough reasons to correct this situation, and with the winter coming up, I would hope sooner rather that later.

Yours sincerely

Catherine Mansaw

Catherine Mansaw

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Notice Of Meeting of Board of Directors

Of

Glastonbury Landowners Association

NOTICE IS HEREBY GIVEN that a meeting of the Board of Directors of the Glastonbury Landowners Association will be held on November 11, 1999 at 7:00 PM at the Healing Wings, Emigrant, Montana.

Dated 11-05-99.

By: Julie M. Brennan
Daniel J. Kehoe, Jr./Julie Murphy Brennan
President/Executive Assistant

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Notice Of Meeting of Board of Directors

Of

Glastonbury Landowners Association

NOTICE IS HEREBY GIVEN that a meeting of the Board of Directors of the Glastonbury Landowners Association will be held on October 18, 1999 at 7:00 PM at the Healing Wings, Emigrant, Montana.

Dated 10-13-99

By: _____
Daniel Kehoe, Jr.
President

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1999-01-11_BDGN.pdf

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Gastonbury Landowners Association
Board of Directors Meeting

Minutes
January 11, 1999

1. Call to Order, Prayer

The meeting was called to order at 7:12 p.m., at Healing Wings Office, Emigrant, MT, by Daniel Kehoe, Jr. Invocation was given by Laurel Matthews.

PRESENT: Daniel Kehoe, Jr. (President), Maria Scoble (Treasurer), Dan Kehoe, Sr., Eric Newhouse, Walter Wunsch, Andrew Field and Philip Hoag. Patrick Wolberd, Joan Murphy (Secretary) and Linda Kremer were present by proxy.

ABSENT: David Newhouse and Horus Brailsford.

2. Reading and Disposition of Minutes

Minutes from the December 14, 1998 meeting were approved.

3. Order of Business

4.1 and 4.2 were delayed until the arrival of Roelof Varkevisser, assistant to Treasurer.

4.3 Architectural Subcommittee Andrew Field, Chair

PROJECTS FOR REVIEW:

Construction Projects:

Lisa Buford, Parcel 40, N.G. - Discussion at a later date.

Subdivisions:

Neil Kremer, Parcel 18, S.G. - Plat needs clarification.

Susan Gough, Parcel 38, N.G. - A. Field moved, E. Newhouse seconded to approve final subdivision. Motion passed unanimously.

Fred Morsell, Parcel 24, N.G. - A. Field moved, D. Kehoe, Sr. seconded to approve preliminary subdivision with the condition that newly constructed driveway

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intersect Capricorn Drive at a 90 - degree angle. Motion carried unanimously.

Patricia Harth, Parcel 24, N.G. - A. Field moved, E. Newhouse seconded the motion to approve preliminary subdivision. Motion passed unanimously.

James Mason, Parcel 7, N.G. - P. Wolberd to follow-up with J. Mason request to place mobile home on Parcel 7, N.G.

Ian Scott - E. Newhouse will follow-up regarding application forms to be filled out for contruction project.

Paul Ranttalo, Parcel 30, N. G. - A. Field moved, E. Newhouse seconded preliminary approval for building project (house). Motion carried unanimously.

James Kozlik, Parcel 81, S. G. - J. Kozlik, being present at 1-11-99 meeting, was addressed by A. Field. A. Field asked J.Kozlik to commit to getting septic system worked out with county sanitarian, burying electric cable and solid foundation completed by a certain date. J. Kozlik agreed to follow these guidelines and submit in writing to Board.

Jean Louis Gillet, Parcel 70, S.G. - Taxes are not paid. Project needs further discussion.

4.1 Order of Business -Treasurer's Report Maria Scoble, Treasurer

Profit and Loss Statement, January through December 1998, was submitted, along with the Balance Sheet dated January 6, 1999. Copies of these documents are filed herewith. M. Scoble looked into matter with Josephine Stark, Parcel 23, S. G. and stated no payments have been made.

4.2 Finance Committee Report Maria Scoble, Chair

M. Scoble moved, A.Field seconded the motion to impose liens on property whose owners owe assessments prior to 1998 and are $500.00 or more, these liens to be filed with the County. Motion carried unanimously.

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4.4 Road Committee Report David Newhouse, Chair

Three-way stop signs at entrance to GAV have not been completed.

E. Newhouse reported that D. Newhouse would like W. Wunsch to handle negotiations with the County re fencing for Dry Creek Road, S.G. Richard Johnson had been asked to take pictures of the conditions of drifting snow in the past.

W. Pitt - Proof of Insurance has not been received by D. Newhouse as yet. Board needs letter from agent stating W. Pitt is covered by his insurance for plowing.

Plowing in S. G. - W. Wunsch has authority to call Archie Mann if plowing is needed in S. Glastonbury, this to be coordinated with needs in N. Glastonbury.

4.6 Complaint Committee Joan Murphy, Chair

There was no report.

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

Plan has been mailed out. S. Glastonbury is all set up for meetings. N. Glastonbury is one-third completed.

4.8 Fire Water Reservoir Advisory Committee Walter Wunsch, Chair

Discussion will take place at a later date.

4.9 Noxious Weed Committee Formation H. Brailsford/ J. Murphy, Co-Chairs

Discussion will be addressed in March 1999.

5. Ombudsman Report Margaret Newhouse, N.G./ Regina Wunsch, S.G.

There was no report.

6. through 8. There was no discussion.

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9. Open Floor Comments

There were no comments.

10. Next Meeting

Next Meeting will be Monday, February 1, 1999, 7:00 p.m., Healing Wings Office, Emigrant, MT.

11. Adjournment

Meeting was adjourned at 8:44 p.m.

Laurel Mae Matthews

Laurel Mae Matthews

Acting Secretary

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1999-01-11_BDGNAUX.pdf

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GLASTONBURY LANDOWNERS ASSOCIATION BOARD OF DIRECTORS MEETING

AGENDA

January 11, 1999

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's Report - Maria Scoble, Treasurer
FOLLOW-UP: M. Scoble to follow up with letter to Josephine Stark regarding assessments on Parcel 23, S. G.

4.2 Finance Committee Report - Maria Scoble, Chair
FOLLOW-UP: M. Scoble/R. Varkevisser - Follow-up with landowners who have past due assessments

4.3 Architectural Subcommittee - Andrew Field, Chair
PROJECTS FOR REVIEW:

Construction Projects
Lisa Buford, Parcel 40, N.G.

Subdivisions -
Neil Kremer, Parcel 18, S.G.
Susan Gough, Parcel 38, N.G.
Fred Morsell, Parcel 24, N.G.
Patricia Harth, Parcel 36, N.G.

FOLLOW-UP: Patrick Wolberd to follow-up with James Mason regarding Mason request to place mobile home on Parcel 7, N.G.
FOLLOW-UP: Eric Newhouse to follow-up with Ian Scott regarding application forms to be filled out for construction project.
FOLLOW-UP: Joan Murphy to write letter to Paul Ranttalo regarding application forms to be filled out for construction project.
FOLLOW-UP: A. Field - J. Kozlik project on Parcel 81, S.G.
FOLLOW-UP: A. Field/E. Newhouse - draft and send letter to Jean Louis Gillet regarding subdivision of Parcel 70, S.G.

4.4 Road Committee Report - David Newhouse, Chair
FOLLOW-UP: D. Newhouse - Three-way stop signs at entrance to GAV
FOLLOW-UP: D. Newhouse - Negotiate with the County re fencing for Dry Creek Road, S.G.
FOLLOW-UP: D. Newhouse - Contact W. Pitt re proof of insurance
FOLLOW-UP: D.Newhouse - Contact W. Wunsch regarding plowing in S.G.

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4.6 Complaint Committee - Joan Murphy, Chair

4.7 Land Use Master Plan Advisory Committee - Daniel Kehoe, Jr., Chair
Update on LUMP

4.8 Fire Water Reservoir Advisory Committee - Walter Wunsch, Chair

4.9 Noxious Weed Committee Formation - H. Brailsford/J. Murphy, Co-Chairs

5. Ombudsman Report - Regina Wunsch (S.G.) and Margaret Newhouse (N.G.)

6. Unfinished Business
6.1 Filing liens when assessments owed - P. Hoag
FOLLOW-UP: P. Hoag report to Board conversation with John Glover, attorney for GLA

6.2 Forming a welcoming Committee for new GLA Members and New Homeowner Notification & Greeting Procedure - P.Wolberd/J. Murphy by January 11, 1999

6.3 GLA paid Manager consideration
FOLLOW-UP: J. Murphy to contact Juanita Mountjoy about software program for job description

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

8. New Business

9. Open Floor Comments

10. Next Meeting - Monday, _____

11. Adjournment

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01/09/99

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

	Jan - Dec '98
Income	
Assessment Prior to 1998 Paid	14,408.33
Bond Account	1,000.00
Interest Income	1,369.24
Land & Dwelling Assessment	
Dwelling Assessment	17,361.57
Golden Age Village Assessment	5,880.00
Land Assessment	27,704.13
Total Land & Dwelling Assessment	50,945.70
Misc Income	4.00
Upgrade Fee	37,273.78
Total Income	105,001.05
Expense	
Equipment	3,945.00
Insurance/Liability	4,699.16
License & Taxes	101.37
Office Expense	
Copying & Mailing	676.27
Miscellaneous	200.55
Secretarial	195.00
Supplies	148.89
Office Expense - Other	1,371.99
Total Office Expense	2,592.70
Postage	1,037.86
Professional Fees	
Accounting	168.00
Legal Council/Service	170.00
Professional Fees - Other	1,528.88
Total Professional Fees	1,866.88
Rental	155.00
Repairs & Maintenance	
Equiment Repair	750.00
Snow Fences	934.43
Weed Control	753.00
Total Repairs & Maintenance	2,437.43
Road Repairs & Maintenance	
Grading & Graveling	21,684.70
Road Inspection & Report	993.34
Road Signs	125.00
Snow Plowing	3,277.50
Total Road Repairs & Maintenance	26,080.54
Total Expense	42,915.94
Net Income	**62,085.11**

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Balance Sheet
All Transactions

	Jan 6, '99
ASSETS	
Current Assets	
Checking/Savings	
1st National Bank	70,000.00
First Interstate Bank	13,817.76
Total Checking/Savings	83,817.76
Accounts Receivable	
Accounts Receivable	-7,809.14
Total Accounts Receivable	-7,809.14
Total Current Assets	76,008.62
TOTAL ASSETS	**76,008.62**
LIABILITIES & EQUITY	
Equity	
Beginning Balance	11,816.51
Net Income	64,192.11
Total Equity	76,008.62
TOTAL LIABILITIES & EQUITY	**76,008.62**

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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) 587-3161
FAX (406) 587-3240

December 21, 1998

Glastonbury Landowners Association, Inc.
ATTN: Philip Hogue
P.O. Box 206
Emigrant, Montana 59027

RE: Assessment Liens

Dear Philip:

As we discussed, enclosed is a sample lien form. This form should be completed as applicable for a given parcel and recorded with the Park County Clerk and Recorder. After recording, notice by certified mail should be given to the affected landowner(s) and to any other party with an interest in the real property (prior lienholders). Please note that accounting for parcels which have been delinquent for many years will be tedious as each delinquent assessment will bear a penalty according to its amount and will accrue interest based on its date of delinquency.

Please call with any questions or if I can be of further assistance in this regard. Thanks.

Sincerely,

John T. Glover, Jr.

sure

GLA 00694

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EXHIBIT "A"

Statement of Account:

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NOTICE OF CLAIM OF LIEN

GLASTONBURY LANDOWNERS ASSOCIATION, INC.

Claimant,

vs.

DRAFT

_____,

Owner(s) or Reputed Owner(s).

KNOW ALL PERSONS BY THESE PRESENTS:

That the undersigned, Glastonbury Landowners Association, Inc. (the "Association") does hereby claim a lien for unpaid assessments plus penalties and interest against the following-described property:

_____

_____

_____

That the title of said property now stands in the name of _____, that he/she is now the owner or reputed owner of the above-described property.

That this lien is claimed pursuant to Section 11.06 of the Restated Declaration of Covenants for the Community of Glastonbury, dated September 26, 1997, on file and of record in the office of the Clerk and Recorder for Park County, Montana. Said Section provides for the creation of a continuing lien upon any parcel subject to said Declaration of Covenants for any assessment imposed by the Association which is unpaid when due.

That the assessment(s) established by the Board of Directors of the Association for the above-described property is/are in the sum(s) of:

(a) $_____ for the year 19___, and
(b) $_____ for the year 19___, and
(c) $_____ for the year 19___. *(ETC...)*

At the time of the filing of this lien, payment was delinquent on assessment (a) for a period of _____ months, on assessment (b) for a period of _____ months, *(ETC...)* The total amount due and owing for all delinquent assessments, together with interest and penalty thereon, as provided by the Declaration of Covenants is the sum of $_____. A true and correct account of said assessments is attached hereto, marked Exhibit "A" and is incorporated herein by

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this reference. Said amount is now due and owing to Claimant after allowing all credits and offsets.

WHEREFORE, Glastonbury Landowners Association, Inc. has and claims a lien upon the aforesaid property, and hereby claims the benefit of the law relating to liens pursuant to Section 71-3-102(1), Montana Code Annotated.

GLASTONBURY LANDOWNERS ASSOCIATION, INC.

By: _____

Its _____

VERIFICATION

STATE OF MONTANA)
: ss.
County of Park)

_____, being first duly sworn, deposes and says that he is the _____ of Glastonbury Landowners Association, Inc., that he has read the foregoing Notice of Claim of Lien, knows the contents thereof and that the facts and matters therein contained are true, accurate, and complete to the best of his knowledge and belief.

_____

Subscribed and sworn to before me this ____ day of _____, 199 .

Notary Public for the State of Montana
Residing at _____, Montana
[SEAL] My Commission Expires: _____

CERTIFICATE OF MAILING

I, _____, hereby certify that a true and correct copy of the foregoing Notice and Claim of Lien upon the following owners of record of the real property described in said

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Lien was mailed on the _____ day of _____, 199__, by certified mail, return receipt requested, postage prepaid, addressed as follows:

_____

_____

_____

X_____

Subscribed and sworn to before me this _____ day of _____, 199__.

_____
Notary Public for the State of Montana
Residing at _____, Montana
My Commission Expires: _____

[SEAL]

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this reference. Said amount is now due and owing to Claimant after allowing all credits and offsets.

WHEREFORE, Glastonbury Landowners Association, Inc. has and claims a lien upon the aforesaid property, and hereby claims the benefit of the law relating to liens pursuant to Section 71-3-102(1), Montana Code Annotated.

GLASTONBURY LANDOWNERS ASSOCIATION, INC.

By: _____

Its _____

VERIFICATION

STATE OF MONTANA)
: ss.
County of _____)

_____, being first duly sworn, deposes and says that he is the _____ of Glastonbury Landowners Association, Inc., that he has read the foregoing Notice of Claim of Lien, knows the contents thereof and that the facts and matters therein contained are true, accurate, and complete to the best of his knowledge and belief.

_____

Subscribed and sworn to before me this _____ day of _____, 19__.

_____
Notary Public for the State of Montana
Residing at _____, Montana
(SEAL) My Commission Expires: _____

CERTIFICATE OF MAILING

I, _____, hereby certify that a true and correct copy of the foregoing Notice and Claim of Lien was mailed on the following owners of record of the real property described in said

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To GLA Board,

The bearer of this proxy has the authority to represent me and vote on my behalf at the Board meeting of 1-11-99.

1-11-99

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Jan 11, 1999

Re: GLA mtg.

I give my proxy to Dan Kehoe Sr. to vote for me in my absence due to illness.

God Bless —

Linda Kremer

Note:

I, Joan Murphy, give my proxy to Maria Scoble for the GLA Board meeting of 1-11-99.

Joan Murphy



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Glastonbury Landowners Association
Board of Directors Meeting

Minutes
February 1, 1999

1. Call to Order, Prayer

The meeting was called to order at 7:15 p.m., at Healing Wings Office, Emigrant, MT, by Daniel Kehoe, Jr. Invocation was given by D. Kehoe, Jr.

PRESENT: Daniel Kehoe, Jr. (President), Joan Murphy (Secretary), Daniel Kehoe, Sr., Linda Kremer, Eric Newhouse, Patrick Wolberd, and Walter Wunsch. Maria Scoble was present by proxy.

ABSENT: Philip Hoag, Andrew Field, David Newhouse, Sr., and Horus Brailsford.

2. Reading and Disposition of Minutes

Minutes from the January 11, 1999 meeting were approved with an addition.

3. Order of Business

4. Reports of Officers and Committees

4.1 Treasurer's Report – Maria Scoble, Treasurer

In the absence of Maria Scoble, J. Murphy reported that the assessment invoices had been mailed on 1-11-99.

4.2 Finance Committee Report – Maria Scoble, Chair

J. Murphy reported that certified letters to landowners who have past due assessments would go out as soon as the letter is ready, probably in a week.

P. Wolberd requested that a copy of the lien letter be sent to Board members.

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Not sure if this is 2/1/99 mins & pg 2-3

J. Murphy proposed that there be compensation for the four quarterly assessment mailings.

Action: W. Wunsch moved and P. Wolberd seconded that the Board compensate the mailing activity with a maximum of $40 per person for each mailing. Five votes in favor and two abstentions.

4.3 Architectural Subcommittee Report – Andrew Field, Chair

Request for preliminary approval of two subdivisions was noted:

Parcel #22 S.G. – Daniel and Patricia Costigan, et al.

Parcel #37 S.G. – Daniel Kehoe, Sr., et al.

P. Wolberd reported that he had given James Mason the Board's recommendation regarding his request to place a mobile home on Parcel #7 N.G.

Neil Kremer explained that the road into Lot B (Stuart Nelson's property) on Parcel #18 S.G. is not on the Plat because the road would then have to be brought up to County standards.

Eric Newhouse has the information regarding Ian Scott's building project and requested architectural forms be sent to him.

4.4 Road Committee Report – David Newhouse, Sr., Chair

W. Wunsch reported that snow fences for the lower portion of Dry Creek Rd. need to wait until a later date due to frozen ground.

W. Wunsch submitted a copy of a letter from W. Pitt's insurance company authorizing him to plow in South Glastonbury.

W. Wunsch informed the Board of the necessity of making the road sander available to both North and South Glastonbury.

4.5 Complaint Committee – Joan Murphy, Chair

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

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P. Wolberd moved and A. Field seconded that the Board approve the appointment of the LUMP committee members as requested. Motion carried unanimously.

4.3 Architectural Subcommittee Report – Andrew Field, Chair

Requests for preliminary approval of the subdivision of parcel #89 S.G. (William Pitt) and construction of a generator house on parcel #10 N.G. (Jack and Carla Baughman) were introduced by the secretary.

The following projects were presented by A. Field for approval:

Lisa Buford's generator house (N.G. parcel # 40)
Jack Baughman's generator house (N.G. parcel #10)

The following subdivisions were presented by A. Field for approval.

Costigan (S.G. #33) preliminary
Kehoe (S.G. #37) preliminary
Kremer (S.G. #18) final

The above projects and subdivisions were given approval.

The request for subdivision of Parcel #70, S.G. is on hold (J. L. Gillet).

4.4 Road Committee Report – David Newhouse, Sr., Chair

Snow fence on Dry Creek to be taken care of after ground thaws.

Since funds allotted for snow fences have not been used up, the board gave the Road Committee approval to repair broken snow fences and purchase fences needed in North and South Glastonbury.

D. Newhouse presented the Board with the proposal that the GLA purchase Neighborhood Watch signs for Glastonbury. D. Newhouse will research the price of the signs and bring the information to the Board.

4.7 Fire Water Reservoir Committee – Walter Wunsch, Chair

The cleaning and burial of the tank is on hold until spring thaw.

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Nadim Issa addressed the Board with his concerns regarding the LUMP. There was a discussion with the following decisions:

1. D. Kehoe, Jr. and William Smith would make a flow chart outlining the remainder of the process.

2. On the next LUMP draft to the landowners the committee would strike out and underline changes in the plan.

D. Kehoe, Jr. gave a follow-up report on the neighborhood meetings and submitted changes to LUMP. (See attached)

6. Unfinished Business

6.2 Welcoming Committee – P. Wolberd/J. Murphy

P. Wolberd distributed copies of a suggested protocol for greeting new landowners to be discussed at the next meeting.

8. Open Floor Comments

None

10. Next Meeting

Monday, February 22, 1999, 7:00 p.m., Healing Wings Office, Emigrant, MT.

11. Adjournment

Meeting was adjourned at 10:10 p.m.

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GLASTONBURY LANDOWNERS ASSOCIATION BOARD OF DIRECTORS MEETING

AGENDA

February 1, 1999

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's Report - Maria Scoble, Treasurer

   4.2 Finance Committee Report - Maria Scoble, Chair
   FOLLOW-UP: M. Scoble/R. Varkevisser - Follow-up with landowners who have past due assessments

   4.3 Architectural Subcommittee - Andrew Field, Chair
   FOLLOW-UP: Lisa Buford's construction project, Parcel 40 N.G.
   FOLLOW-UP: Patrick Wolberd to follow-up with James Mason regarding Mason request to place mobile home on Parcel 7, N.G.
   FOLLOW-UP: Eric Newhouse to follow-up with Ian Scott regarding application forms to be filled out for construction project.
   FOLLOW-UP: A. Field/E. Newhouse - Jean Louis Gillet's request for preliminary approval regarding subdivision of Parcel 70, S.G.

   4.4 Road Committee Report - David Newhouse, Chair
   FOLLOW-UP: W. Wunsch - Negotiate with the County refencing for Dry Creek Road, S.G.
   FOLLOW-UP: D. Newhouse - Contact W. Pitt re proof of insurance

   4.6 Complaint Committee - Joan Murphy, Chair

   4.7 Land Use Master Plan Advisory Committee - Daniel Kehoe, Jr., Chair
   Update on LUMP
   Nadim Issa to present to Board comments regarding the LUMP

   4.8 Fire Water Reservoir Advisory Committee - W. Wunsch, Chair

   4.9 Noxious Weed Committee - H. Brailsford/J. Murphy, Co-Chairs
   Report due in March

5. Ombudsman Report - Regina Wunsch (S.G.) and Margaret Newhouse (N.G.)

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6. Unfinished Business
   6.1 Filing liens when assessments owed - P. Hoag
   FOLLOW-UP: P. Hoag report to Board conversation with John Glover, attorney for GLA.

   6.2 Forming a Welcoming Committee for new GLA members and New Homeowner Notification & Greeting Procedure - P. Wolberd/J. Murphy by February 1, 1999

   6.3 GLA paid Manager consideration

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

8. New Business

9. Open Floor Comments

10. Next Meeting - Monday _____

11. Adjournment

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William Pitt

USAA®

FAX COVER LETTER

RECIPIENT

RECIPIENT: Mr. William A. Pitt

RECIPIENT'S COMPANY: Land Owner's Association

RECIPIENT'S FAX: 1-406-333-9013

SENDER

SENDER: Nannette M Bronder

SENDER'S VOICE TELEPHONE NO.
1-800-531-8111

IF YOU DO NOT RECEIVE FULL TRANSMISSION, CALL SENDER

CONFIDENTIALITY NOTICE

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Thank you.

GLA 00710

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USAA

WILLIAM A PITT JR
PO BOX 1017
EMIGRANT MT 59027-1017

USAA # 1086 90 21
January 18, 1999

Dear Mr. Pitt:

This letter is to verify that William A Pitt Jr and his insured vehicle, 1973 Chev. are covered under his USAA policy # 10869021 for occasional snow plowing in his neighborhood. Mr. Pitt is covered under his current policy for liability as long as the usage remains occasional and if Mr. Pitt does not use any employees or if this snow plowing should become his primary business. Should you have any further questions, please feel free to contact our office at 1-800-531-8111.

Sincerely,

Nan Bronder

Nannette M Bronder
Service Representative
USAA MOUNTAIN STATES REGIONAL OFFICE

GLA 00711

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To: GLA Board of Directors Date: 1-31-99
Fm: Joan Murphy & Patrick Wolberd
Re: New Landowners Welcoming Procedures

We would propose having two teams of welcomers, one each for South Glastonbury and North Glastonbury. Each team would consist of four members, two GLA board members and two landowners-at-large. When a new landowner moves into Glastonbury, a welcoming committee consisting of one board member and one landowner-at-large, selected from the corresponding welcoming team would make a welcoming visit within the first month. The secretary will provide each welcoming team member with a copy of the new landowner information packet containing:

a. Covenants
b. LUMP
c. Architectural Subcommittee Packet
d. GLA Board Names, Addresses & Phone Numbers

PROTOCOL

1. Within two weeks of arrival, the secretary notifies one of the welcoming team board members of the name, address and phone number of the new landowner, and mails an information packet with a cover letter stating that a welcoming committee will be calling within the next couple of weeks to arrange a visit.

2. The board member calls one of the landowners-at-large to participate in a welcoming visit.

3. The board member calls the new landowner for a convenient time to visit.

4. The welcoming committee visits the new landowner and delivers a "welcome basket" containing:

a. Montana map
b. Gift certificates or merchandise from local business
c. An abridged version of the Glastonbury Phone Directory
d. Food

5. The welcoming committee introduces themselves, greets the new landowners warmly, asks if they have any questions from the information packet, offers information of interest about the local area, invites them to the next board meeting, gives them their names and phone numbers and offers to assist in their integration into the community.

6. The welcoming committee landowner-at-large makes a follow-up call within one week to see if there is anything else needed.

7. The welcoming committee board member notifies the secretary of the completed welcome and makes a report at the next board meeting, introducing the new landowners if they attend.

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2/1/99

Joan Murphy has my proxy to represent me at this meeting tonight.

Maria Scoble

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Glastonbury Landowners Association
Board of Directors Meeting

Minutes
February 22, 1999

1. Call to Order, Prayer

The meeting was called to order at 7:20 p.m., at Healing Wings Office, Emigrant, MT, by Daniel Kehoe, Jr. Invocation was given by D. Kehoe, Jr.

PRESENT: Daniel Kehoe, Jr., Joan Murphy, Horus Brailsford, Andrew Field, Philip Hoag, Linda Kremer, David Newhouse, Sr., Eric Newhouse, Patrick Wolberd, Walter Wunsch.
ABSENT: Daniel Kehoe, Sr.
PRESENT BY PROXY: Maria Scoble

2. Reading and Disposition of Minutes

The minutes from the February 1, 1999 meeting were approved.

3. Order of Business

4. Reports of Officers and Committees

4.1 Treasurer's Report – Maria Scoble, Treasurer

In the absence of M. Scoble, Raelof Varkevisser distributed and reviewed the Financial Report (see attached).

The subject of purchasing CD's to earn more interest on the GLA money was brought up. P. Wolberd moved and H. Brailsford seconded that the GLA Board of Directors purchase one $5,000 CD every three months beginning April 16, 1999 for a total of three purchases.

There were two votes in favor and two opposed, with four abstentions. After a discussion the Board requested the Finance Committee to research Money Market Fund accounts, C.D.'s, gold and the availability of access to a safe deposit box at First National Bank in Emigrant.

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4.2 Finance Committee Report – Maria Scoble, Chair

At the request of M. Scoble, J. Murphy reported on the status of the certified letters sent to landowners who are delinquent in assessments. The consensus of the Board was not to put a lien on Robert Sherwood's property, but to follow through on the Board's earlier decision to place liens on the other landowners property.

D. Newhouse proposed that invoices for snowplowing be sent directly to M. Scoble and she call D. Newhouse and W. Wunsch to verify the work. The consensus of the Board was to continue with the present method of having the invoices sent to D. Newhouse and W. Wunsch for their review and written verification and then forwarded to the Treasurer.

4.6 Land Use Master Plan Committee – Daniel Kehoe, Jr., Chair

Nadim Issa presented the Board with his concern regarding the possibility of giving too much control and power over landowners' property and that a future Board might abuse the power given to them. A Board member pointed out that any wrongdoing can be challenged by the landowners. (see Article VI, Sec. L of the Bylaws).

P. Hoag distributed a handout with a suggestion that the more controversial parts of the LUMP to be voted on be in the form of multiple choice (see attached for example of proposal). A discussion followed on the best way to address the concerns. P. Wolberd moved and W. Wunsch seconded that once the LUMP committee completes the neighborhood meeting process, the revised LUMP draft come back to the Board for a review and a vote. Those items not in agreement by a 2/3 majority of Board members present at the meeting be given two options on the ballot. Motion carried unanimously. D. Kehoe, Jr. said the revised LUMP would be presented at the next GLA Board meeting.

D. Kehoe, Jr. asked that the following people be appointed to a committee to meet with C.U.T. concerning the LUMP: Daniel Kehoe, Sr., Daniel Kehoe, Jr., David Newhouse, Sr., Joan Murphy and William Smith. Linda Kremer and Eric Newhouse asked to have their names included.

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P. Wolberd moved and A. Field seconded that the Board approve the appointment of the LUMP committee members as requested. Motion carried unanimously. with the addition of Linda Kremer & Eric Newhouse

4.3 Architectural Subcommittee Report – Andrew Field, Chair

Requests for preliminary approval of the subdivision of parcel #89 S.G. (William Pitt) and construction of a generator house on parcel #10 N.G. (Jack and Carla Baughman) were introduced by the secretary.

The following projects were presented by A. Field for approval:

Lisa Buford's generator house (N.G. parcel # 40)
Jack Baughman's generator house (N.G. parcel #10)

The following subdivisions were presented by A. Field for approval.

Costigan (S.G. #33) preliminary
Kehoe (S.G. #37) preliminary
Kremer (S.G. #18) final

The above projects and subdivisions were given approval.

The request for subdivision of Parcel #70, S.G. is on hold (J. L. Gillet).

4.4 Road Committee Report – David Newhouse, Sr., Chair

Snow fence on Dry Creek to be taken care of after ground thaws.

Since funds allotted for snow fences have not been used up, the board gave the Road Committee approval to repair broken snow fences and purchase fences needed in North and South Glastonbury.

D. Newhouse presented the Board with the proposal that the GLA purchase Neighborhood Watch signs for Glastonbury. D. Newhouse will research the price of the signs and bring the information to the Board.

4.7 Fire Water Reservoir Committee – Walter Wunsch, Chair

The cleaning and burial of the tank is on hold until spring thaw.

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6. Unfinished Business

6.1 P. Wolberd reviewed the Greeting Procedure for new landowners and moved that the Board approve it. P. Hoag seconded the motion which was unanimously approved.

6.2 GLA paid manager – to be discussed at a later date.

8. New Business

9. Open Floor Comments

Nadim Issa thanked the Board for hearing his comments and requested that our beginnings as a spiritual community be not forgotten. He requested that the LUMP be held up to the Mission/Vision statement for Glastonbury to see if it measures up to it.

10. Next Meeting

Monday, March 15, 7:00 p.m., Healing Wings Office, Emigrant, MT.

11. Adjournment

Meeting was adjourned at 9:42 p.m.

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Glastonbury Landowners Association Board of Directors Meeting
Agenda

February 22, 1999

1. Call to Order Opening Prayer (waiver of notice if required)
2. Reading and Acceptance of the Minutes
3. Order of Business
4. Report of Officers and Committees.
   - 4.1 **Treasurer's Report** - Maria Scoble
   - 4.2 **Finance Committe** - Maria Scoble, Chair
   - 4.3 **Architecture Subcommittee** - Andrew Field, Chair
     Follow-up: Lisa Buford's construction project
     Follow-up: Ian Scott's application (Eric Newhouse)
     Follow-up: Parcel 18S Kremer/Nelson subdivision final approval
     Follow-up: Parcel 70S Subdivision application
     Parcel 33S Costigan Subdivision Preliminary application
     Parcel 37S Kehoe Subdivision Preliminary application
   - 4.4 **Road Committee** - David Newhouse - Chair
     Follow-up: Dry Creek Rd snow fence install w/ County
   - 4.5 **Complaint Committee** - Joan Murphy - Chair
   - 4.6 **Land Use Master Plan Committee** - L. Kehoe, Jr., Chair
     Nadim Issa presentation
   - 4.7 **Fire Water Reserve Committee** - Walter Wunsch, Chair
5. **Ombudsman Report** - Walter Wunsch (SG) and Margaret Newhouse (NG)
6. **Unfinished Business**
   - 6.1 Welcoming Committee Formation / New Landowner Notification & Gift
     P. Wolcott/J. Murphy
   - 6.2 GLA paid Manager
7. **Tabled Business**
   - 7.1 Subdivision Road Maintenance Responsibility - D. Newhouse
   - 7.2 Tree removal guideline - P. Hoag
   - 7.3 Accounting Procedures - M. Scoble
8. **New Business**
9. **Open Floor Comments**
10. Next Meeting - Monday _____
11. Adjournment

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02/21/99

GLASTONBURY LANDOWNERS ASSOCIATION, INC
Income and Expense
January 1 through February 21, 1999

		Jan 1 - Feb 21, '99
Income		
Assessment Prior to 1998 Paid		2,064.76
Interest Income		250.28
Land & Dwelling Assessment		
Dwelling Assessment	4,636.92	
Land Assessment	6,233.32	
Total Land & Dwelling Assessment		10,870.24
Upgrade Fee		3,275.86
Total Income		16,461.14
Expense		
Office Expense		
Secretarial	70.00	
Supplies	33.75	
Total Office Expense		103.75
Professional Fees		
Accounting	75.00	
Legal Council/Service	81.60	
Total Professional Fees		156.60
Repairs & Maintenance		
Equiment Repair	28.64	
Total Repairs & Maintenance		28.64
Road Repairs & Maintenance		
Snow Plowing	2,282.50	
Total Road Repairs & Maintenance		2,282.50
Total Expense		2,571.49
Net Income		13,889.65

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GLASTONBURY LANDOWNERS ASSOCIATION, INC
Balance Sheet
As of February 21, 1999

	Feb 21, '99
ASSETS	
Current Assets	
Checking/Savings	
1st National Bank Checking	12,128.62
1st National Bank Savings	69,132.32
Certificate of Deposit 1	5,000.00
Certificate of Deposit 2	5,000.00
Total Checking/Savings	91,260.94
Accounts Receivable	
Accounts Receivable	88,636.26
Total Accounts Receivable	88,636.26
Total Current Assets	179,897.20
TOTAL ASSETS	**179,897.20**
LIABILITIES & EQUITY	
Equity	
Beginning Balance	11,816.51
Retained Earnings	106,445.04
Net Income	61,635.65
Total Equity	179,897.20
TOTAL LIABILITIES & EQUITY	**179,897.20**

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02/21/99

GLASTONBURY LANDOWNERS ASSOCIATION, INC
Landowners Balance Summary
All Transactions

	Feb 18, '99
Adams	240.00
Alexander	120.00
Ali	600.00
Andersen, Svend	120.00
Anderson, Davies	240.00
Anderson, Suzanne	556.00
Angeles	120.00
Azure	-40.00
Barrere, Christine	120.00
Baylor, John	240.00
Beigel	1,841.96
Bennett	240.00
Bennett, James	240.00
Bird	240.00
Blais, Harold	696.00
Bodeaux, Lorraine	300.00
Boise	480.00
Bonthuis	240.00
Boudreau	120.00
Bowden	240.00
Brailsford	120.00
Brand	240.00
Brandis, John	120.00
Brown, Michael	598.00
Buford, Lisa	240.00
Buice	240.00
Burckley, Steven	983.00
Butler, Marian	100.00
Caldwell	240.00
Callan	120.00
Campbell, Deanna	2,686.00
Carlson, Patricia	480.00
Carstens	240.00
Church Universal and Triumphant/GAV	5,670.00
Collier	240.00
Collins, Elizabeth	193.00
Colwell, Joseph	120.00
Community Preservation	1,026.00
Community Restoration	120.00
Conway	480.00
Cook	240.00
Corcino	120.00
Costigan	240.00
Covington, Philip	300.00
D'Argenzio	700.00
Davis	480.00
de los Santos	240.00
Diehl, Rosealine	240.00
Difo	1,724.00
Dirkers, Jerome	270.00
Dirkers, Michael	240.00
Dowbenko, Uri	240.00
Dratz, Edward	300.00
Duffy	120.00
Duke	240.00
Dunn	240.00
Eberhard, Linda	120.00
Edel, David	240.00
Eisvang, Jorn	240.00
Ellison-McBride, Valerie	240.00
Fanuzzi, John	580.00
Fanuzzi, Vera	240.00
Fauck	200.00
Field	360.00
Fletcher	240.00
Foleen	240.00
Fonseca	240.00
Fournier	639.18

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GLASTONBURY LANDOWNERS ASSOCIATION, INC
Landowners Balance Summary
All Transactions

	Feb 18, '99
Fredricksen	240.00
Galloway	120.00
Garcia	480.00
Gelderloos, Pouwell	300.00
Glennon-Alfaro	480.00
Gore, John	120.00
Gough	240.00
Goulart, Maydell	180.00
Graafland	360.00
Grant	240.00
Green	480.00
Grenier	240.00
Grover	240.00
Hale	480.00
Hansard	120.00
Harris, Ned	300.00
Haugen	240.00
Hazen, John	6,753.86
Healy, James	240.00
Hickein	120.00
Hoag, Philip	240.00
Holder	2,080.00
Hull	240.00
Irwin	240.00
Issa	461.00
Jahen, Carlos	2,261.00
Jarvi, Eva	427.00
Jensen, Janet	240.00
Jensen, Robert	180.00
Johnson, Antonia	240.00
Johnson, Edwin	120.00
Johnson, Gail	240.00
Johnson, Reed	480.00
Johnston, Duncan	240.00
Jones, Patricia	240.00
Kaufman	240.00
Keathley	360.00
Kehoe, Jr.	180.00
Kehoe, Sr.	600.00
Kelly, Jim & Marie	120.00
Kimura	240.00
Kisthart, William	180.00
Kitajewski	200.00
Kletter	510.00
Klinger	180.00
Kovaks, Eleanor	240.00
Kramer	120.00
Kremer	240.00
Krumpe	240.00
Lambert	240.00
LaShomb	480.00
Lee	240.00
Lewis, Bridget	120.00
Leykamm	240.00
Lindstrom, Johan	120.00
Lips, Jan	240.00
Lisota, Martin	240.00
Lloyd	360.00
Lombard	240.00
MacDonald, David	240.00
Mack, Randolph A.	380.00
MacPherson, Frances	240.00
Manhart, Robert	180.00
Mansaw	480.00
Mason, James	180.00
Mason, Vivian	200.00
Matthews, Laurel	180.00
Mayer, Zygmond	240.00

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02/21/99

GLASTONBURY LANDOWNERS ASSOCIATION, INC
Landowners Balance Summary
All Transactions

	Feb 18, '99
McCarry	260.00
McIntyre	240.00
Meijer, Jacob	180.00
Minerco Investments	240.00
Moe, Juanita	240.00
Moorcroft	240.00
Moore	60.00
Morin	240.00
Morsell	240.00
Mueller, Jr.	160.00
Murphy, Brian	240.00
Nelson, Stuart	400.00
Newhouse, Eric	240.00
Newhouse, Sr.	360.00
Norell, Per	240.00
Olsen	120.00
Oudendijk, Alex	120.00
Oudendijk, Maria	120.00
Pagnier	360.00
Panizza	240.00
Papili, Diana	100.00
Patwell	2,118.00
Pellett	120.00
Peterson	960.00
Pettersen	720.00
Phipps, James	220.00
Pinardo, Pedro	600.00
Pisani	240.00
Pitt	240.00
Price	120.00
Prieto	240.00
Quarles	480.00
Ramp, Kathleen	240.00
Ranttalo, Paul	120.00
Ray	2,098.00
Roach	200.00
Rutherford	120.00
Schieffelin	600.00
Schmidt, Judith	564.00
Schmidt, William	240.00
Scoble	300.00
Segal	593.00
Senart	2,842.00
Shaw, James	120.00
Sherwood	1,700.26
Siewert, Don	240.00
Silver, Richard	220.00
Siyan	240.00
Slavenas	240.00
Spielmaker	240.00
Stern	240.00
Strykert	240.00
Terhorst	120.00
Tessier, Frances	240.00
Thompson, Eugene	240.00
Thompson, Rebecca	480.00
Thorburn	240.00
Thorpe	180.00
Timmer, James	120.00
Tisdale	120.00
Tonkin	120.00
Tsuru	480.00
Twin Pillars	120.00
Van der Vegt	240.00
Van Hulzen, Lubertus	237.00
Varkevisser	240.00
Vaughan	240.00
Wagner	60.00

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02/21/99

GLASTONBURY LANDOWNERS ASSOCIATION, INC
Landowners Balance Summary
All Transactions

	Feb 18, '99
Wallace, Ronald T.	240.00
Wallace, Ronald W	240.00
Wares	120.00
Watson, Marian	120.00
Webb, Steven	240.00
Weise	240.00
Whitehead	180.00
Wintroub	360.00
Wolberd	240.00
Woodriff, Janet	360.00
Woywitka	168.00
Wunsch	240.00
Yaney	240.00
Zeman	120.00
TOTAL	88,636.26

#88,636.26

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Alternative Land Use Master Plan

3.1 **General Comments**

The development of the Residential Area was previously determined only by parcel maps, the Covenants of the Community of Glastonbury and Standards adopted by the Glastonbury Project Review Committee (GPRC). Many of these parcels have been purchased and developed. The Glastonbury Landowners Association (GLA) is responsible for enforcing the Covenants in effect prior to September 30, 1997 and Standards for building work done prior to June 16, 1997, along with enforcing the Restated Covenants for building projects seeking approval after September 30, 1997. The GLA is also responsible for enforcing the Land Use Master Plan.

Following the May 28, 1993 settlement with Park County, no new tenancy-in-common interests, except between immediate family members, will be allowed in the Community of Glastonbury.

3.2 Residential Area Design Theme – Some people would like a Contemporary Western design requirement for new residential buildings, especially those residences close to the Village Center. Present structures would have to be retrofitted to include Contemporary Western design qualities so they would reinforce and harmoniously integrate with the Village Center design.

A. **There should be a theme design**
B. **There should be no theme design. People should be allowed to design their structures according to their own preference.**

3.3 **Single Detached Residential.** Some people would like to limit buildings allowed outside the Village Center to be single detached residences and their outbuildings are the only area without meeting performance criteria listed in Section 3.4 which are not also listed in Section 3.9, *Residential Design Standards.* Single residential buildings in Glastonbury have a wide latitude in their design.

Height Restriction Some people feel that their should be a height restriction of 30 feet above ground level of the predominant view of the building. The interpretation of this restriction would take into consideration how buildings are situated in the landscape and the character of the neighborhood. Houses backing up to a mitigating natural feature, such as a hillside or tall trees, may conceivably have a daylight basement, two stories and a third floor attic with dormer windows and comply with this height restriction.

A. **There should be no height restriction.**
B. **There should be a three story height restriction.**
C. **There should be a thirty foot height restriction.**

The Covenants Section 5.07 and 5.08 govern the allowance for cottage industries and light industrial. The Covenants Section 4 governs agricultural land use.

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3.4.1 Duplexes: Refer to Section 5.2, *Subdivision Standards.*

1. Parking facilities
2. Access
3. Surrounding land use
4. A fire protection buffer area extending 35' from the building maintained weed/brush-free
5. Class A or B roof material (Roofing materials will be limited to only Class A in heavily wooded areas.)

3.4.2 Quadplexes: Refer to Section *5.2, Subdivision Standards.*

1. Parking facilities
2. Surrounding land use and visual impact
3. Access, impact on road usage, community services and nearby properties
4. Building design following the design criteria for the Village Center
5. Consideration of nearby neighbors
6. Landscaping provisions
7. A fire protection buffer area extending *35'* from the building maintained weed/brush-free
8. Class A roof material
9. Set back requirements: 125' in the front or from any road easement
   75' side on the side from any parcel, tract or lot boundary and
   75' back in the back from any parcel, tract or lot boundary.

3.4.3 Large Multiple-Family Residential Condominiums and Apartments: Refer to Section 5.2.

1. Parking facilities
2. Access
3. Surrounding land use and visual impact
4. Impact on road usage, community services and nearby properties
5. Building design following the design criteria for the Village Center
6. A fire protection buffer area extending 35' from the building maintained weed/brush-free
7. Class A roof material
8. Water reservoirs (if not already available) and landscaping for fire protection
9. Landscape provisions, including:
   Usage of tree and/or brush covered berms if within 150' of neighbor's building
   Mitigate view of all buildings in the project from any given location by building placement
   or with tree and/or bush covered berms
   View of parking from the platted road mitigated by berms, trees and/or the building itself
   A minimum landscape buffer 1.5 times the square footage of the footprint of the building developed and maintained around the building
10. Copy of project's homeowners' association Articles of Incorporation or Association, covenants or similar agreement showing specific provisions to assess homeowners for maintenance and responsibility of homeowners association to maintain building exterior in "like new" condition

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Single family residences with an apartment are allowed in the single residential area. Bed and breakfasts will be considered under the Multiple-Family Residential criteria for duplexes listed in Section 3.5.

Some people feel that the maximum residential development on any unsubdivided parcel described in COS 616A is limited to one single family residence and one duplex guest house, both owned by the parcel owner. And thus a formal subdivision, prepared and approved in accordance with the applicable regulations of the Community of Glastonbury, Park County and Montana Department of Environmental Quality, would have to be completed by a parcel owner in order to increase residential density to the values shown in Section 3.8, *Scheduks of Residential Topographical Areas and Density.*

A. The maximum residential development on any unsubdivided parcel described in COS 616A should be limited to one single family residence and one duplex guest house, both owned by the parcel owner.
B. The maximum residential development on any unsubdivided parcel described in COS 616A is should be limited to whatever state law allows.
C. **The maximum residential development on any unsubdivided parcel described in COS 616A is limited to whatever the immediately adjacent parcel owners agree upon.**

3.4 **Multiple-Family Residential**

Some people feel that an application for multiple-family residence in Glastonbury outside the Village Center should be required by the GPRC to determine if the project meets the performance criteria listed in this Section. And that large projects in areas outside of the Village Center should be reviewed in a public hearing. Thus the GLA would mail notice of the hearing to neighboring landowners within 300 feet of any boundary of the applicant parcel and post notices in prominent areas 15 days prior to the meeting.

A. If the GPRC determines that a proposed large project outside of the Village Center meets the performance criteria listed in this Section it would reviewed it in a public hearing.
B. If the GPRC determines that a proposed large project outside of the Village Center meets the performance criteria listed in this Section it would treat it like any other proposed project and review it in a scheduled board meeting without special notice.
C. **There should be no special restriction for multiple-family residence in Glastonbury.**

Some people feel that a proposed duplexes, quadplexes or large multiple-family residential development outside the Village Center must meet the following criteria that must meet in proposing.

A. They should have to meet these criteria.
B. **They should only have to meet the criteria determined by state law.**

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11. Building set back requirements: 200' in front or from any road easement
100' on the side from any parcel, tract or lot boundary and
75' in the back from any parcel, tract or lot boundary.
12. Central potable water supply and sewage treatment will allow more density in the project.

3.5 Mobile Homes

Prior to June 16, 1997, mobile homes were allowed in the Residential area under certain conditions. With the adoption of the Master Plan, only mobile homes less than five years old with a minimum width of 24 feet, a minimum roof overhang of 8 inches and placed on a permanent foundation will allowed to be brought into the Community of Glastonbury South. Some people feel that the economic situation that created the need for mobile homes in the community no longer exists and a continued allowance of mobile homes will destabilize the inherent worth of the existing and future housing in the residential neighborhoods. They also feel that all mobile homes not in compliance should be forced into compliance. In order to assist the owners of existing mobile homes, there are sketches provided showing how to bring the mobile homes up to standard. Refer to Section 5.1, *Standards for Mobil Homes* for requirements for mobile homes in the community.

A. The economic situation that created the need for mobile homes in the community no longer exists and they should no longer be allowance. Furthermore, all mobile homes not in compliance should be forced into compliance.

B. The economic situation that created the need for mobile homes in the community no longer exists and new installations should no longer be allowance. But existing mobile homes should not be forced into compliance.

C. The economic situation that created the need for mobile homes in the community still exists for some people and they should be allowed and that the landowners of each parcel should decide this issue.

D. The economic situation that created the need for mobile homes in the community still exists for some people and they should be allowed and that the landowners of immediately adjacent parcels should decide this issue.

Park County regulations pertaining to the installation of mobile homes provide that the placement of "...more than one mobile (home) on a tract of record shall be reviewed..." as a subdivision. Under this regulation the definition of a mobile home does not include a modular or factory-built building.

Some people feel that Glastonbury should no longer allowing any mobile homes should be as follows:

(landowners may list their parcel(s~ in this space if they do not want mobile homes on their parcels in the future)

3.7 Description of Residential Topographical Areas and Density

Some people feel that the Land Use Master Plan should determine a schedule of density for individual privately owned parcels based on topography, location of the individual parcels, access, road snow removal, fire protection, visual impact and

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surrounding land use. They also feel that their unit density per acre schedule creates a framework whereby the landowners can control the growth of their neighborhood. They feel that controlled growth promotes beauty and harmony in the neighborhood and preserves the rural character of the development while encouraging sound and creative growth. They feel that the Village Centers provides for cluster development and focus the more dense growth in more suitable and accessible areas. They also feel that allowing various densities of development in the Residential Areas, the Master Plan allows a wide variety of residential development that can respond to individual and market demands.

A. **The Land Use Master Plan should determine a schedule of density for individual privately owned parcels based on topography, location of the individual parcels, access, road snow removal, fire protection, visual impact and surrounding land use.**

C. **State law and county septic system approvals should determine a schedule of density for individual privately owned parcels and the LUMP should not.**

Some people feel that all of the building outside of the Village Center Area should be scheduled for single family residences, with the highest density set at 1 dwelling unit per 2 acres, which generally equals ten units per original twenty acre parcel. Cluster developments are allowed a slightly higher density of 20 homes per 20 acre parcel with the use of a central public potable water system and a public wastewater system. The limit of five houses per original parcel, that has been the *de facto* development limit of Glastonbury, was due to the largest number of tracts allowed under the States minor subdivision classification.

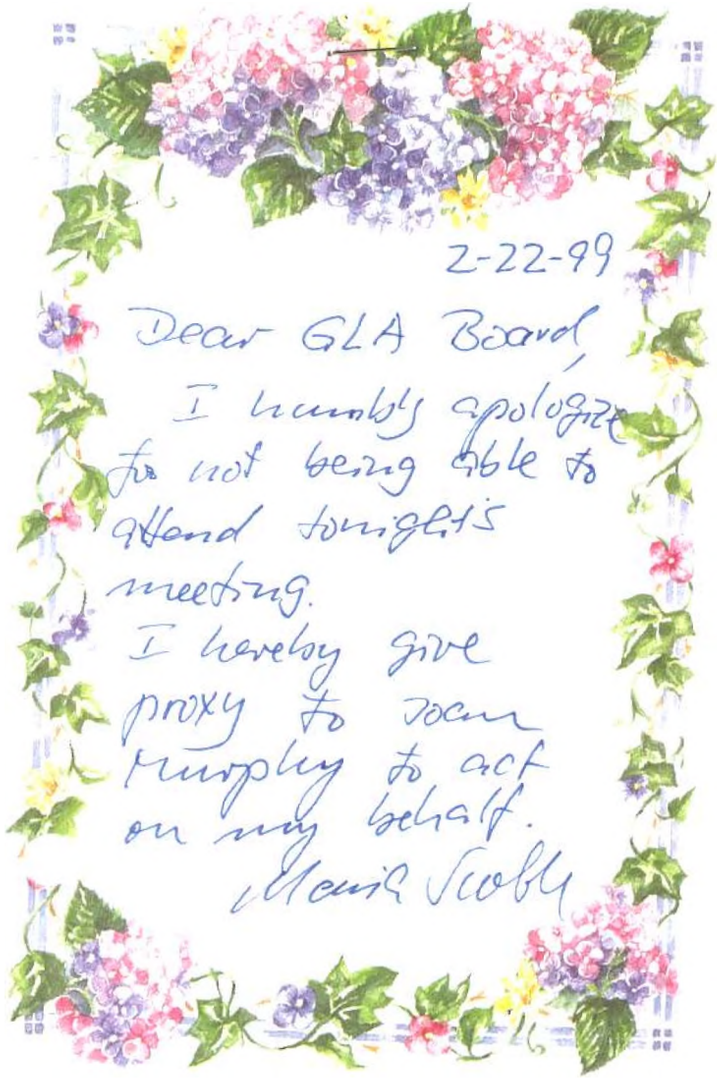
A. **The highest density outside of the Village Center Area should be 1 dwelling unit per 1 acre.**
B. **The highest density outside of the Village Center Area should be 1 dwelling unit per 2 acres.**
C. **The highest density outside of the Village Center Area should be 1 dwelling unit per 3 acres.**
D. **The highest density outside of the Village Center Area should be determined by whatever state law and the county septic system regulations will allow.**

The categories used in the Residential Topographical Areas and Density Schedule are as follows:

A. **Lower Plateau Area:** This is the relatively flat benchlands in the lower elevation with easy access and low to medium visual impact. Only a few parcels in the Lower Plateau area of Glastonbury South are visible from the highway, thus screening most of the developments.

AC. Lower Plateau Area in Cluster Development: This is the same area as above, but with a higher density factor due to meeting various engineering and design criteria.

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Glastonbury Landowners Association
Board of Directors Meeting

Minutes
March 15, 1999

1. Call to Order, Prayer

The meeting was called to order at 7:20 p.m., at Healing Wings Office, Emigrant, MT, by Daniel Kehoe, Jr. Invocation was given by Linda Kremer.

PRESENT: Daniel Kehoe, Jr., Maria Scoble, Joan Murphy, Philip Hoag, Daniel Kehoe, Sr., Linda Kremer, David Newhouse, Sr., Eric Newhouse, Patrick Wolberd, Walter Wunsch.
ABSENT: Andrew Field
PRESENT BY PROXY: Horus Brailsford

2. Reading and Disposition of Minutes

The minutes from the February 22, 1999 meeting were approved as amended.

3. Order of Business

4.7 Complaint Committee – Joan Murphy, Chair

Agenda Item 4.7 was moved up to accommodate Cheryl Upshaw who attended the meeting in order to give the Board information regarding dirt bike riding by Micah, Josh, and Chris Steinpfad in N.G.

J. Murphy presented complaints from Brad Tisdale and James and Susan Gough about off road dirt bike riding on private property by the Steinpfad boys.

Cheryl Upshaw then outlined her involvement in the situation; she had 1) witnessed the boys driving on road and off road in an irresponsible way; 2) spoken to them and to their parents, Ian and Tanya Scott, about needing licenses for the bikes and that the boys also needed to be licensed to ride motorcycles; 3) spoken to Dan Wuertz at the Sheriff's Office, who recommended that the GLA Board have their attorney send a letter to the family outlining the rules of the road when driving in Glastonbury; 4) given the family information regarding a track off Cokedale Rd. for dirt

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bike riding. Cheryl reported that Dan Wuertz said if the dirt bike riding continued after notification by the attorney then bring in the Sheriff's Department.

D. Kehoe, Sr. moved and L. Kremer seconded that J. Murphy draft a letter to the Scott's for the attorney, John Glover, to revise regarding the situation. Motion passed unanimously.

4. Reports of Officers and Committees

4.1 Treasurer's Report – Maria Scoble, Treasurer

Raelof Varkevisser reviewed the financial report. (See attached.) He then reported on interest rates for money market accounts (4.8%), 12 month CD's (5.4% current rate), 182 day CD's (4.82%), 91 day CD's (4.53%), and the rates for safety deposit boxes. The current price of precious metals was also discussed.

J. Murphy requested permission to purchase a filing cabinet and shelves for GLA records and office supplies. E. Newhouse moved and D. Kehoe, Sr. seconded that up to $300 be allotted for the file cabinet and shelves. Motion passed unanimously.

4.3 GLA Paid Manager Consideration

The Board discussed hiring a manager who would take direction from the Board and be responsible to it. The manager would: follow-up on building projects; complaints; knapweed control; supervise snow removal and grading; attend committee meetings and other duties assigned by the Board. Seeking a volunteer to carry out these duties was also discussed. The final consensus was that J. Murphy would contact Jim Phipps to find out if he would be interested in the position as a volunteer.

4.4 Architecture Subcommittee – Andrew Field, Chair

Ian Scott's application for approval of home construction (Parcel #10, C N.G.) was submitted by E. Newhouse. Missing is $240 check for bond and plat identifying placement of well, septic, etc.

Jon Olsen's application for mobile home placement and basement construction was submitted (Parcel #31, W N.G.).

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Harth subdivision – D. Kehoe, Sr., moved and M. Scoble seconded final approval of the Harth subdivision (Parcel #36, N.G.). Motion passed unanimously.

William Pitt Subdivision – P. Hoag moved and M. Scoble seconded to give William Pitt preliminary approval for his subdivision (Parcel #89, S.G.)

4.5 Road Committee – David Newhouse, Sr., Chair

Stop signs at GAV to be installed as soon as all signs are procured.

D. Newhouse reported Sean Murphy had approached him about paving Story Rd. Sean had been in contact with County Commissioners and the County will provide the equipment for the project. David will meet with Sean on March 16th to discuss contacting the bank, John Waid and others involved. They will get estimates from paving companies and check with County regarding maintenance of the road.

Fridley Creek – D. Newhouse will approach Sean about examining together the blockage up Fridley Creek to get a better drainage system.

4.8 Land Use Master Plan Committee – Daniel Kehoe, Jr., Chair

Revised copies of the LUMP for both N.G. and S.G. were distributed for review by the Board. J. Murphy moved and L. Kremer seconded that the GLA Board pay up front the Kinko copying bill for $226.45 and later be reimbursed from the LUMP special fund.

The following motion was made to change 4.5 Project Fees on page 29 of the Draft.: P. Hoag moved and L. Kremer seconded to remove the $50 processing fee for residential building applications. The motion passed 7 to 3.

$5,000 Bond ?

8. **New Business**

9. **Open Floor Comments**

addition to minutes under LUMP needs to be added.

10. **Next Meeting**

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Monday, April 12, 7:00 p.m., Healing Wings Office, Emigrant, MT.

11. Adjournment

Meeting was adjourned at 10:30 p.m.

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Glastonbury Landowners Association Board of Directors Meeting
Agenda

March 15, 1999

1. Call to Order, Opening Prayer (waiver of notice if required)
2. Reading and Disposition of the Minutes
3. Order of Business
4. Report of Officers and Committees.
   - 4.1 **Treasurer's Report** - Maria Scoble
   - 4.2 **Finance Committee** - Maria Scoble, Chair
   - 4.3 GLA paid Manager Consideration
   - 4.4 **Architecture Subcommittee** - Andrew Field, Chair
     Follow-up: Ian Scott's application (Eric Newhouse)
     Follow-up: Pitt subdivision
     On hold: Parcel 70S Subdivision application
   - 4.5 **Road Committee** - David Newhouse - Chair
     Follow-up: GAV STOP signs
     Follow-up: Letter to Cty Commissioners re: permission to grade Cty roads when G'bury's graded
   - 4.6 **Noxious Weed Committee** - Joan Murphy - Chair
   - 4.7 **Complaint Committee** - Joan Murphy - Chair
     Off road bikes on easements and private property in G'bury N
   - 4.8 **Land Use Master Plan Committee** - Daniel Kehoe, Jr., Chair
     Follow-up: Review changes in LUMP from neighborhood meetings
5. **Ombudsman Report** - Regina Wunsch (SG) and Margaret Newhouse (NG)
6. **Unfinished Business**
7. **Tabled Business**
   - 7.1 Subdivision road Maintenance Responsibility - D. Newhouse
   - 7.2 Tree removal guideline - P. Hoag
   - 7.3 Accounting Procedures - M. Scoble
   - 7.4 **Fire Water Reservoir Committee** - Walter Wunsch, Chair
   - 7.5 Fridley Creek diversion repair - Sven Anderson
8. **New Business**
9. **Open Floor Comments**
10. Next Meeting - Monday April 5 (day after Easter) or April 9, 12?
11. Adjournment

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March 11, '99

GLASTONBURY LANDOWNERS ASSOCIATION, INC
Income and Expense
January 1 through March 11, 1999

	Jan 1 - Mar 11, '99
Income	
Assessment Prior to 1998 Paid	2,125.21
Interest Income	478.33
Land & Dwelling Assessment	
Dwelling Assessment	9,347.39
Golden Age Village Assessment	1,470.00
Land Assessment	13,162.40
Total Land & Dwelling Assessment	23,979.79
Upgrade Fee	3,275.86
Total Income	29,859.19
Expense	
Office Expense	
Copying & Mailing	96.48
Secretarial	95.00
Supplies	33.75
Total Office Expense	225.23
Postage	127.44
Professional Fees	
Accounting	328.24
Legal Council/Service	81.60
Total Professional Fees	409.84
Rental	60.00
Repairs & Maintenance	
Equiment Repair	28.64
Repairs & Maintenance - Other	35.00
Total Repairs & Maintenance	63.64
Road Repairs & Maintenance	
Snow Plowing	3,375.10
Total Road Repairs & Maintenance	3,375.10
Total Expense	4,261.25
Net Income	**25,597.94**

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GLASTONBURY LANDOWNERS ASSOCIATION, INC
Balance Sheet
As of March 11, 1999

	Mar 11, '99
ASSETS	
Current Assets	
Checking/Savings	
1st National Bank Checking	23,647.19
1st National Bank Savings	69,360.37
Certificate of Deposit 1	5,000.00
Certificate of Deposit 2	5,000.00
Total Checking/Savings	103,007.56
Accounts Receivable	
Accounts Receivable	75,466.26
Total Accounts Receivable	75,466.26
Total Current Assets	178,473.82
TOTAL ASSETS	**178,473.82**
LIABILITIES & EQUITY	
Equity	
Beginning Balance	11,816.51
Retained Earnings	106,445.04
Net Income	60,212.27
Total Equity	178,473.82
TOTAL LIABILITIES & EQUITY	**178,473.82**

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Date 3/14/99

Glastonbury Landowners Association
Complaint Form

Name of landowner Complainant(s) BRADFORD W. TISDALE

Name of landowner(s) involved in alleged violation _____

Specific Section and Title in Covenants relating to alleged violation Sec. 5.05(b) Nuisances & Eyesores

History of the Problem Off-Road driving by Teenagers on my property

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

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

I AM NOT NOW PHYSICALLY IN GLASTONBURY - I HOPE TO MOVE INTO MY HOME LATER THIS SPRING.

(Attach separate sheet if more space is needed)

Signature

Parcel No. 38th Glastonbury NORTH

Address _____ Phone 757-498-6060

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

Date received _____ Date reviewed _____

Recommended Action _____

Disposition _____

Board Member Reviewing Complaint _____
Signature

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Date 3-14-99

Glastonbury Landowners Association
Complaint Form

Query

Name of landowner Complainant(s) James M. Gough

Name of landowner(s) involved in alleged violation _____

Specific Section and Title in Covenants relating to alleged violation Sec. 5.05(b) Nuisances and Eyesores

History of the Problem Last spring - someone had driven a car or truck off-road on the West side of parcel #38. Last summer I complained Mikeah Steinfeld driving his truck in the same area. He admitted to being there before. I informed him it was private property, he had no permission or right to be there and NEVER to come back again. I told him I would inform his father, Mr. Scott, which I did. Case closed.

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

~~Date, time and details of your communication for attempted resolution:~~ Last week I stopped and talked with Josh Steinfeld (?) and 2 boys riding dirt bikes near the gravel pit. One bike rider was a Steinfeld brother. I told them they probably needed permission to ride on Church property. They said they would try to get permission - so I left. I called Fran Murphy and after talking with her I went back to the gravel pit - but they were gone. Later that afternoon, the same 2 dirt bike

(Attach separate sheet if more space is needed) OVER

James M. Gough
Signature

Parcel No. 38, Glastonbury North

Address Box 544 Phone 333-4966

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

Date received _____ Date reviewed _____

Recommended Action _____

Disposition _____

Board Member Reviewing Complaint _____
Signature

GLA 00743

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riders (I feel pretty sure), drove up the new drive way on the west side of panel 38. I waited and watched for them to come back down, to make sure they did not go over the hill and down the other side. They did come back down, but left the new drive way and rode on the old dirt ~~abandoned~~ driveway.
abandoned

I don't know who the bike riders were for sure, but they purposefully rode up a private (unmarked as such) driveway and "off road" before riding back down Orion Way. This frustrated me.

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I give my proxy to
Don Murphy for the GLA Board
meeting of 3-15-99.



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1999-04-12_BDGN.pdf

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Glastonbury Landowners Association

Board of Directors Meeting

Minutes
April 12, 1999

1. Call to Order, Prayer: The meeting was called to order by Daniel Kehoe, Jr. at 7:15 PM at Healing Wings, Emigrant, MT. Opening prayer was offered by Eric Newhouse.
PRESENT: Daniel Kehoe, Jr. (president), Andrew Field (vice-president), Maria Scoble (treasurer), David Newhouse, Joan Murphy, Jim Phipps, Patrick Wolberd, Eric Newhouse, Dan Kehoe, Philip Hoag, and Linda Kremer.
ABSENT: Horus Brailsford, Walter Wunsch
Non-Board Members Present: Cheryl Upshaw, Nadim Issa, Jon Olsen and Roeloff Varkivisser.
Dan Kehoe volunteered to take the Minutes for the meeting.

2. Reading and Disposition of the Minutes: The Minutes of the March 15th meeting were approved as amended.

3. Order of Business:

4.6 Complaint Committee: Joan Murphy reported on the letter John Glover, Jr. sent to the Scotts and Steinpfads and Tanya Scott's reply. Glover said that the Board may make rules regarding dirt bikes, such as speed limits and only riding in single file, but no insurance coverage is necessary for motorcycles per State law. Cheryl Upshaw gave a follow-up report to her conversations with the Scotts. Patrick recommended that the president respond to the Scott's, acknowledging their letter and recognizing that they need not have motorbike insurance.

Resignation of the Secretary: Joan Murphy had tendered her resignation as Secretary, Chair of the Complaint Committee, Noxious Weed Committee and as a Director of the GLA. Eric Newhouse moved and Philip Hoag seconded that the Board accept Joan's resignation and approve Jim Phipps to replace Joan on the Board. The motion passed. A discussion was held as to who would like to serve as Secretary. After some discussion the position was left open. Joan's letters of resignation are attached.

4.1 Treasurer's Report: Roelof Varkevissar went over the attached financial statement in detail and reported that the liens had been filed and the letters sent to the landowners. The financial report broke out the receipts in more detail. It was requested that the Accounts Receivables be broken out into pre-1998 receivables, 1998 receivables and 1999 receivables.

Maria and Joan pointed out that the next statements were going out at the end of April and that it would be an advantageous time to send out a bulletin on various GLA matters. After discussion the Board agreed to send out a bulletin covering the following items:
- Slow down to 25 mph on freshly graded and gravely roads.
- New STOP signs going in at Helios and Sirius.
- Remind landowners to notify their tenants of the covenant covering dogs running loose.
- Slowing down for children, pedestrians, and riders on horseback.
- Slow down around roadwork equipment.
- Notification on knapweed: GLA spraying easements and advising landowners of the need to

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control noxious weeds on their property per State law and the Covenants.

Daniel volunteered to type it up and send it to Joan for the mailing.

4.3 Architecture Subcommittee: Andrew reported on the application by Jon Olsen to place a mobile home on Parcel 31W in Glastonbury North and showed a picture of the mobile home. Andrew moved and Eric seconded that Jon Olsen's preliminary application for placement of a mobile home be approved. The motion passed unanimously.

Joan pointed out that she had brought the Architecture Subcommittee's files and a list of items that needed follow-up. She also noted that the files needed to be taken home by someone else. Nadim Issa volunteered to take the files and do the follow-up.

This lead to the discussion of the part-time help that the Board would hire to take over some of the duties that Joan had been doing. Following the discussion, Patrick moved and Dan Kehoe seconded that the GLA put out a notice through the usual channels that the GLA has an Administrative Assistant job available, work entailed approximately 10 hours a week at $10.00 an hour. The job requires taking of minutes, attending Board meetings, handling the correspondence and paper flow of the organization and such reasonable duties as the Board assigns from time to time. The motion passed and Joan volunteered to write up and post the notice.

4.4 Road Committee: David Newhouse reported that the two STOP signs will be in place on Sirius by Helios soon. The discussions regarding the paving of Story Road is moving forward. The County came and met with several of the affected landowners the week previous. The Murphys and the Rocky Mountain Bank expressed interest in financially contributing to the effort.

Regarding the water reservoir for fire protection in high South Glastonbury: Since money had previously been budgeted for the project, Andrew moved and Linda seconded that Walter Wunsch hire someone to oversee the installation of the Church donated tank. The motion passed.

4.5 Noxious Weed Committee: Joan reported that she will contact Mark Nardin to spray the Glastonbury roadways and easements. She noted that landowners and organizations that do not combat knapweed can be fined up to $500 by the County. Philip Hoag suggested that the knapweed paragraph on the bulletin notify landowners of an available list of knapweed spraying contractors and that the GLA would first notify the landowners of an infestation on their property and if after six months (the next spraying season) no action is taken, the GLA would notify the County of the infestation. The Board agreed with this line of action.

4.7 Master Plan Committee: Daniel reported that a copy of the 3-15-99 draft of the Master Plan for both Glastonbury North and South was sent to Murray Steinman and several copies to Donald Knittel. Another copy were in the process of being sent to Hertha Lund. Murray Steinman was sent an e-mail requesting a meeting and notifying him of the seven people who were the team designated by the Board to meet with the Church. No reply had been received to date. Daniel said that in a conversation with Hertha, she advised him to send a detailed message to Murray and Donald as they were not aware of what kind of a response was expected from the Church. Patrick reported his conversation with Murray at the recent birthday party at the Ranch.

Andrew moved and Dan seconded that a smaller team contact the Ranch made up of Patrick, Daniel and William Smith. A spirited and impassioned discussion of this motion and its

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ramifications on the earlier motion to send a seven member team followed. The Board agreed that Patrick should replace Joan in her position as one of the original seven team members.

The Board discussed and spelled out that the main points to be made to the Church as follows:
- give an overview of the Master Plan,
- decouple the land grant to the teaching centers from the passage of the Master Plan,
- get a sense of the Church's time frame,
- bring new members of the Church team up-to-date with Edward Francis' original offer and the offer to put the former "reserve land" and the Lindorfer property under the Covenants if the Master Plan was approved by the Church and a majority of the landowners
- sell the Church on the idea of reinvesting and recommitting to the community process in Glastonbury, come to GLA board meetings and especially attending the next community meetings on the Master Plan.

The upshot of Andrew's motion was that the Board agreed that it needed to stay flexible in dealing with the Church, follow the Church's lead in team size and that it was important to present a unified position. The Board agreed to have Patrick call Murray and find out how many people they would like to meet with and then apprise the seven team members of the situation and poll them as to who should fill meet with the Church.

Patrick suggested that Daniel call Linda and apprise her of the Boards decision and express the Board's concern that there be resolution on the subject. Daniel agreed to follow-up with Linda.

The meeting ended at about 11:00 PM.

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Glastonbury Landowners Association Board of Directors Meeting
Agenda

April 12, 1999

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

3.1 New Board Member, Jim Phipps, to replace Joan Murphy
3.2 Election of Secretary

4. Report of Officers and Committees.

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

4.2 **Finance Committee** - Maria Scoble, Chair

4.3 **Architecture Subcommittee** - Andrew Field, Chair
Subdivision and building approvals

4.4 **Road Committee** - David Newhouse - Chair
Follow-up: GAV STOP signs
Follow-up: Letter to Cty Commissioners re: permission to grade Cty roads when G'bury's graded

4.5 **Noxious Weed Committee** -

4.6 **Complaint Committee** -
Off road bikes on easements and private property in G'bury N

4.7 **Land Use Master Plan Committee** - Daniel Kehoe, Jr., Chair
Follow-up: Review changes in LUMP from neighborhood meetings

5. **Ombudsman Report** - Regina Wunsch (SG) and Margaret Newhouse (NG)
6. **Unfinished Business**
7. **Tabled Business**
   7.1 Subdivision road Maintenance Responsibility - D. Newhouse
   7.2 Tree removal guideline - P. Hoag
   7.3 Accounting Procedures - M. Scoble
   7.4 **Fire Water Reservoir Committee** - Walter Wunsch, Chair
   7.5 Fridley Creek diversion repair - Sven Anderson/D. Newhouse
8. **New Business**
9. **Open Floor Comments**
10. Next Meeting -
11. Adjournment

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Spring Reminders

From the Friendly Folks of the GLA

ROAD NEWS:

Two STOP signs are going up on Sirius at the Helios Drive intersection. The intersection will become a three-way stop.

The roads will be graded soon...so
A) Slow down when approaching and passing road work equipment.
B) Drive 25 mph or slower on the gravel (or it will washboard in a few hours).
C) All drivers and vehicles must have the necessary license, registration and insurance.
D) Drive on the grass to keep the dust down.
E) Most of the above ("D" is the incorrect answer).

Rites of Spring: Dogs and horses are coming out of hibernation:



Do animals have souls? We aren't sure, but we wouldn't want any pets to lose theirs, so remember - the Covenants call for man's best friend to be restrained by fence or leash and not allowed to roam free around the neighborhood. Landowners, please notify your renters of this harmonizing influence on the neighborhood.

Road etiquette and safety: When driving by pedestrians, children playing or a horse with an equestrian, for the safety of all, please slow way down and give them wide berth. Horses have been known to have a strange sense of humor and, on a slow day, will take any excuse to get spooked to the possible detriment of the rider (mass x acceleration + panic + astrological influences = detriment).

All thats green isn't gold:

The GLA will be contracting to have the road easements sprayed for knapweed this Spring and Fall. The herbicide that will be used is more effective than Tordon and doesn't have the lasting residual effect in the soil. Knapweed has been getting worse in Glastonbury and has come to the attention of Park County. The County is cracking down on landowners that are not eradicating it and can levy a $500 fine. Ouch. This is a problem that both our State law and Covenants mandate our response. Upon request, the GLA will provide landowners a list of contractors who will spray knapweed.

The GLA is fully committed to joining the County in controlling knaughty knapweed. We will notify landowners of problem areas that are not being addressed. We realize that out-of-state landowners may be unaware of an infestation on their property, since it spreads so fast. One knapweed flower can throw off 70 seeds! If no action is taken within six months, the GLA will notify the County of the problem. Don't be caught knapping!

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March 17, 1999

Mr. Daniel Kehoe, Jr.
President, Glastonbury
Landowners Association
P.O. Box 312
Emigrant, Mt 59027

Dear Daniel,

This letter is to notify you of my resignation from the Board of Directors of the Glastonbury Landowners Association effective March 31, 1999. My reasons for resigning are because of my physical health and a new direction for my life.

These past three years have been rewarding for me as I served the Community and its residents. I am grateful to have been associated with the other Board members as we laid the foundation for our beloved Glastonbury. I shall miss being a part of the team, however, it is time to move on.

Sincerely yours,

Joan Murphy

Joan Murphy

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BERG, LILLY, ANDRIOLO & TOLLEFSEN

A PROFESSIONAL CORPORATION

ATTORNEYS AT LAW

MICHAEL J. [illegible]
RICHARD [illegible] AN
GIGA TOLLEFSEN
RIENNE H. McELYEA
D[illegible] P. BUCKLEY
[illegible] ADLER
[illegible] EL
BERG JR.

ADVANCED TECHNOLOGY [illegible]
910 TECHNOLOGY [illegible]
BOZEMAN, MT [illegible]

TELEPHONE [illegible] 3181
FAX (406) [illegible] 3240

March 25, 1999

VIA CERTIFIED MAIL

Ian and Tonya Scott
Josh Steinpfad
P.O. Box 1137
Emigrant, MT 59027

RE: Mc[illegible]Use Within Glastenbury Subdivision

Dear Mr[illegible] Mrs. Scott and Mr. Steinpfad:

This office represents the Glastenbury Landowners Association, Inc. As you are aware, the Board of Directors of the Association has received several complaints from other landowners within the subdivision concerning the riding of motorcycles both on and off road by your sons Chris, Micah, and Josh within the subdivisi[illegible] Chris, Micah, and Josh been riding their motorcycles on priv[illegible] property without permission (trespass) and have been operating th[illegible] motorcycles on the subdivision roads in an unsafe manner. The Association has notified you of the pertinent Associatio[illegible] regulations and provisions in the Covenants concerning st[illegible]se, however, the unauthorized use has continued unabated.

A copy of the Road Rule Resolution adopted by the Assoc[illegible]on is enclosed herewith as are the applicable sections of the Covenants. Certain language is highlighted therein for your convenience.

Please be advised that if Chris, Micah, and Josh [illegible] operate their motorcycles [illegible] violation [illegible] Association [illegible] not limited [illegible] and or pursuant [illegible] Covenants. You may [illegible] the Association [illegible] letter shall [illegible] Covenants as [illegible]

The Association also requests that you provide proof of compliance with the Road Rule Resolution by providing copies of the licensing and registration of the motorcycles, of the licenses of the

GLA 00754

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...ors, and of the liability insurance maintained on ea... cle. Please send this information either to this office o... the Association at P.O. Box 312, Emigrant, MT 59027.

...that these violations will cease immediately, and that all future operation of motorcycles or any other motorized vehicles the... will be in accordance with the rules of the community. Thank you for your cooperation in this regard. Please feel free to contact me with any questions.

Sincerely,

John T. Glover, Jr.

cc: Glastonbury Landowners' Association

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Glastonbury Landowners Association

Board of Directors Meeting

Minutes
May 3, 1999

1. Call to Order, Prayer: The meeting was called to order by Daniel Kehoe, Jr. at 7:15 PM at Healing Wings, Emigrant, MT. Opening prayer was offered by David Newhouse.
PRESENT: Daniel Kehoe, Jr. (president), Andrew Field (vice-president), Maria Scoble (treasurer), David Newhouse, Jim Phipps, Eric Newhouse, Dan Kehoe, Sr., Philip Hoag, Linda Kremer, Patrick Wolberd and Horus Brailsford.
ABSENT: Walter Wunsch
PROXY REC'D: W. Wunsch to Dan Kehoe, Sr.
Dan Kehoe volunteered to take the Minutes for the meeting.

2. Reading and Disposition of the Minutes: Maria moved and Dan Kehoe, Sr. seconded that the Minutes of the April 12th meeting be approved as amended. The motion carried unanimously.

3. Order of Business:
Daniel opened a short discussion on ground rules for the conduct of the meeting to assure that Board members giving reports weren't interrupted and that everyone was heard on any given subject. In the discussion the point was made to also call for "no" votes on the motions. The Board agreed that this method would lead to better meetings.

3.1 Executive Assistant applications: Daniel reported that four applications were received for executive assistant: Eileen Alexander, Thomas Moser, Julie Murphy and Beverly Marvin. The Board set the criteria for interviewing the applicants. Daniel and Maria volunteered to do the interviewing. The Board discussed the need to have a Secretary that is a Board member. No one was nominated or volunteered for the position.

4.7 Master Plan Committee: Patrick Wolberd reported on his phone conversation with Murray Steinman. Murray was receptive and appreciative of the call. Patrick explained that there was a team of 7 people designated by the Board to meet with the Church, discussed that the Master Plan needed to be brought to the membership and a conclusion. Murray was aware of some of the history of Glasontbury and wanted to see the community move forward. He would be getting back with Patrick the week of May 3rd. They also discussed the paving of Story Road and the ramifications on future paving of the road into South Glastonbury if the Church put money toward the Story Road paving.

8. New Business: Maria moved and Dan Sr. seconded that no GLA Board meetings be held on the 3rd or 23rd of the month due to scheduled Church services. The motion passed with three abstaining.

4.1 Treasurer's Report: There was no Treasurer's report. Maria did report that the statements with the one page informational flyer were being mailed.

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4.6 Complaint Committee: Maria read a report from Joan Murphy regarding the continued use of motorcycles on Glastonbury roads in an unsafe and rude way. Joan's report is attached to these Minutes. Joan referred the calls to Nadim Issa as the new chairman of the Complaint Committee. Joan's report pointed out that the Board still has not received from Josh and Chris Steinpfad proof of licensing to drive motorcycles. A follow-up letter was needed to the Steinpfads and Scotts for the president. Daniel was to follow up with Nadim.

4.5 Noxious Weed Committee: Joan sent the attached report regarding Mark Nardin and his spraying of the Glastonbury road easements in late May.

4.3 Architecture Subcommittee: Andrew reported on the application for preliminary approval for a building on Parcel 88A in high South Glastonbury by Eric Newhouse as the contractor. Andrew moved and Philip seconded the motion to approve, noting the Sanitation Boand had been waived due to Eric Newhouse's track record of keeping his job sites run well. The motion carried with one abstaining vote.

4.4 Road Committee: David Newhouse reported that the two STOP signs were not yet in place on Sirius by Helios. Daniel brought up on behalf of William Pitt the earlier approval of a locked gate by Mr. Pitts's property in high South for which the money was already appropriated. The Boared discussed moving forward with that project in conjunction with the Newhouses working on their Parcel 88A South construction job.

The meeting ended with no further business.

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Glastonbury Landowners Association Board of Directors Meeting
Agenda

May 3, 1999

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

3.1 Executive Assistant applications

4. Report of Officers and Committees.

4.1 **Treasurer's Report** - Maria Scoble
Action item: Bulletin to go with statements. D Kehoe, Jr. w/ input

4.2 **Finance Committee** - Maria Scoble, Chair

4.3 **Architecture Subcommittee** - Andrew Field, Chair
Subdivision and building approvals

4.4 **Road Committee** - David Newhouse - Chair
Follow-up: GAV STOP signs
Follow-up: Gate by W. Pitt's property

4.5 **Noxious Weed Committee** - new chairman needed

4.6 **Complaint Committee** - new chairman needed
Action item: D. Kehoe, Jr. to write letter acknowledging the Scott's letter.

4.7 **Land Use Master Plan Committee** - Daniel Kehoe, Jr., Chair
Action item: P. Wolberd follow-up with M. Steinman

5. **Ombudsman Report** - Regina Wunsch (SG) and Margaret Newhouse (NG)
6. **Unfinished Business**
7. **Tabled Business**
   7.1 Subdivision road Maintenance Responsibility - D. Newhouse
   7.2 Tree removal guideline - P. Hoag
   7.3 Accounting Procedures - M. Scoble
   7.4 **Fire Water Reservoir Committee** - Walter Wunsch, Chair
   7.5 Fridley Creek diversion repair - Sven Anderson/D. Newhouse
8. **New Business**
9. **Open Floor Comments**
10. Next Meeting -
11. Adjournment

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Glastonbury Landowners Association

Board of Directors Meeting

Minutes
May 24, 1999

1. Call to Order, Prayer: The meeting was called to order by Daniel Kehoe, Jr. at 7:15 PM at Healing Wings, Emigrant, MT. Opening prayer was offered by Andrew Field.
PRESENT: Daniel Kehoe, Jr. (president), Andrew Field (vice-president), David Newhouse, Jim Phipps, Eric Newhouse, Dan Kehoe, Sr., Philip Hoag, and Patrick Wolberd.
ABSENT: Horus Brailsford, Linda Kremer, Maria Scoble, and Walter Wunsch (first half absent)
PROXY REC'D: W. Wunsch to Dan Kehoe, Sr., Maria Scoble to David Newhouse.
ALSO ATTENDING: (after 9:30 PM) Murray Steinman, Patricia Spadero-Yorwerth, Regina Wunsch
Dan Kehoe volunteered to take the Minutes for the meeting.

2. Reading and Disposition of the Minutes: The Minutes of the May 3rd meeting were unanimously approved as corrected.

3. Order of Business:

3.1 Executive Assistant applications: Daniel reported that the four applicants had not been interviewed yet. No one was nominated or volunteered for the office of Secretary. Members of the Board felt that once the administrative assistant was hired, the duties of the Secretary could better be seen and the office filled.

4.1 and 4.2 Treasurer Report/Finance Committee: There was no Treasurer Report.

4.3 Architecture Subcommittee: Andrew reported on the application for preliminary approval for the construction of a pyramid shaped artist/meditation studio on Parcel 32 North (Edward Anderson parcel owner).
MOTION: Andrew moved and Patrick seconded the motion to approve the construction application for the studio on Parcel 32 North. The motion carried unanimously.

4.7 Master Plan Committee (Part 1): Patrick Wolberd reported on his phone conversation with Murray Steinman and that Murray would be dropping by this meeting following a meeting in North Glastonbury. The Board reviewed it's position on the Master Plan and what it would response it would like to see from the Church. Besides the Master Plan proper these areas included getting the records of the Church's Glastonbury Review Committee and a discussion of the mineral and surface water rights for Glastonbury. Dan Kehoe gave a report of his meeting with Jackie Robinson of the Planning Office. Daniel handed out copies of the County's reply to William Pitt's request of a subdivision in high South Glastonbury. A copy is attached.

4.4 Road Committee: FOLLOW-UP STOP signs by GAV: David Newhouse reported that the two STOP signs would soon be in place on Sirius by Helios.
FOLLOW-UP Gate by Pitt property: David would check using the GLA gate on Parcel 56 S or the CRI gate on Parcel 70 S instead of using two gates.
Regarding Story Road paving project: Patrick reported speaking with Mike Grove, the president of the First National Bank in Emigrant. Mike has a certain amount of funds set aside to pave up to

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the bank and invited a representative of the GLA to the May 28th meeting with Mike and Sean Murphy. Mike offered to finance any GLA financial assistance to the project if it was necessary for the GLA. In preparation to discuss this topic with Murray, the Board agreed to allot $15,000 to the paving of Story Road and an equal amount to help Park County fix the chronically washboard curve by Avalon Drive and the grade on Dry Creek Road by South Glastonbury. Murray and Patricia arrived at this point in the discussion. Patrick briefed Murray on the background of the paving project: That Park Count will provide the equipment, bedding material and their personnel. Sean Murphy has $15,000 in escrow with the County toward the paving. Patrick explained that paving the road would enhance the property values in North Glastonbury, which positively affect the Church's parcels that make up the former "Reserved Land" parcels. Murray said he would take the matter back to the Board and try to get a $15,000 "soft" commitment for the paving project from the Church in time for David's May 28th meeting.

4.7 Master Plan Committee (Part 2): The Board explained to Murray that the GLA needed: 1) a contact person(s), 2) Church feedback on the Master Plan and 3) a discussion with Church representatives on getting the former Glastonbury land and the Lindorfer property land put under the Restated Covenants and that the teaching centers, apart from the main Glastonbury process desired resolution of the offer of a grant of land for the teaching centers. Dan Kehoe reported his conversation with Jackie Robinson of the Park County planning office and the County's fear of the Church doing more subdivisions. The County would like to have a meeting of members of the Planning office and representatives of the GLA and the Church regarding future development in Glastonbury.

Murray explained how the Church process works and said he would be the contact person and shepherd this process through the Church channels. He asked for an educational packet explaining the history of the process and what we want specifically from the Church. Dan Kehoe said he had just prepared a historical perspective on the teaching center/Churhc negotiations and would deliver it to Murray's office the next day. Daniel said he had a file of Edward Francis' correspondence on the process of gifting lands to the two teaching centers in Glastonbury and would send those with the packet. Murray pointed out that timing would be difficult before the July class. Patrick pointed out that the pattern the GLA and its predecessor had encountered over the last three years was that before a class time was tight, after a class everyone went on vacation and that there never did seem to be a good time to address Glastonbury issues. Murray listened to the assessment and said he would do his best to move it forward as quickly as possible.

4.5 Noxious Weed Committee: No report.

4.6 Complaint Committee: No report.

The meeting ended at 10:30 PM with no further business.

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Glastonbury Landowners Association Board of Directors Meeting
Agenda

May 24, 1999

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

3.1 Filling the office of Secretary
3.2 Executive assistant position

4. Report of Officers and Committees.

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

4.2 **Finance Committee** - Maria Scoble, Chair

4.3 **Architecture Subcommittee** - Andrew Field, Chair
Subdivision and building approvals

4.4 **Road Committee** - David Newhouse - Chair
Follow-up: GAV STOP signs
Follow-up: Gate by W. Pitt's property

4.5 **Noxious Weed Committee** - new chairman needed

4.6 **Complaint Committee** - new chairman needed
Action item: D. Kehoe, Jr. to write letter acknowledging the Scott's letter.

4.7 **Land Use Master Plan Committee** - Daniel Kehoe, Jr., Chair
Action item: P. Wolberd follow-up with M. Steinman

5. **Ombudsman Report** - Regina Wunsch (SG) and Margaret Newhouse (NG)
6. **Unfinished Business**
7. **Tabled Business**
   7.1 Subdivision road Maintenance Responsibility - D. Newhouse
   7.2 Tree removal guideline - P. Hoag
   7.3 Accounting Procedures - M. Scoble
   7.4 **Fire Water Reservoir Committee** - Walter Wunsch, Chair
   7.5 Fridley Creek diversion repair - Sven Anderson/D. Newhouse
8. **New Business**
9. **Open Floor Comments**
10. Next Meeting -
11. Adjournment

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GLA 00766

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Glastonbury Landowners Association
Board of Directors Meeting
Minutes
June 21, 1999

1. Call to Order, Prayer: The meeting was called to order by Daniel Kehoe, Jr. at 7:10 PM at Healing Wings, Emigrant, MT. Opening prayer was offered by Andrew Field.
PRESENT: Daniel Kehoe, Jr. (president), Maria Scoble (treasurer), David Newhouse, Jim Phipps, Walter Wunsch, Philip Hoag, Andrew Field, and Patrick Wolberd.
ABSENT: Horus Brailsford, Linda Kremer, Eric Newhouse, and Dan Kehoe, Sr.
PROXY REC'D: Linda Kremer to Maria Scoble.
ALSO ATTENDING: Roeloff Varkivisser, Joan Murphy
Dan Kehoe took the Minutes for the meeting.

2. Reading and Disposition of the Minutes: The Minutes of the May 24th meeting were unanimously approved as corrected.

3. Order of Business:

3.1 Executive Assistant applications: Jim Phipps and Patrick Wolberd replaced Daniel on the executive assistant interviewing team. The time for the interviewing was set for the following Monday evening.

4.1 Treasurer Report: Roeloff Varkivisser presented the attached Balance Sheet and the Income and Expenditure Report.

4.2 Finance Committee: No report.

4.3 Architecture Subcommittee: Andrew reported on the application for preliminary approval for the construction of a log home/dance studio on Parcel 56 North (Pittendorfer/Rakela parcel owner).
FOLLOW-UP: Philip Hoag would follow-up and talk to Rik to get clarifications on his application.

4.4 Road Committee: FOLLOW-UP: STOP signs by GAV: David Newhouse reported that the STOP signs are in place on Sirius by Helios.
FOLLOW-UP: Gate by Pitt property: David placed the GLA gate from Parcel 56 S by the posts in high South, but has to get the hardware to attach it to the post..
FOLLOWUP: Story Road paving project: David reported that the group paving the road will be getting competetive sealed bids that will be opened July 2nd at the First National Bank in Emigrant. He presented to the Board the attached letter/agreement from Thomas Mosser. The Board wnated clarification on what areas of hte road would receive priority if hte bids were to high and the job was scaled back, who holds the money in escrow fro the project, who is the contractor with thepaving company and why the agreement isn't with the county.
MOTION: Philip made the motionand Patrick seconded, to allot $15,000 to the paving of Story Road and intend to approve a maximum of $15,000 to help Park County fix Dry Creek Road by Glastonbury South at a future date.The motion passed unanimously.

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MOTION: Patrick made the motion and Andrew seconded to have the GLA President discuss the letter/agreement with the GLA attorney with the intent to approve of the allotment of funds. The President and the attorney could work out the necessary alternate letter if necessary. The motion passed unanimously.

4.5 Noxious Weed Committee: No report.

4.6 Complaint Committee: No report.

4.7 Master Plan Committee: No report.

The meeting ended at 10:30 PM with no further business.

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Glastonbury Landowners Association Board of Directors Meeting
Agenda

June 21, 1999

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

3.1 Filling the office of Secretary
3.2 Executive assistant position

4. Report of Officers and Committees.

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

4.2 **Finance Committee** - Maria Scoble, Chair

4.3 **Architecture Subcommittee** - Andrew Field, Chair
Subdivision and building approvals

4.4 **Road Committee** - David Newhouse - Chair
Follow-up: GAV STOP signs
Follow-up: Gate by W. Pitt's property
Follow-up: Sign to high South (D. Kehoe)

4.5 **Noxious Weed Committee** - new chairman needed

4.6 **Complaint Committee** - new chairman needed
Action item: D. Kehoe, Jr. to write letter acknowledging the Scott's letter.

4.7 **Land Use Master Plan Committee** - Daniel Kehoe, Jr., Chair
Action Item: G'bury historical report to Murray Steinman's office

5. **Ombudsman Report** - Regina Wunsch (SG) and Margaret Newhouse (NG)
6. **Unfinished Business**
7. **Tabled Business**
   7.1 Subdivision road Maintenance Responsibility - D. Newhouse
   7.2 Tree removal guideline - P. Hoag
   7.3 Accounting Procedures - M. Scoble
   7.4 **Fire Water Reservoir Committee** - Walter Wunsch, Chair
   7.5 Fridley Creek diversion repair - Sven Anderson/D. Newhouse
8. **New Business**
9. **Open Floor Comments**
10. Next Meeting -
11. Adjournment

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GLASTONBURY LANDOWNERS ASSOCIATION, INC
Balance Sheet
As of June 21, 1999

	Jun 21, '99
ASSETS	
Current Assets	
Checking/Savings	
1st National Bank Checki...	20,352.33
1st National Bank Savings	95,274.93
Certificate of Deposit 1	5,000.00
Certificate of Deposit 2	5,000.00
Total Checking/Savings	125,627.26
Accounts Receivable	
Accounts Receivable	59,549.46
Total Accounts Receivable	59,549.46
Total Current Assets	185,176.72
TOTAL ASSETS	**185,176.72**
LIABILITIES & EQUITY	
Equity	
Beginning Balance	11,816.51
Retained Earnings	106,325.04
Net Income	67,035.17
Total Equity	185,176.72
TOTAL LIABILITIES & EQUITY	**185,176.72**

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GLASTONBURY LANDOWNERS ASSOCIATION, INC
Income & Expense Report
January 1 through June 21, 1999

		Jan 1 - Jun 21, '99
Income		
Assessment Prior to 1998 Paid		5,355.51
Bond Account		240.00
Finance Charges		10.21
Interest Income		1,392.89
Land & Dwelling Assessment		
Dwelling Assessment 1998	2,304.16	
Dwelling Assessment 1999	13,248.68	
Golden Age Village Assessment	1,470.00	
Land Assessment 1998	3,225.33	
Land Assessment 1999	20,514.66	
Total Land & Dwelling Assessm...		40,762.83
Late Fees/Finance Charge		-7.29
Upgrade Fee		7,888.23
Total Income		55,642.38
Expense		
License & Taxes		10.00
Materials		60.00
Office Expense		
Copying & Mailing	553.18	
Secretarial	299.36	
Supplies	92.14	
Total Office Expense		944.68
Postage		127.44
Professional Fees		
Accounting	887.91	
Legal Council/Service	172.65	
Total Professional Fees		1,060.56
Rental		120.00
Repairs & Maintenance		
Equiment Repair	28.64	
Repairs & Maintenance - Other	35.00	
Total Repairs & Maintenance		63.64

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Income & Expense Report

January 1 through June 21, 1999

	Jan 1 - Jun 21, '99
Road Repairs & Maintenance	
Grading & Graveling	1,235.00
Snow Plowing	4,085.20
Total Road Repairs & Maintenan...	5,320.20
Total Expense	7,706.52
Net Income	47,935.86

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1-24-99

PROXY

This is to transfer voting power to

DAN KEAHOE, SR



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Glastonbury Landowners Association

Board of Directors Meeting
Minutes
July 19, 1999

1. Call to Order, Prayer: The meeting was called to order by Daniel Kehoe, Jr. at 7:20 PM at Healing Wings, Emigrant, MT. Opening prayer was offered by Daniel.
PRESENT: Daniel Kehoe, Jr. (president), Andrew Field, (vice president), Maria Scoble (treasurer), David Newhouse, Jim Phipps, Horus Brailsford, and Patrick Wolberd.
ABSENT: Linda Kremer, Eric Newhouse, and Dan Kehoe, Sr.
PROXY RECD: Walter Wunsch to Andrew Field, Eric Newhouse to David Newhouse.
ALSO ATTENDING: Julie (Murphy) Brennan, Joan Murphy

2. Reading and Disposition of the Minutes: Upon motion by Horus and seconded by Jim, the Minutes of the June 21st meeting were unanimously approved as corrected.

3. Order of Business:

3.1 Executive Assistant applications: Jim Phipps reported that the interviewing team met with Julie Brennan, Eileen Alexander, Thomas Moser, and Beverly Marvin. The position is tied between Julie and Beverly. Julie will be taking minutes for the July 19th meeting and Beverly to take the minutes for the August meeting. Jim notified all the applicants of the Committee's decision.

3.1 Office of Secretary: Maria Scoble asked Jim Phipps if he would fill the role of Secretary overseeing the secretarial work and filling the legal role of Secretary. Jim expressed his reservations, but agreed to be the Acting Secretary if elected. Maria moved and Andrew seconded the motion to elect Jim to the office of Acting Secretary. The motion passed unanimously.

4.0 Reports of Officers and Committees

4.1 Treasurer Report: Maria Scoble presented the attached Balance Sheet and the Income and Expenditure Report.

4.2 Finance Committee: No report.

4.3 Architecture Subcommittee: Andrew Field, chair. Andrew reported on the application for preliminary approval for the construction of a home on Parcel 37 North by Dewayne Patterson.
MOTION: Andrew moved and Horus seconded the motion to approve the project as submitted. The motion passed unanimously.

4.4 Road Committee: David Newhouse, chair.
Daniel asked David about the weed cutting in the road easement for this year. David said the tractor and cutting bar were in North Glastonbury. The Board discussed spraying the easement for noxious weeds before the cutting began for the most effective weed control.
FOLLOW-UP: David will contact Charlie Hull to see if he would operate the tractor. David would check with Wayne Mansaw to see if his trailer could be used to move the tractor to South Glastonbury.
FOLLOW-UP: Daniel would work with Joan Murphy to contact people to spray for weeds and then call David to apprise him of the situation. Daniel will contact Donald Knittle at the Ranch to see what the ranch's plans are for spraying for noxious weeds.

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Daniel and David reported on the Story Road paving project. Thomas Moser sent in a letter offering to be the contractor for the job, since the County does not want to be in that position.
FOLLOW-UP: Since the Story Road paving bids were $30,000 over the budgeted amount, David will see what the cost would be without the extra paving areas.
FOLLOW-UP: David will follow-up with Archie Mann to complete the road work the GLA contracted with the Ranch to complete this year.

MOTION: David moved and Horus seconded the motion for $15,000 to be allotted to the Road Committee to test a new binder agent on heavily washboarded areas of Capricorn and Taurus in Norht Glastonbury and use a roller to get the areas fixed. The Board unanimously approved the motion contingent upon the results from David's sample test patch.

4.5 Noxious Weed Committee: No report.

4.6 Complaint Committee: No report.

4.7 Master Plan Committee: Daniel Kehoe, Jr. chair. No report.

5.0 Ombusdsman Report. No reports.

6.0 Unfinished Business.
Patrick reported on his conversation with the insurance agent and the letter from the insurance company. He recommended that the GLA stay with the current insurance coverage. The GLA's other options were self insurance or no insurance. Patrick was asked to pursue if further coverage amounts were feasible or possible.

7.0 New Business.
Maria asked about handling the payment of the executive assistant position.
FOLLOW-UP: Daniel will consult with Tom Shellenberg on this matter.

The meeting ended with no further business.

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Glastonbury Landowners Association Board of Directors Meeting
Agenda

July 19, 1999

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

3.1 Executive assistant position
3.2 Filling the office of Secretary

4. Report of Officers and Committees.

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

4.2 **Finance Committee** - Maria Scoble, Chair

4.3 **Architecture Subcommittee** - Andrew Field, Chair
Subdivision and building approvals

4.4 **Road Committee** - David Newhouse - Chair
Follow-up: Gate by W. Pitt's property
Follow-up: Sign to high South (D. Kehoe)

4.5 **Noxious Weed Committee** - new chairman needed

4.6 **Complaint Committee** - new chairman needed
Action item: D. Kehoe, Jr. to write letter acknowledging the Scott's letter.

4.7 **Land Use Master Plan Committee** - Daniel Kehoe, Jr., Chair

5. **Ombudsman Report** - Regina Wunsch (SG) and Margaret Newhouse (NG)
6. **Unfinished Business**
7. **Tabled Business**
   7.1 Subdivision road Maintenance Responsibility - D. Newhouse
   7.2 Tree removal guideline - P. Hoag
   7.3 Accounting Procedures - M. Scoble
   7.4 **Fire Water Reservoir Committee** - Walter Wunsch, Chair
   7.5 Fridley Creek diversion repair - Sven Anderson/D. Newhouse
8. **New Business**
9. **Open Floor Comments**
10. Next Meeting -
11. Adjournment

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GLASTONBURY LANDOWNERS ASSOCIATION, INC
Balance Sheet
As of July 15, 1999

	Jul 15, '99
ASSETS	
Current Assets	
Checking/Savings	
1st National Bank Checki...	14,848.54
1st National Bank Savings	95,612.27
Certificate of Deposit 1	5,000.00
Certificate of Deposit 2	5,000.00
Total Checking/Savings	120,460.81
Accounts Receivable	
Accounts Receivable	57,147.20
Total Accounts Receivable	57,147.20
Total Current Assets	177,608.01
TOTAL ASSETS	**177,608.01**
LIABILITIES & EQUITY	
Equity	
Beginning Balance	11,816.51
Retained Earnings	106,325.04
Net Income	59,466.46
Total Equity	177,608.01
TOTAL LIABILITIES & EQUITY	**177,608.01**

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GLASTONBURY LANDOWNERS ASSOCIATION, INC
Income & Expense Report
January 1 through July 15, 1999

	Jan 1 - Jul 15, '99
Income	
Assessment Prior to 1998 Paid	6,668.80
Bond Account	240.00
Finance Charges	10.21
Interest Income	1,730.23
Land & Dwelling Assessment	
Dwelling Assessment 1998	2,416.47
Dwelling Assessment 1999	13,823.68
Golden Age Village Assessme...	1,470.00
Land Assessment 1998	3,379.99
Land Assessment 1999	21,244.66
Total Land & Dwelling Assessm...	42,334.80
Late Fees/Finance Charge	-7.29
Upgrade Fee	7,888.23
Total Income	58,864.98
Expense	
Insurance/Liability	4,583.53
License & Taxes	10.00
Materials	60.00
Office Expense	
Copying & Mailing	553.18
Secretarial	299.36
Supplies	92.14
Total Office Expense	944.68
Postage	127.44
Professional Fees	
Accounting	970.63
Legal Council/Service	184.95
Total Professional Fees	1,155.58
Rental	140.00
Repairs & Maintenance	
Equiment Repair	28.64
Weed Control	558.00
Repairs & Maintenance - Other	35.00
Total Repairs & Maintenance	621.64

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GLASTONBURY LANDOWNERS ASSOCIATION, INC
Income & Expense Report
January 1 through July 15, 1999

	Jan 1 - Jul 15, '99
Road Repairs & Maintenance	
Grading & Graveling	4,322.50
Snow Plowing	4,085.20
Total Road Repairs & Maintena...	8,407.70
Total Expense	16,050.57
Net Income	42,814.41

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7-19-99

PROXY to Jan Kehoe
Andrews Field VR.

Vote right.

Thanks

Walter Hurst

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Glastonbury Landowners Asociation
Board of Directors Meeting
Minutes
8/16/99

1. Call to Order, Prayer: The meeting was called to order by Daniel Kehoe, Jr. at 7:12 P.M. at Healing Wings, Emigrant, MT. Opening prayer was offered by Philip Hoag.
PRESENT: Daniel Kehoe, Jr. (president),Andrew Field (vice-president), Jim Phipps (Secretary), Maria Scoble (Treasurer), Patrick Wolberd, Philip Hoag, Daniel Kehoe, Sr., Walter Wunsch.
ABSENT: Horus Brailsford, Eric Newhouse, Linda Kremer
PROXY REC'D: David Newhouse to Jim Phipps, Linda Kremer to Maria Scoble.
ALSO ATTENDING: Julie Brennan.

2. Reading and Disposition of the Minutes: The minutes of the July 19th meeting were read. There was a discussion of a discrepancy in who should call Tom Shellenberg to answer a tax question. Daniel Kehoe Jr. said that he would call.
MOTION: Patrick moved and Maria seconded that Daniel would call and ask if the Executive Assistant should be an employee or paid by contractual fee. The motion carried unanimously.

3. Order of Business

3.1 Executive Assistant applications: Jim Phipps reported that Beverly Marvin called to say that she could not make the Board meeting, due to a planned trip to Kentucky.
MOTION: Andrew Field made the motion that Julie Brennan be given the job of Executive Assistant. Maria Scoble second the motion. The motion carried unanimously.
MOTION: Andrew Field made the motion that Julie Brennan be hired on a contractual basis in an on-going basis. Maria Scoble to second the motion. Motion was carried unanimously.

4.1 and 4.2 Treasurer Report and Finance Committee: Finance Committee, no report. Treasurer's Report was presented by Maria Scoble and is attached to these minutes. Maria recommends that each committee should put together a budget for next year.

4.3 Architecture Sub-Committee: Andrew Field proposed to move on hiring a part-time Manager who would keep track of building and sub-division projects. The Board wants to see a task/job description before pursuing hiring someone. The Board discussed four or five building projects that have been started by Landowners who were not following the Covenants and sending applications to the GLA.

The Board outlined a procedure for obtaining compliance from Landowners, if Landowners do not comply with covenants:

1. First step is an explanatory letter from GLA (Daniel Kehoe, Sr. will do the letter)
2. Second step would be a letter from the GLA attorney demanding compliance of explaining that the next step is that the GLA will get a court order to enforce compliance.
3. If noncompliance still remains following the second letter, the GLA will instruct the GLA attorney to file an injunction.

MOTION: Andrew moved and Walter seconded the motion to approve a building project for a log cabin on Parcel 56N by Rik Pittendorfer and Kathleen Rakela. Motion carried unanimously.

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MOTION: Daniel Kehoe, Sr., motioned to approve the building project of a root cellar on Tract 7C North by Phillip Hoag with a dome roof in between the house and road ~~with irrigation~~. Andrew Field to second the motion. The motion carried unanimously with one abstention.

4.4 Road Committee: Jim Phipps gave the Road Committee Report for David Newhouse. Jim reported that David went to High South 2 days after the gate was moved by William Pitt's parcel and the gate was missing.
ACTION ITEM: Daniel will call Landowners in high South seeking information. If the gate cannot be found the theft will be reported to the Sherrif's office.
FOLLOW-UP: Sign to high South. Daniel reported no action yet taken.
FOLLOW-UP: Charlie Hull is not interested in cutting weeds.
Walter Wunsch recommended asking Richard Johnson.

FOLLOW-UP: David Newhouse sent dirt samples to the company in Florida. They said our dirt was very fine and needed a different formula than the one they sent.
The company is researching a new formula which will work, but will be more costly.

The Story Road project is being reconsidered on a smaller scale and with 3" topping instead of 4". The project coordinators are also hoping pricing will be better in the Fall.

Patrick Wolberd said that a contractor could not find Bradford Lane since it isn't on the present N. Glastonbury map.

ACTION ITEM: Daniel Kehoe, Jr., will ask William Smith and William Irby how the GLA could get maps for North and South Glastonbury with the new private roads on them.

4.5 Noxious Weed Committee: Daniel contacted Dan Skattum for spraying knapweed, hounds tongue and thistle in the road easements and asked for him to give the GLA pricing per mile or per hour or for the whole job. Philip Hoag read the attached letter to send to landowners for noxious weed spraying. Patrick Wolberd feels the letter should go to all landowners and to be consistent with all previous requests. The Board discussed an overall approach to curbing the weeds.

MOTION: Phillip moved and Dan Kehoe Sr. seconded the motion to notify Landowners that the GLA was offering a 25% rebate of the cost of spraying for knapweed, not to exceed $50, on a Glastonbury parcel or tract if the Landowner's GLA membership is paid to date on annual assessments and signs an annual contract with a licensed sprayer dated on or before September 30, 1999. To collect the rebate Landowners must submit a copy of the paid bill and signed contract. The Board, with two abstentions voted for the motion.

ACTION ITEM: Phillip to redraft letter, run by Daniel and work with Julie Brennan to send the letter on noxious weed spraying under the title: Native Wildflower Committee!

4.6 Complaint Committee: Complaint committee unchaired at the moment. Complaint from Daniel Kehoe, Sr., regarding metal cargo containers.

MOTION: Daniel Kehoe, Sr., moved and Phillip Hoag seconded the motion that after this date metal cargo containers not be allowed to be placed in the Community of Glastonbury for any above ground uses, unless such structure meets all building set back requirements and is out of sight from all Glastonbury roads and other properties in Glastonbury or if neighbors who could see the cargo container have no objections to its placement. Motion carried unanimously.

7.4 FIRE WATER RESERVIOR: Walter Wunsch reported that by the end of August the water tank will be cleaned, placed underground and ready to use.

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4.8 Nominating Committee: Daniel reported that the people suggested for chairman were too busy to take on this job. Daniel read the proposal from Joan Murphy to do what was necessary to get the nomination letter out. The board approved paying Joan Murphy $100 to write and send nomination letters to the Landowners. Phillip accepted the office of chairman of the Nominating Committee.

MOTION: Motion moved by Dan,Sr. to accept proposal. Philip seconded the motion. Motion approved unanimously.

Next meeting on September 20th at 7:00 P.M.
Meeting adjourned at 9:46 P.M.

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Glastonbury Landowners Association Board of Directors Meeting
Agenda

August 16, 1999

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

3.1 Executive assistant position
Action Item: Daniel to follow up with T. Shellenberg re: 1099 status for the position

4. Report of Officers and Committees.

4.1 **Treasurer's Report** - Maria Scoble
Action item: Patrick to follow up with insurance company re: higher coverage

4.2 **Finance Committee** - Maria Scoble, Chair

4.3 **Architecture Subcommittee** - Andrew Field, Chair
Action Item: Pittendorfer application: Clarification on 3 year timeline (P. Hoag)
Action Item: Daniel to give Julie Murphy applications that need follow-up letters

4.4 **Road Committee** - David Newhouse - Chair
Action Item: Gate by W. Pitt's property (D. Newhouse)
Action Item: Sign to high South (D. Kehoe)
Action Item: Contact Archie Mann re: completion of Church road job (D. Newhouse)
Action Item: Contact weed sprayer before roadsides are cut. (D. Kehoe)
Action Item: Contact Charlie Hull to cut roadside brush (D Newhouse)
Action Item. Story Road project. (D. Newhouse)
Action Item: Try out material to help roads (D. Newhouse)

4.5 **Noxious Weed Committee** - new chairman needed
Action Item: Call D. Knittle re: weeds on CUT parcels. (D. Kehoe)

4.6 **Complaint Committee** - new chairman needed
Action item: D. Kehoe, Jr. to write letter acknowledging the Scott's letter.

4.7 **Land Use Master Plan Committee** - Daniel Kehoe, Jr., Chair
Action Item: Contact CUT re: Church's standing on Master Plan

4.8 **Nominating Committee**
Action Item: Contact Regina Wunsch and Judy Anderson re: chairing committee

5. **Ombudsman Report** - Regina Wunsch (SG) and Margaret Newhouse (NG)
6. **Unfinished Business**
7. **Tabled Business**
   7.1 Subdivision road Maintenance Responsibility - D. Newhouse
   7.2 Tree removal guideline - P. Hoag
   7.3 Accounting Procedures - M. Scoble
   7.4 **Fire Water Reservoir Committee** - Walter Wunsch, Chair
   7.5 Fridley Creek diversion repair - Sven Anderson/D. Newhouse
8. **New Business**

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9. **Open Floor Comments**

10. Next Meeting -

11. Adjournment

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GLASTONBURY LANDOWNERS ASSOCIATION, INC
Balance Sheet
As of August 15, 1999

	Aug 15, '...
ASSETS	
Current Assets	
Checking/Savings	
1st National Bank Checki...	15,092.04
1st National Bank Savings	96,046.85
Certificate of Deposit 1	5,000.00
Certificate of Deposit 2	5,000.00
Total Checking/Savings	121,138.89
Accounts Receivable	
Accounts Receivable	55,102.81
Total Accounts Receivable	55,102.81
Total Current Assets	176,241.70
TOTAL ASSETS	**176,241.70**
LIABILITIES & EQUITY	
Equity	
Beginning Balance	11,816.51
Retained Earnings	106,325.04
Net Income	58,100.15
Total Equity	176,241.70
TOTAL LIABILITIES & EQUITY	**176,241.70**

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August 15, 1999

GLASTONBURY LANDOWNERS ASSOCIATION, INC
Income & Expense Report
January 1 through August 15, 1999

	Jan 1 - Aug 15, '99
Income	
Assessment Prior to 1998 Paid	6,764.80
Bond Account	490.00
Finance Charges	-6.84
Interest Income	2,164.81
Land & Dwelling Assessment	
Dwelling Assessment 1998	2,776.47
Dwelling Assessment 1999	14,321.53
Golden Age Village Assessme...	1,470.00
Land Assessment 1998	3,499.99
Land Assessment 1999	21,704.09
Total Land & Dwelling Assessm...	43,772.08
Late Fees/Finance Charge	-47.52
Upgrade Fee	7,888.23
Total Income	61,025.56
Expense	
Insurance/Liability	4,583.53
License & Taxes	10.00
Materials	60.00
Office Expense	
Copying & Mailing	648.18
Secretarial	299.36
Supplies	92.14
Total Office Expense	1,039.68
Postage	127.44
Professional Fees	
Accounting	970.63
Legal Council/Service	184.95
Total Professional Fees	1,155.58
Rental	160.00
Repairs & Maintenance	
Equiment Repair	28.64
Weed Control	558.00
Repairs & Maintenance - Other	35.00
Total Repairs & Maintenance	621.64

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GLASTONBURY LANDOWNERS ASSOCIATION, INC
Income & Expense Report
January 1 through August 15, 1999

	Jan 1 - Aug 15, '99
Road Repairs & Maintenance	
Grading & Graveling	5,720.00
Snow Plowing	4,085.20
Total Road Repairs & Maintena...	9,805.20
Total Expense	17,563.07
Net Income	43,462.49

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Community of Glastonbury
Land Owner Covenant Complaint Form

Date 8·16·99

Name Of Land Owner Complainant: DANIEL J. KEHOE, SR.

Specific section in Covenants relating to alleged violation # 5.05, 6.01, 6.06
Regarding: METAL CARGO CONTAINERS IN GLASTONBURY

History of Problem: ON 7·15·99 HORUS BRAILSFORD told ME HE WAS SEEING ROSIE MANHEART ABOUT MOVING A CARGO CONTAINER ONTO HER PROPERTY (PARCEL 3E SOUTH). I told HORUS that it WAS NOT ALLOWED IN GLASTONBURY. HORUS SAID CARGO CONTAINERS ARE NOT MENTIONED IN THE COVENANTS. ON 7·16·99 I phoned HORUS and told him I CONSIDER THE CONTAINERS AN EYESORE IN A RESIDENTIAL COMMUNITY. HORUS SUGGESTED I WRITE UP A COMPLAINT TO THE GLASTONBURY BOARD ABOUT THE MATTER TO HAVE IT ADDRESSED SINCE (attach sheet if more space needed)
HE WAS PLANNING OTHER DELIVERIES.
Name of Landowner involved in purported violation: HORUS BRAILSFORD

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

If you have attempted to communicate and resolve the problem on your own give the date and time and details of the exchange: SEE History OF THE PROBLEM ABOVE.
NOTE: THE CHURCH'S PROJECT REVIEW COMMITTEE ALLOWED STORAGE CONTAINERS DURING THE SHELTER BUILDING PERIOD IF THEY WERE USED IN CONJUNCTION WITH SHELTERS BUT NEVER FOR RESIDENTIAL USE. (attach sheet if more space needed)

Reviewed by Land Owners Association Board on: _____

Recommended Action: _____

Date received by Land Owners Association Board: _____

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

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5.05. Nuisances and Eyesores. Nuisances and eyesores shall not be allowed. It shall be in the Association's discretion and authority to determine what a nuisance or an eyesore is and to require removal, correction or abatement by the Landowner upon the giving of reasonable notice as provided in Section 10.02. Specifically, the following conditions shall not be allowed on parcels within the Community:

a. Abandoned trailers, mobile homes and other structures, junk (inoperative or unregistered) cars and equipment, scrap piles, brush piles, etc., in open view of platted roads and other parcels or land; and

b. Noxious odors, excessive noise or vibration, nuisances or other annoyances which, in fact, are infringing upon another's quiet use and enjoyment of his land.

SECTION 6. STRUCTURES AND IMPROVEMENTS

6.01. Association's Approval. A site plan and building plans satisfactory to the Association must be submitted by a Landowner to the Association for review and approval prior to beginning construction of any structure, the placing of any mobile home on a parcel or the carrying out of any other project for which review is required by the Master Plan, these covenants or any rule or regulation adopted in accordance therewith. The Association may retain a copy of the said plans in its files. The design of any improvement shall be safe and in accordance with this Declaration and the Master Plan. The Association shall conditionally or unconditionally approve the plans and make any recommendations deemed necessary or advisable, unless:

a. The plans are incomplete, are in violation of or are not in accordance with these covenants, the Master Plan, or any rule or regulation adopted in accordance therewith;

b. The proposed structure is, in the Association's opinion, unsafe, unsound, could pose a menace to the safety and health of other persons, or requires the assistance or input of an engineer; and/or

c. The plan or the proposed structure is unlawful in any way.

The Association's approval of any plans, together with any conditions or recommendations, shall not constitute an acceptance of any liability or an approval of the design, engineering, safety or legality of the structure or project–and the Association is hereby exempted from liability therefor.

6.06. Fallout Shelters. It is the policy of this development to recommend but not require the construction, installation or availability of a fallout shelter underneath, behind, in the basement of or within reasonable proximity to every dwelling or habitation placed upon any parcel.

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GLA 00796

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GLASTONBURY LANDOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
MINUTES
September 20, 1999

1. CALL TO ORDER, PRAYER: The meeting was called to order by Daniel Kehoe, Jr. at 7:21 P.M. at Healing Wings, Emigrant, MT. Opening prayer was offered by Daniel Kehoe, Jr.

PRESENT: Daniel Kehoe Jr.(president), Daniel Kehoe Sr., David Newhouse, Linda Kremer, Jim Phipps (secretary), Eric Newhouse, Walter Wunsch and Patrick Wolberd (arrived later).
ABSENT: Andrew Field (vice-president), Maria Scoble (treasurer).
PROXY REC'D: Jim Phipps for Maria Scoble, David Newhouse for Patrick Wolberd.
ALSO ATTENDING: Julie Brennan, Nadim Issa, Joan Murphy, Roelof Varkevisser

2. READING AND DISPOSITION OF THE MINUTES: The minutes of the August 16th meeting were read. Linda Kremer did not receive the financial report. She had some difficulty in interpreting the minutes. Motion was carried unanimously to accept the minutes.

3. ORDER OF BUSINESS
Thomas Moser will come to our meeting this evening to discuss the Story Road project.

4.1 TREASURER'S REPORT: Maria Scoble, treasurer.
Roelof presented the attached financial report. Roelof was asked to present a report including a column with last year's figures for comparison purposes.
MOTION: Daniel Sr., made the motion and David Newhouse seconded the motion that the GLA forgives pre'98 dues of $1680 owed on the Hazen's Parcel 25 South, remove lien on the Hazen property to allow it to be subdivided, and place a lien for '98 & '99 dues of $360.00 each year on the Hazen's three subdivided parcels. The vote was carried unanimously.

ACTION ITEM: Daniel has not spoken to Tom Shellenberg yet.

4.3 ARCHITECTURE SUB-COMMITTEE: No report.

4.4 ROAD COMMITTEE: David Newhouse-Chair
ACTION ITEM: Gate by W. Pitt's property.
Gate by W. Pitt's ~~gate~~ was taken. Eric Newhouse proposed to send a telephone tree. Dan said that he would do it.

ACTION ITEM: Discussion of a new sign to High South that reads "←NFS Land Access ~~and~~ NO NFS Access→". The cost of adding to the sign is $120.00.

ACTION ITEM: Story Road Project.
Presentation by Thomas Moser. Thomas read the attached letter sent to Kate Gordon as background on the project. Neroli Duffy, Ken Frazier and Murray Steinman confirmed the Church's committment to $15,000. Furthermore, the Church would agree to increase in increments if necessary.
Thomas stated that he received a letter from Mike Grove stating the bank would contribute $12,500 to the Story Road Project. JTL gave a high bid of 102K. This was an increase of $30, 000 over the original bid. The August 30, 1999 contract for paving was at $80,000 for 3" paving. From Thomas' talks with JTL he thinks the price could go up 30% more next spring.

Thomas requested a $5,000 fee which was non-negotiable. In reference to scaling back the paving project to get it within budget, Thomas said the contract with JTL and Park County were non-

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negotiable. If the Board didn't like the terms of the contracts or Thomas' $5000 fee, the agreements were off and no one owed Thomas anything. Eric suggested that the next move was for the parties to get together to discuss the project. Thomas stated emphatically that what was necessary was not for the parties to get together, but for one party to move forward and put their money in the escrow account.
Thomas Moser answered questions of the Board. There was a discussion of his fee of $5000.00.Under questioning from Linda and Patrick as to when Thomas thought his work became worth $5000, Thomas said when he got the contract with JTL and the County at the end of August.

MOTION: Patrick made the motion and Walter seconded the motion that the meeting close to GLA members and have a ten minute discussion and make a decision where to go with the project. Then have the President get back to Thomas Moser no later than September 25th. The vote carried unanimously.

The Board discussed the presentation made by Thomas Moser. Daniel reported his conversations with Mike Grove and Peggy Keathley. David reported his conversation with Sean Murphy.
MOTION: Patrick to make the motion, Daniel Sr. to second the motion to make a decision where to go with Thomas Moser. To send him a letter to thank him for his effort and state that we are unable to move forward with the project. Daniel will write the leter with copies to: Sean Murphy, Peggy Keathley, Mike Grove and Murray Steinman. The vote carried unanimously.

ACTION ITEM: Material to help roads. David Newhouse-materials are on it's way. Archie Mann will go over where to go and how to start. He is on the way to completing the roadside job.

4.5 NATIVE WILDFLOWER COMMITTEE
ACTION ITEM: Daniel will contact the weed sprayer.
Richard Johnson will do the job of cutting roadside brush.

4.8 NOMINATING COMMITTEE
MOTION: Patrick moved and Walter seconded that Regina Wunsch be appointed to be a member of the Nominating Committee. Joan Murphy stated that the Covenants require 2 Board members to be on the Nominating Committee and she was aware of only one on the Committee:
Philip Hoag, Committee Chairman. Patrick stated that Maria Scoble was a member of the Committee.

4.9 FIRE WATER RESERVOIR
Walter contacted Kathleen Ramp and she has been contemplating seeking legal advice. She asked for a precise map. The property is located at Golmeyer Creek.
Walter stated we should decide if we want the property as a park for the community. We should work with Kathleen to place the tank on her property.

6. UNFINISHED BUSINESS
6.1 OFF ROAD VEHICLE DRIVING
A vehicle was driving off road across Parcel 57. The Board established the step leading up to calling the sheriff:

A. Verbal contact with the driver, by the observing Landowner
B. Letter following up conversation from GLA
C. Contact the sheriff upon another violation. by Landowner who's land was trespassed.

ACTION ITEM: Daniel to call William Pitt, re: offroad driving

6.2 ROAD MANAGER POSITION
Jim Phipps to write a job description for this position.

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6.3 CONTAINERS

MOTION: Patrick made the motion and Walter to second the motion that the storage container paragraph be amended. The vote carried unanimously.
The paragraph will read as follows:

After August 16, 1999 metal cargo containers shall not be allowed to be placed in the Community of Glastonbury for any above ground uses, unless such structure meets all building setback requirements and is out of sight from all Glastonbury Road and other properties in Glastonbury. A waiver to this ruling concerning being out of sight from other Glastonbury properties is possible, if neighbors have no objection to said placement.

Adjournment: 10:19 P.M.
Next meeting set for 10/18/99.

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Glastonbury Landowners Association Board of Directors Meeting
September 20, 1999

Draft Agenda (as of 8/22/99)

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

   4.1 **Treasurer's Report** - Maria Scoble, Treasurer
   Action item: Insurance company re: higher coverage (P. Wolberd)
   Action Item: T. Shellenberg re: 1099 status for the position (D. Kehoe)

   4.2 **Finance Committee** - Maria Scoble, Chair
   Action Item: Presentation to the Board re: ways to allot GLA funds for maximum stewardship

   4.3 **Architecture Subcommittee** - Andrew Field, Chair
   Action Item: Parcel 56S Subdivision (Kehoe property)
   Action Item: Parcels 38S Subdivision (Kehoe property)

   4.4 **Road Committee** - David Newhouse - Chair
   Action Item: Gate by W. Pitt's property (D. Newhouse)(D. Kehoe phone calls)
   Action Item: Sign to high South (D. Kehoe)
   Action Item: Contact Archie Mann re: completion of Church road job (D. Newhouse)
   Action Item: Contact weed sprayer before roadsides are cut. (D. Kehoe)
   Action Item: Cutting roadside brush (D Newhouse)
   Action Item. Story Road project. (D. Newhouse)
   Action Item: Material to help roads (D. Newhouse)

   4.5 **Native Wildflower Committee** - new chairman needed
   Action Item: Call/email D. Knittle re: weeds on CUT parcels. (D. Kehoe)
   Action Item: Dan Skattum to spray easements and assess cost on major infestations. (D. Kehoe)
   Action Item: Kapweed control contract rebate offer letter (P. Hoag)

   4.6 **Complaint Committee** - new chairman needed
   Action item: Letter acknowledging the Scott's letter.(D. Kehoe)

   4.7 **Land Use Master Plan Committee** - Daniel Kehoe, Jr., Chair
   Action Item: Contact CUT re: Church's standing on Master Plan
   Action Item: Agenda items to discuss with the Church:
   -Park/recreation land to GLA in Village Centers

   4.8 **Nominating Committee**- Philip Hoag, Chair
   Action Item: Nomination letter written and mailed by Joan Murphy

   4.9 **Fire Water Reservoir Committee** - Walter Wunsch, Chair

5. **Ombudsman Report** - Regina Wunsch (SG) and Margaret Newhouse (NG)
6. **Unfinished Business**

   6.1 Fridley Creek diversion repair - Sven Anderson/D. Newhouse

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7. **Tabled Business**
   7.1 Subdivision road Maintenance Responsibility (D. Newhouse/D. Kehoe)
   7.2 Tree removal guideline (P. Hoag)
   7.3 Accounting Procedures (M. Scoble)
8. **New Business**
9. **Open Floor Comments**
10. Next Meeting -
11. Adjournment

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September 19, 1999

GLASTONBURY LANDOWNERS ASSOCIATION, INC.
Income & Expense Report
January 1 through September 19, 1999

	Jan 1 - Sep 19, '99
Income	
Assessment Prior to 1998 Paid	7,107.43
Bond Account	490.00
Finance Charges	-0.85
Interest Income	2,514.05
Land & Dwelling Assessment	
Dwelling Assessment 1998	2,926.47
Dwelling Assessment 1999	15,923.03
Golden Age Village Assessme...	1,470.00
Land Assessment 1998	3,912.93
Land Assessment 1999	25,605.59
Total Land & Dwelling Assessm...	49,838.02
Late Fees/Finance Charge	-35.96
Upgrade Fee	7,888.23
Total Income	67,800.92
Expense	
Insurance/Liability	4,583.53
License & Taxes	10.00
Materials	60.00
Office Expense	
Copying & Mailing	727.69
Secretarial	359.36
Supplies	92.14
Total Office Expense	1,179.19
Postage	127.44
Professional Fees	
Accounting	1,211.18
Legal Council/Service	184.95
Total Professional Fees	1,396.13
Rental	200.00
Repairs & Maintenance	
Equiment Repair	28.64
Weed Control	558.00
Repairs & Maintenance - Other	110.00
Total Repairs & Maintenance	696.64

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GLASTONBURY LANDOWNERS ASSOCIATION, INC.
Income & Expense Report
January 1 through September 19, 1999

	Jan 1 - Sep 19, '99
Road Repairs & Maintenance	
Grading & Graveling	5,720.00
Snow Plowing	4,085.20
Total Road Repairs & Maintena...	9,805.20
Total Expense	18,058.13
Net Income	**49,742.79**

GLA 00804

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GLASTONBURY LANDOWNERS ASSOCIATION, INC.
Balance Sheet
As of September 19, 1999

	Sep 19, '99
ASSETS	
Current Assets	
Checking/Savings	
1st National Bank Checki...	21,020.10
1st National Bank Savings	96,396.09
Certificate of Deposit 1	5,000.00
Certificate of Deposit 2	5,000.00
Total Checking/Savings	127,416.19
Accounts Receivable	
Accounts Receivable	48,688.75
Total Accounts Receivable	48,688.75
Total Current Assets	176,104.94
TOTAL ASSETS	**176,104.94**
LIABILITIES & EQUITY	
Equity	
Beginning Balance	11,816.51
Retained Earnings	106,325.04
Net Income	57,963.39
Total Equity	176,104.94
TOTAL LIABILITIES & EQUITY	**176,104.94**

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JOB DESCRIPTION
MANAGER
GLASTONBURY LANDOWNERS ASSOCIATION, INC.

The Landowners Associations Managers position is one of a facilitator to assist the landowners in enjoying the amenities of the community and of assisting the Association Directors is accomplishing the work they have been elected to do The position is not one of an enforcer or police officer however at times the Manager may be required to remind residents of the regulations that have been established in the covenants.

The Manager shall be directly responsible to the Association Directors and report to them at each of their scheduled Board meetings and at other times when required.

The Managers position will require the use of a personal car for which he/she will be reimbursed at the dollar per mile rate allowed by the IRS.

The Managers job shall be one of an Independent Contractor at a rate to be agreed upon with the Directors of the Association.

The Managers tasks will primarily be concerned with, but not limited to, the following tasks:

Road Maintenance :
Take the necessary actions to see that roads are repaired and snow removed.

Noxious Weed Control:
See that property controlled by the Landowners Association , such as roads and recreation areas are maintained free of noxious weeds, and that landowners are aware of their obligation to do the same in accordance with the covenants.

Building Permit Reviews:
Make landowners aware of their obligation to obtain an approval from the Landowners Association Architectural Review Committee prior to any construction projects. Obtain the necessary completed forms from the landowners for review by the committee and accomplish the necessary follow up and processing.

Legal Matters:
At times the Directors of the Association will deem it necessary to file legal action through the Park County offices. It will the Managers job to accomplish these tasks.

Community Facilities:
Should at any time areas be developed that are the Associations responsibility such as parks and recreation areas it shall be the Managers job to provide the services necessary to maintain and operate these facilities.

And So On:

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(1)

September 13, 1999

Rev. Kate Gordon
Office of the President
Church Universal and Triumphant, Inc.
P.O. Box 5000
Corwin Springs, Montana 59030

Re: Emigrant Paving Project @ Story Road

Dear Kate:

As you know, I followed up my September 2 letter to you with a phone call last Wednesday, September 8. You referred me to Rev. Nancy Showalter, and I spoke with her briefly on Friday, September 10. I also spoke with Rev. Peggy Keathley on Friday, September 10, and she was curious to know how I became involved in this project. She was also perplexed about my fee. As a result, I thought it might be helpful for all concerned to have a copy of my correspondence file pertaining to this project, which is included herewith.

At the time of my initial letter to Mike Grove requesting First National Bank's financial participation, I considered myself an unpaid volunteer. When Mike required plans and specifications in order to make an evaluation, and offered no money to cover the expense, I myself was perplexed about the prospect of having to pay money as well as volunteer my services. Nevertheless, the drawing was sufficient to elicit a $10,000 commitment from the bank, as well as a subsequent commitment to increase funding along with others. Subsequent revisions to the plans and specifications were made at the request of Park County, which also added to the expense. The county was also unwilling to pay for these expenses.

I was also perplexed that those who stood to directly benefit most from Story Road being paved were also not coming forward to contribute their time and skills. Mike was busy expanding his bank, Peggy was busy trying to get her assisted living facility off the ground, etc. As a result, my involvement unexpectedly increased over time. It also became apparent that I was not only incurring out-of-pocket expenses, but I was also providing a valuable service; one that others were either unwilling or unable to provide. The "developer fee" reflects a fair value for the service provided.

Kate, I met briefly with Mike Grove on Wednesday, September 8, and he promised that an escrow agreement would be available early this week. And to reiterate my appeal to you of September 2, I think it would be helpful if you became familiar with the details in lieu of relying on secondhand information from others. Once again, please don't hesitate to call if you have questions. (333-4172)

Sincerely,

Thomas

Thomas Mosser
P.O. Box 12
Paradise Valley, MT 59027

Cc: Rev. Nancy Showalter, CUT, w/enclosures
Rev. Peggy Keathley, Avalon, w/enclosures
Daniel Kehoe, Jr., Pres., GLA, w/enclosures
Michael E. Grove, Pres., FNB, w/enclosures
Sean Murphy, Centennial Park, w/enclosures

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(33)

June 24, 1999

Sean Murphy
Centennial Associates, L.L.C.
P.O. Box 1693
Emigrant, MT 59027

Peggy Keathley
Avalon Development, Inc.
4080 S. 3rd Rd.
Bozeman, MT 59715

Michael E. Grove
First National Bank of the Rockies
P.O. Box 709
White Sulphur Springs, MT 59645

Daniel Kehoe, Jr.
Glastonbury Landowners Association
P.O. Box 499
Emigrant, MT 59027

Murray Steinman
Church Universal and Triumphant, Inc.
P.O. Box 5000
Corwin Springs, MT 59030

Re: Emigrant Paving Project @ Story Rd.

Dear Prospective Financial Participants:

Enclosed for your review is a "Story Road Capital Improvement Contract" which has been executed by the Park County commissioners.

While not expressly stated in the agreement, Park County Planner Ellen Woodbury informed me yesterday that it is not now, nor has it ever been, the intent of the county to be a party to the asphalt paving contract which is contemplated by the agreement. And Daniel Kehoe, Jr., President of Glastonbury Landowners Association, also informed me yesterday of his preference for GLA also not to be a party to the asphalt paving contract.

If it would simplify matters, I would be willing to assume the role as "Developer" of the Emigrant paving project at Story Road and enter into the asphalt paving contract with the successful bidder. Prior to entering into such a contract, I would require an

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escrow agreement with the financial participants and funds placed into an escrow account. The escrow agreement would stipulate that funds be released to the asphalt paving contractor upon written notification from Dennis Brandon, Park County Road Department Superintendent who will be overseeing the work, that the asphalt paving contractor has completed the work in accordance with the plans and specifications, revised June 18, 1999, and that Park County accepts the work.

In any event, I would like to be paid prior to commencement of the asphalt paving work $1000 for the plans and specifications prepared at the request of Mike Grove, originally dated May 10, 1999, and as revised June 9 and June 18, respectively, upon request by Park County.

With respect to the enclosed "Story Road Capital Improvement Contract," I offer the following comments:

1. Page 3, paragraph 2, line 3: Replace "Phase III," with "the asphalt paving work,"
2. Page 3, paragraph 2, lines 7 and 8: Replace "shall agree upon asphalting specifications" with "hereby agree upon the Emigrant Proposed Road Paving plans and specifications, revised June 18, 1999 by Thomas Mosser"
3. Page 3: Add paragraph "3."; "Park County agrees to install '4-Way Stop' signs at the intersection of Story Road with Counts Lane, to install 'No Parking' signs along the new asplalt paving within the town of Emigrant, and to install 15 MPH 'Speed Limit' signs within the town of Emigrant and 25 MPH 'Speed Limit' signs between First National Bank and Centennial Mobile Court.

If each of you will provide me with your comments in a similar format, I will then ask Tara Depuy, Park County Attorney, to either amend the contract and ask the commissioners to initial and date the changes, or simply re-word process the changes and date the contract. I will then recirculate the document for each of your signatures.

Sincerely,

Thomas Mosser

Thomas Mosser, for the
Emigrant Paving Committee
P.O. Box 12
Emigrant, MT 59027
333-4172

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

Board of Directors
Church Universal and Triumphant
P. O. Box 5000
Corwin Springs, MT 59031

September 14, 1999

Subject: Glastonbury Land Use Master Plan

Dear Brothers and Sisters:

On behalf of the landowners of Glastonbury and the GLA Board of Directors, I am requesting that the Church Board consider the Glastonbury Land Use Master Plan and the Glastonbury Teaching Centers' land request as soon as possible. The adoption of a Master Plan is key to this community moving forward. Along with the landowners of Glastonbury, the Church, with lands presently covered by the Glastonbury Covenants and lands contiguous to Glastonbury presently not covered by the Covenants, has a certain amount of its future riding on a Master Plan's adoption by the Church and the Glastonbury landowners.

The adoption of a Master Plan will be an important stage in the development of Glastonbury. The Master Plan is an adjunct to the Covenants to establish a unifying vision and guidelines for Glastonbury's harmonious development. The Master Plan process started in 1996 when a building application to the Glastonbury Review Committee brought up the fact that neither the Covenants nor the Church had established a density schedule for the various parcels or guidelines for what types of buildings could be built in the various neighborhoods. The only constraints presently are people's taste and the State's limit of a forty unit building on a twenty acre parcel with adequate sewage and water facilities. The Church's Glastonbury Comprehensive Planning Committee guided and facilitated the process with the landowners and the Church resulting in the Restated Covenants adoption in September of 1997, the changeover to fee simple land ownership, the opening of the community to our brothers and sisters of all faiths, and the turning over of the community's maintenance and guidance to an elected Glastonbury Landowners Association Board.

This present version of the Master Plan has been worked out in a process of committee meetings and neighborhood meetings. In the neighborhood meetings, members of the Master Plan Committee visited the various neighborhoods to get feedback from the landowners. This method worked well since the different neighborhoods had concerns with different parts of the Master Plan, which allowed it to get a thorough airing. Following the GLA Board meeting in March of this year, the plan was marked up with the Board's edits and copies were sent to Murray Steinman, on Gilbert Cleirbaut's recommendation, Hertha Lund, and Donald Knittle, as head of Community Operations, to get the Church's feedback.

The process has been stalled since March of 1999 waiting to get the Church's feedback. I realize that part of this delay was due to my assumption that the members of the Board and the Executive Committee that had been dealing with Glastonbury over the years had briefed their successors on the situation. The Church's feedback and approval of a Master Plan is vitally important to Glastonbury's future. With the adoption of the Restated Covenants, the lands in the heart of Glastonbury North and some of the best buildable land in Glastonbury South were removed from the Covenants. In a letter of March 27th, 1997, Edward Francis noted that the reserved lands would be removed from the Covenants, but that he anticipated the Church would add these parcels and the

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Lindorfer property, the farm land commanding the entrance to Glastonbury South, to the Covenants provided that the Church agrees with the Master Plan. Placing the land under the Covenants means that the land is still owned by the Church, but is placed under the same regulations that govern Glastonbury's land use.

The reserved lands were held back from the original land sales in anticipation of future use as higher density residential areas and mixed use neighborhoods (commercial and residential in the same area like the older New England towns). The Master Plan envisions that these key parcels would be used for this purpose and in their implementation, creating the physical heart of the communities. At present these lands are not being used for this purpose and this resultant inactivity is a slow strangulation on the future of Glastonbury and a serious frustration for those who have invested their time, expertise and heart's love working for the enlightened growth of Glastonbury.

In developing a building project or a community, one of the first items to be erected after the infrastructure of the roads, power and telephone is the focus of the community. This could be a chapel, community center, or swimming pool. The literature portraying Glastonbury in the beginning allowed for the possibility of the Church adding some of these elements to the community. Due to the Church's present position, this is not a realistic scenario, but it makes the Teaching Centers' land request a natural key to fulfilling Glastonbury's original vision. Lovely as they are, the present chapel in Glastonbury South is a basement and Glastonbury North's is an addition onto an old farmhouse.

At present, the children of Glastonbury have a swing set, a jungle gym and an open air half court basketball area in the way of recreational facilities in Glastonbury North and nothing in Glastonbury South. As you may recall from your youth, physical recreation facilities are a great way for the children and young adults of the community to channel their energy in healthy and constructive ways. We have children in little leagues traveling all over Park County to play their games for lack of a ball field. The flat, centrally located land in Glastonbury is in the reserve lands. Between what the teaching centers can do with their land and what the landowner's association can do with the park land in the Village Centers (presently located in the reserve lands in the Master Plan) this community would enjoy plentiful activity close to home or at least within bike riding distance.

Another positive aspect I see with the adoption of the Master Plan is a resurrection of the vision that originally drew many Glastonbury's residents to Montana, the building a spiritual community. This vision largely dissolved with the migration of residents back to the cities following the shelter building cycle. With this Master Plan we can define ourselves as a community, establish a unifying philosophy and shared vision and create a magnet for great things to happen.

The Glastonbury Landowners Association's Board is willing to meet with the Church's Board or their designated liaison to go over the Master Plan and the Church's ideas regarding this foundation stone in building the Community of Glastonbury as we have all foreseen it.

Please get back to me at your earliest convenience.

Sincerely,

Daniel Kehoe, Jr.
GLA President

cc: Hertha Lund
David Kravitz
Kate Gordon
GLA Board of Directors

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Master Plan Proposal

Purpose: The Church Board meets with the GLA Board to review the Master Plan and work out the changes that would make the Master Plan acceptable to all parties. The implementation of the Master Plan completes the development efforts begun jointly between the Glastonbury landowners and the Church.

Summary: The Master Plan is being created to establish the standards for development of the Communities of Glastonbury North and South. The Master Plan is a necessary adjunct to the Covenants, since the Covenants are broad guidelines that do not contain the necessary detail for determining aspects of growth such as density and land usage and refer to the Master Plan for the details. The Master Plan covers five areas: Property Description, Village Center land use and building standards, Residential Area land use and building standards, Legal issues, and Exhibits.

Implementation: Following Church/GLA Board meetings, the Master Plan is rewritten to include the changes that the GLA and the Church agree upon. After this draft is mailed out to the landowners, community-wide meetings would be held for Glastonbury North and South in attendance to finalize the Master Plan. When it appears that a majority of the Landowners (including the Church) understand and approve the Master Plan, the finalized version will be mailed to each Landowner. Then a meeting and vote of the landowners will be held, which could possibly coincide with the GLA General Meeting in November if it doesn't happen before then.

Benefit to the Church: The Church would be in a better position to sell its remaining land in Glastonbury at a better price. Competent and experienced developers buy land when they are assured that the buildings to be built near theirs will enhance their property's value rather than degrade it.

Benefit to the Glastonbury: The GLA would have development guidelines to follow for approving building and subdivision projects. The development of the Village Centers would reinforce and continue building the economic base that is very necessary to the future survival of Glastonbury.

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GLASTONBURY LANDOWNERS ASSOCIATION

BOARD OF DIRECTORS MEETING

MINUTES

OCTOBER 18, 1999

1. CALL TO ORDER, PRAYER: The meeting was called to order by Daniel Kehoe, Jr., at 7:19 pm at Healing Wings, Emigrant, MT. Opening prayer was offered by Linda Kremer.

PRESENT: Eric Newhouse, Daniel Kehoe, Jr.(President), Horus Brailsford, Maria Scoble (Treasurer), Walter Wunsch, Patrick Wolberd, Linda Kremer, Jim Phipps (Secretary), David Newhouse, Philip Hoag.
ABSENT: Andrew Field (Vice-President)
ALSO ATTENDING: Julie Brennan, Joan Murphy, Roelof Varkevisser.

2. READING AND DISPOSITION OF THE MINUTES: Patrick moved and Linda seconded the motion to accept the minutes as corrected. The motion passed unanimously.

3. ORDER OF BUSINESS:

4.1 TREASURER'S REPORT - The attached Income Expense Comparison report given by Roelof Varkevisser for '98 and '99.

The following comments and suggestions were made:
a. What is $31,500 regarding Story Road project.
b. There is a $3,000 differential in the GAV income for '98 and '99.
c. No change in assessments, we need to get a notice out to new landowners. They need a follow-up to find out who pays their assessment.
d. The $15,000 check from the Church and needs to be taken from "Unknown Expense" and put under Story Road Project.
e. Differential of $21,000 for land assessments between '98 and '99.
f. In '98, $28,000 was collected also includes Church funds and upgrade fees close to last years.
g. Separate out the professional fees from office expenses (office supplies, postage and copies).
h. Discussion of audit procedures of 1099.

MOTION: Maria Scoble moved and Walter Wunsch seconded the motion to establish a petty cash fund in the amount of $100 for the Executive Assistant. The motion carried unanimously.

Discussion between Maria and Patrick on the budget-they decided there is no need for changes to the budget.
The surface binder work will be tracked as a separate line item.
Patrick proposed a meeting with Maria Scoble and David Newhouse to discuss Expenditures Report. It was decided that David will give the Road Committee Report before Maria gives the Financial Report. For '99, $16,000 in assessments are due to come in.
A suggestion was made to print out a list which includes every landowner not just those who have balances.

ACTION ITEM- FOLLOW UP:
Patrick found that insurance is too costly to increase.

MOTION: Patrick made the motion and Linda Kremer seconded the motion to switch accountants from Doug Holm to Tom Shellenberg. The vote was accepted unanimously. Maria will follow-up

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with the 1099's w/Tom Shellenberg at the appropriate time.

4.3 ARCHITECTURE SUB-COMMITTEE: No report . Report is put off until November 11, 1999.

4.4 ROAD COMMITTEE: Eric and David Newhouse reporting. ACTION ITEM: Gate by Pitt's. Pouring concrete this week for the gate. Gate report on Sagittarius Skyway. Gate will be locked during hunting season. Keys would be available from Eric Newhouse for North Glastonbury and Andrew Field for South Glastonbury. Keys will be numbered to keep track of them.

ACTION ITEM: Church Road Upgrade.
Archie Mann is available. Roads got widen and grating. David will go over with Archie the contract and roads to see what needs to be done.

ACTION ITEM: Weed Cutting:
David reported that Richard Johnson would cut grass and weeds in North and South Glastonbury.

ACTION ITEM: Story Road:
David Newhouse, Peggy Keathley, Mike Grove, Daniel Kehoe, Jr., Sean Murphy and Ellen Woodbury met to finalize plans with Big Sky with 3" of asphalt. Big Sky will do the paving for $69,900. The road behind Healing Wings did not have to be paved and from Hwy 89 did not need to be repaved according to the County.

ACTION ITEM: Road Material
Between meetings there was an action taken by the Board regarding Story Road. Approved unanimously was the decision to put $15,000 in escrow on behalf of the GLA and the $15,000 donation from CUT for this project and to add an additional $1,500 if necessary contingent upon a satisfactory escrow agreement being drawn up and having the attorney approve the paving agreement, maintenance agreement with Park County and the escrow agreement.

There will be a new binder on one mile of North Glastonbury Roads. David will work with Archie's crew. To apply the binder they will use a roller and water tank. Work to begin next week: top hill to bottom of Gemini, starting Wednesday 10/20.

Philip presents a letter from Catherine Mansaw. Someone rolled a car at the gravel pit. There were no injuries reported. At the location of Taurus with blind curve, children (parents, hello!) are driving too fast. Eric will talk the McCann's and the Gelderloos's regarding teens on tri-wheelers on the roads. Philip reads the letter. (See attached letter)

MOTION: Philip made the motion and Walter seconded it that we put up signs "Dangerous Curves, "15mph" for Capricorn between Aries and Gemini, Taurus between Fridley Creek and Peggy Keathley's house, and the first blind curve on Hercules Road. The vote carried unanimously.

ACTION ITEM: Julie to write thank you letter to Catherine Mansaw for Daniel's signature.

The Board to discuss the use of all terrain vehicles in Glastonbury and covenant regulations with regards to the use of motorized vehicles.
Put in swing gate by Mack; John Alexander has a trailer blocking Glastonbury Road.

MOTION: Philip made motion and Linda seconded to put a gate at the end of Gemini Road at the Alexander's property. We need to send a note to John remove regarding the gate and the barricade. The vote was carried unanimously.

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4.5 NATIVE WILDFLOWER COMMITTEE: Spraying is put off until next spring.

4.8 NOMINATING COMMITTEE:
MOTION: Maria Scoble moved and Walter seconded the motion that Joan Murphy receive $100 for food, plaques (in recognition for service to the GLA Board), flowers, for the Annual Meeting.The motion carried unanimously. The Board agreed to set up the hall for the meeting. We have an agenda from last years and adding native wildflower report.
Linda Kremer and Patrick Wolberd will be greeters. Philip Hoag and Walter Wunsch will be at the voting booths.

4.7 LAND USE MASTER PLAN COMMITTEE: The Board discussed the Land Use Master Plan.

6.0 UNFINISHED BUSINESS

6.1 FRIDLEY CREEK: The creek bed was repaired.

Adjournment at 9:45 pm.

Next meeting will be on 11/11 at 7:00 pm.

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Glastonbury Landowners Association Board of Directors Meeting

October 18, 1999
Agenda

1. Call to Order, Opening Prayer (waiver of notice if required)
2. Reading and Disposition of the Minutes
3. Order of Business
4. Report of Officers and Committees.
   - 4.1 **Treasurer's Report** - Maria Scoble, Treasurer
     Action item: Insurance company re: higher coverage (P. Wolberd)
     Action Item: ~~T. Shellenberg re~~: 1099 status for the position (D. Kehoe)
   - 4.2 **Finance Committee** - Maria Scoble, Chair
     Action Item: Presentation to the Board re: ways to allot GLA funds for maximum stewardship
   - 4.3 **Architecture Subcommittee** - Andrew Field, Chair
     Action Item: Parcel 56S Subdivision (Kehoe property)
     Action Item: Parcels 38S Subdivision (Kehoe property)
     Action Item: Letter to nonfilers (D Kehoe I & II)
   - 4.4 **Road Committee** - David Newhouse - Chair
     Action Item: Gate by W. Pitt's property (D. Newhouse)(D. Kehoe phone calls)
     Action Item: Sign to high South (D. Kehoe)
     Action Item: Contact Archie Mann re: completion of Church road job (D. Newhouse)
     Action Item: Contact weed sprayer before roadsides are cut. (D. Kehoe)
     Action Item: Cutting roadside brush (D Newhouse)
     Action Item. Story Road project/ Letter to T.Mosser. (D. Newhouse/D.Kehoe)
     Action Item: Material to help roads (D. Newhouse)
     Action Item: Road Manager description (J. Phipps)
     Action Item: Contact W.Pitt re: offroad driving (D. Kehoe)
   - 4.5 **Native Wildflower Committee** - new chairman needed
     Action Item: Call/email D. Knittle re: weeds on CUT parcels. (D. Kehoe)
     Action Item: Dan Skattum to spray easements and assess cost on major infestations. (D. Kehoe)
     Action Item: Knapweed control contract rebate offer letter (P. Hoag)
   - 4.6 **Complaint Committee** - new chairman needed
   - 4.7 **Land Use Master Plan Committee** - Daniel Kehoe, Jr., Chair
     Action Item: Agenda items to discuss with the Church:
     -Park/recreation land to GLA in Village Centers
   - 4.8 **Nominating Committee**- Philip Hoag, Chair
   - 4.9 **Fire Water Reservoir Committee** - Walter Wunsch, Chair
5. **Ombudsman Report** - Regina Wunsch (SG) and Margaret Newhouse (NG)
6. **Unfinished Business**
   - 6.1 Fridley Creek diversion repair - Sven Anderson/D. Newhouse
7. **Tabled Business**

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7.1 Subdivision road Maintenance Responsibility (D. Newhouse/D. Kehoe)
7.2 Tree removal guideline (P. Hoag)
7.3 Accounting Procedures (M. Scoble)

8. **New Business**

9. **Open Floor Comments**

10. Next Meeting -

11. Adjournment

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GLASTONBURY LANDOWNERS ASSOCIATION, INC.
Balance Sheet
As of October 18, 1999

	Oct 18, '99
ASSETS	
Current Assets	
Checking/Savings	
1st National Bank Checki...	9,423.89
1st National Bank Savings	86,834.23
Certificate of Deposit 1	5,000.00
Certificate of Deposit 2	5,000.00
Total Checking/Savings	106,258.12
Accounts Receivable	
Accounts Receivable	41,256.12
Total Accounts Receivable	41,256.12
Total Current Assets	147,514.24
TOTAL ASSETS	**147,514.24**
LIABILITIES & EQUITY	
Equity	
Beginning Balance	11,816.51
Retained Earnings	106,325.04
Net Income	29,372.69
Total Equity	147,514.24
TOTAL LIABILITIES & EQUITY	**147,514.24**

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GLASTONBURY LANDOWNERS ASSOCIATION, INC.
Income & Expense Previous Year Comparison
January 1 through October 18, 1999

	Jan 1 - Oct 18, '99	Jan 1 - Oct 18, '98	$ Change	% Change
Income				
Assessment Prior to 1998 Paid	6,926.72	9,731.10	-2,804.38	-28.8%
Bond Account	490.00	750.00	-260.00	-34.7%
Finance Charges	-10.57	0.00	-10.57	-100.0%
Interest Income	2,952.19	733.86	2,218.33	302.3%
Land & Dwelling Assessment				
Dwelling Assessment 1998	3,406.47	15,715.05	-12,308.58	-78.3%
Dwelling Assessment 1999	16,677.53	0.00	16,677.53	100.0%
Golden Age Village Assessment	1,470.00	4,410.00	-2,940.00	-66.7%
Land Assessment 1998	4,075.25	25,059.68	-20,984.43	-83.7%
Land Assessment 1999	26,210.09	0.00	26,210.09	100.0%
Total Land & Dwelling Assessment	51,839.34	45,184.73	6,654.61	14.7%
Late Fees/Finance Charge	-695.58	0.00	-695.58	-100.0%
Misc Income	15.11	4.00	11.11	277.8%
Upgrade Fee	22,816.23	32,387.39	-9,571.16	-29.6%
Total Income	84,333.44	88,791.08	-4,457.64	-5.0%
Expense				
Insurance/Liability	4,583.53	4,699.16	-115.63	-2.5%
License & Taxes	10.00	10.00	0.00	0.0%
Materials	60.00	0.00	60.00	100.0%
NSF	18.00	0.00	18.00	100.0%
Office Expense				
Copying & Mailing	952.69	0.00	952.69	100.0%
Secretarial	458.29	0.00	458.29	100.0%
Supplies	92.14	0.00	92.14	100.0%
Office Expense - Other	0.00	1,302.20	-1,302.20	-100.0%
Total Office Expense	1,503.12	1,302.20	200.92	15.4%
Postage	127.44	673.14	-545.70	-81.1%
Professional Fees				
Accounting	1,280.73	0.00	1,280.73	100.0%
Legal Council/Service	184.95	0.00	184.95	100.0%
Professional Fees - Other	0.00	1,393.88	-1,393.88	-100.0%
Total Professional Fees	1,465.68	1,393.88	71.80	5.2%
Rental	240.00	0.00	240.00	100.0%
Repairs & Maintenance				
Equipment Repair	28.64	0.00	28.64	100.0%
Snow Fences	0.00	184.43	-184.43	-100.0%
Weed Control	558.00	242.00	316.00	130.6%
Repairs & Maintenance - Other	110.00	0.00	110.00	100.0%
Total Repairs & Maintenance	696.64	426.43	270.21	63.4%
Road Repairs & Maintenance				
Grading & Graveling	5,720.00	20,864.70	-15,144.70	-72.6%
Road Inspection & Report	0.00	993.34	-993.34	-100.0%
Road Signs	0.00	55.00	-55.00	-100.0%
Snow Plowing	4,085.20	1,762.50	2,322.70	131.8%

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GLASTONBURY LANDOWNERS ASSOCIATION, INC.
Income & Expense Previous Year Comparison
January 1 through October 18, 1999

	Jan 1 - Oct 18, '99	Jan 1 - Oct 18, '98	$ Change	% Change
Road Repairs & Maintenance - Other	5,037.00	0.00	5,037.00	100.0%
Total Road Repairs & Maintenance	14,842.20	23,675.54	-8,833.34	-37.3%
Unknown	32,100.00	0.00	32,100.00	100.0%
Total Expense	55,646.61	32,180.35	23,466.26	72.9%
Net Income	**28,686.83**	**56,610.73**	**-27,923.90**	**-49.3%**

GLA 00822

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10/18/99

GLASTONBURY LANDOWNERS ASSOCIATION, INC.

Accounts Receivable

As of October 18, 1999

	Current	1 - 99	100 - 198	199 - 297 (1999 assess)	298 - 396	397 - 495	496 - 594	595 - 630	> 630 (1998 & before)	TOTAL
Adams	0.00	11.44	10.13	120.00	0.00	0.00	0.00	0.00	120.00	261.57
Ali	0.00	0.00	0.00	600.00	0.00	0.00	0.00	0.00	0.00	600.00
Andersen, Svend	0.00	0.00	0.00	120.00	0.00	0.00	0.00	0.00	0.00	120.00
Anderson, Davies	0.00	0.00	0.00	120.00	0.00	0.00	0.00	0.00	0.00	120.00
Anderson, Suzanne	0.00	41.59	36.82	120.00	0.00	0.00	0.00	0.00	436.00	634.41
Angeles	0.00	0.00	0.00	120.00	0.00	0.00	0.00	0.00	0.00	120.00
Azure	0.00	0.00	0.00	0.00	0.00	0.00	-160.00	0.00	0.00	-160.00
Barrere, Christine	0.00	0.00	0.00	120.00	0.00	0.00	0.00	0.00	0.00	120.00
Baylor, John	0.00	0.00	0.00	100.00	0.00	0.00	0.00	0.00	0.00	100.00
Beigel, Herbert	0.00	141.33	125.12	360.00	0.00	0.00	0.00	0.00	1,481.96	2,108.41
Bennett, James	0.00	0.00	0.00	240.00	0.00	0.00	0.00	0.00	0.00	240.00
Blais, Harold	0.00	29.77	38.50	0.00	0.00	0.00	0.00	0.00	0.00	68.27
Boise, Stephen	0.00	12.00	13.05	214.95	0.00	0.00	0.00	0.00	0.00	240.00
Brown, Michael	0.00	38.28	33.29	48.43	0.00	0.00	0.00	0.00	0.00	120.00
Brown, Norma	0.00	0.00	0.00	0.00	0.00	-120.00	0.00	0.00	0.00	-120.00
Burckley, Steven	0.00	82.30	72.85	120.00	0.00	0.00	0.00	0.00	863.00	1,138.15
Campbell, Deanna	0.00	250.72	217.01	120.00	0.00	0.00	0.00	0.00	2,566.00	3,153.73
Collins, Elizabeth	0.00	0.00	0.00	33.00	0.00	0.00	0.00	0.00	0.00	33.00
Community Preservation	0.00	86.40	76.48	120.00	0.00	0.00	0.00	0.00	906.00	1,188.88
Covington, Philip	0.00	3.00	3.26	150.00	0.00	0.00	0.00	0.00	0.00	156.26
D'Argenzio	0.00	26.97	28.71	120.00	0.00	0.00	0.00	0.00	220.00	395.68
Davis, William	0.00	22.89	20.27	240.00	0.00	0.00	0.00	0.00	240.00	523.16
Diehl, Rosealine	0.00	0.00	0.00	180.00	0.00	0.00	0.00	0.00	0.00	180.00
Difo, Louis	0.00	141.54	125.33	240.00	0.00	0.00	0.00	0.00	1,484.00	1,990.87
Dowbenko, Uri	0.00	0.00	0.00	240.00	0.00	0.00	0.00	0.00	0.00	240.00
Dratz, Edward	0.00	3.00	3.26	240.00	0.00	0.00	0.00	0.00	0.00	246.26
Duke, David & Roxanne	0.00	0.00	0.00	240.00	0.00	0.00	0.00	0.00	0.00	240.00
Eberhard, Linda	0.00	0.00	0.00	90.00	0.00	0.00	0.00	0.00	0.00	90.00
Fanuzzi, John	0.00	32.43	28.71	240.00	0.00	0.00	0.00	0.00	340.00	641.14
Foleen, Chris	0.00	0.00	0.00	120.00	0.00	0.00	0.00	0.00	0.00	120.00
Fournier, Gloria	0.00	36.18	33.70	240.00	0.00	0.00	0.00	0.00	272.00	581.88
Frazier, Kenneth	0.00	22.89	20.27	240.00	0.00	0.00	0.00	0.00	240.00	523.16
Garcia,	0.00	22.89	20.27	240.00	0.00	0.00	0.00	0.00	240.00	523.16
Glennon-Alfaro	0.00	0.00	-30.00	0.00	0.00	0.00	0.00	0.00	0.00	-30.00
Graafland	0.00	0.00	0.00	90.00	0.00	0.00	0.00	0.00	0.00	90.00
Green, Ken	0.00	19.34	20.27	220.00	0.00	0.00	0.00	0.00	0.00	259.61
Grenier, Mark	0.00	11.44	10.13	120.00	0.00	0.00	0.00	0.00	120.00	261.57
Grover,	0.00	11.44	10.13	120.00	0.00	0.00	0.00	0.00	120.00	261.57
Harris, Ned	0.00	0.00	0.00	90.00	0.00	0.00	0.00	0.00	0.00	90.00
Hazen, John	0.00	241.23	539.97	0.00	0.00	0.00	0.00	0.00	0.00	781.20
Healy, James	0.00	0.00	0.00	240.00	0.00	0.00	0.00	0.00	0.00	240.00
Hoag, Philip	0.00	0.00	0.00	120.00	0.00	0.00	0.00	0.00	0.00	120.00
Holder	0.00	186.92	165.52	120.00	0.00	0.00	0.00	0.00	1,960.00	2,432.44
Irwin	0.00	0.00	0.00	180.00	0.00	0.00	0.00	0.00	0.00	180.00
Issa, Nadim	0.00	21.08	18.66	240.00	0.00	0.00	0.00	0.00	221.00	500.74
Jarvi, Eva	0.00	-30.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	-30.00
Jensen, Robert	0.00	0.00	0.00	60.00	0.00	0.00	0.00	0.00	0.00	60.00
Johnson, Edwin	0.00	0.00	0.00	120.00	0.00	0.00	0.00	0.00	0.00	120.00
Johnson, Gail	0.00	0.00	0.00	240.00	0.00	0.00	0.00	0.00	0.00	240.00
Johnston, Duncan	0.00	60.00	0.00	120.00	0.00	0.00	0.00	0.00	0.00	180.00

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GLASTONBURY LANDOWNERS ASSOCIATION, INC.

Accounts Receivable

As of October 18, 1999

	Current	1 - 99	100 - 198	199 - 297	298 - 396	397 - 495	496 - 594	595 - 630	> 630	TOTAL
Jones, Philip	0.00	0.00	0.00	120.00	0.00	0.00	0.00	0.00	0.00	120.00
Kisthart, William	0.00	0.00	0.00	60.00	0.00	0.00	0.00	0.00	0.00	60.00
Kitajewski	0.00	0.00	0.00	100.00	0.00	0.00	0.00	0.00	0.00	100.00
Kletter	0.00	0.00	0.00	315.00	0.00	0.00	0.00	0.00	0.00	315.00
Klinger	0.00	0.00	0.00	60.00	-60.00	0.00	0.00	0.00	0.00	0.00
Kovaks, Eleanor	0.00	0.00	-60.00	0.00	0.00	0.00	0.00	0.00	0.00	-60.00
Kramer	0.00	0.00	0.00	120.00	0.00	0.00	0.00	0.00	0.00	120.00
Krumpe	0.00	0.00	0.00	240.00	0.00	0.00	0.00	0.00	0.00	240.00
Lambert	0.00	0.00	0.00	140.00	0.00	0.00	0.00	0.00	0.00	140.00
LaShomb	0.00	22.89	20.27	240.00	0.00	0.00	0.00	0.00	240.00	523.16
Lewis, Bridget	0.00	0.00	0.00	120.00	0.00	0.00	0.00	0.00	0.00	120.00
Leykamm, Manfred	0.00	0.00	0.00	240.00	0.00	0.00	0.00	0.00	0.00	240.00
Lindstrom, Johan	0.00	0.00	0.00	120.00	0.00	0.00	0.00	0.00	0.00	120.00
Lisota, Martin	0.00	0.00	0.00	180.00	0.00	0.00	0.00	0.00	0.00	180.00
MacDonald, David	0.00	0.00	0.00	120.00	0.00	0.00	0.00	0.00	0.00	120.00
Mack, Randolph A.	0.00	13.35	11.82	240.00	0.00	0.00	0.00	0.00	140.00	405.17
Manhart, Robert	0.00	0.00	0.00	60.00	0.00	0.00	0.00	0.00	0.00	60.00
Maniaci, Allen	0.00	10.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	10.00
Mason, James	0.00	3.00	3.26	120.00	0.00	0.00	0.00	0.00	60.00	186.26
Mayer, Zygmond	0.00	0.00	0.00	240.00	0.00	0.00	0.00	0.00	0.00	240.00
McNicholas	0.00	0.00	240.00	0.00	0.00	0.00	0.00	0.00	0.00	240.00
Meijer, Jacob	0.00	0.00	0.00	60.00	0.00	0.00	0.00	0.00	0.00	60.00
Milgrom	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Moe, Juanita	0.00	0.00	0.00	120.00	0.00	0.00	0.00	0.00	0.00	120.00
Moonheart, Rosie	0.00	180.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	180.00
Moore	0.00	-20.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	-20.00
Mueller, Jr.	0.00	0.00	0.00	120.00	0.00	0.00	0.00	0.00	0.00	120.00
Murphy, Brian & Joan	0.00	0.00	0.00	120.00	0.00	0.00	0.00	0.00	0.00	120.00
Newhouse, Sr.	0.00	0.00	0.00	360.00	0.00	0.00	0.00	0.00	0.00	360.00
Norell, Per	0.00	0.00	0.00	70.00	0.00	0.00	0.00	0.00	0.00	70.00
Papili, Diana	0.00	0.00	0.00	20.00	0.00	0.00	0.00	0.00	0.00	20.00
Patwell	0.00	190.54	168.73	120.00	0.00	0.00	0.00	0.00	1,998.00	2,477.27
Pellett	0.00	0.00	0.00	120.00	0.00	0.00	0.00	0.00	0.00	120.00
Peterson	0.00	0.00	0.00	36.00	0.00	0.00	0.00	0.00	0.00	36.00
Pettersen	0.00	45.78	40.52	240.00	0.00	0.00	0.00	0.00	480.00	806.30
Pinardo, Pedro	0.00	0.00	0.00	600.00	0.00	0.00	0.00	0.00	0.00	600.00
Pisani	0.00	0.00	0.00	240.00	0.00	0.00	0.00	0.00	0.00	240.00
Polk, David	0.00	0.00	180.00	0.00	0.00	0.00	0.00	0.00	0.00	180.00
Quarles	0.00	22.89	20.27	240.00	0.00	0.00	0.00	0.00	240.00	523.16
Rakely	0.00	0.00	-250.00	0.00	0.00	0.00	0.00	0.00	0.00	-250.00
Ramp, Kathleen	0.00	0.00	0.00	120.00	0.00	0.00	0.00	0.00	0.00	120.00
Ray	0.00	188.64	167.04	120.00	0.00	0.00	0.00	0.00	1,978.00	2,453.68
Santos, Marie Dulce De Alme...	0.00	0.00	0.00	240.00	0.00	0.00	0.00	-240.00	0.00	0.00
Schmidt, Judith	0.00	39.34	37.49	120.00	0.00	0.00	0.00	0.00	344.00	540.83
Schmidt, William	0.00	0.00	0.00	240.00	0.00	0.00	0.00	0.00	0.00	240.00
Senart	0.00	248.16	219.68	240.00	0.00	0.00	0.00	0.00	2,602.00	3,309.84
Sherwood	0.00	73.01	123.27	240.00	0.00	0.00	0.00	0.00	0.00	436.28
Strykert	0.00	0.00	0.00	240.00	0.00	0.00	0.00	0.00	0.00	240.00
Terhorst	0.00	0.00	0.00	120.00	0.00	0.00	0.00	0.00	0.00	120.00
Thompson, Eugene	0.00	0.00	0.00	120.00	0.00	0.00	0.00	0.00	0.00	120.00

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GLASTONBURY LANDOWNERS ASSOCIATION, INC.

Accounts Receivable

As of October 18, 1999

	Current	1 - 99	100 - 198	199 - 297	298 - 396	397 - 495	496 - 594	595 - 630	> 630	TOTAL
Thompson, Rebecca	0.00	0.00	0.00	240.00	0.00	0.00	0.00	0.00	0.00	240.00
Thorburn	0.00	11.44	10.13	120.00	0.00	0.00	0.00	0.00	120.00	261.57
Thorpe	0.00	0.00	0.00	180.00	0.00	0.00	0.00	0.00	0.00	180.00
Tisdale	0.00	0.00	0.00	120.00	0.00	0.00	0.00	0.00	0.00	120.00
Tsuru	0.00	22.89	20.27	240.00	0.00	0.00	0.00	0.00	240.00	523.16
Van der Vegt	0.00	0.00	0.00	240.00	0.00	0.00	0.00	0.00	0.00	240.00
Van Hulzen, Lubertus	0.00	0.00	0.00	57.00	0.00	0.00	0.00	0.00	0.00	57.00
Vaughan	0.00	6.68	5.91	120.00	0.00	0.00	0.00	0.00	70.00	202.59
Wallace, Ronald W	0.00	0.00	0.00	60.00	0.00	0.00	0.00	0.00	0.00	60.00
Weise	0.00	11.44	10.13	120.00	0.00	0.00	0.00	0.00	120.00	261.57
TOTAL	0.00	2,597.12	2,610.50	16,174.38	-60.00	-120.00	-160.00	-240.00	20,461.96	41,263.96

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Draft 2

Glastonbury Landowners Association
Board of Directors Meeting
Minutes
11/11/99

1. Call to Order, Prayer: The meeting was called to order by Daniel Kehoe, Jr., and opening prayer was given by Patrick Wolberd.
PRESENT: Daniel Kehoe, Jr.(President), Maria Scoble (Treasurer), Jim Phipps (Secretary), Daniel Kehoe, Sr., Philip Hoag, Linda Kremer, Eric Newhouse, Patrick Wolberd.
ABSENT: Andrew Field (Vice President); PROXY: David Newhouse to Eric Newhouse
ALSO PRESENT: Julie Brennan, Joan Murphy, Roelof Varkevisser.

2. Reading and Disposition of the Minutes: Patrick Wolberd suggested that 4.1 a-h was too abbreviated and that the discussion needs to slow down if necessary to get the Minutes recorded properly. The follow up on action items need to make sense.
MOTION: Linda moved and Dan seconded that the minutes routinely include those matters that are motion items and action follow-up items. The motion carried unanimously.

MOTION: Maria moved and Dan Sr. seconded the motion to approved the minutes as edited. Motion carried unanimously.

3. Order of Business

4. Report of Officers and Committees
4.1 Treasurer's Report-Maria Scoble, Treasurer

MOTION: Maria made the motion and Eric seconded it that Roelof will present the Treasurer's Report at the Annual Meeting.
Patrick Wolberd proposed that the financial report in the Annual Meeting should be through an entire year--that is, January through December.

Roelof gave the attached financial report.

MOTION: Daniel Kehoe Sr., moved and Linda seconded the motion that we give an Annual Financial Report ~~beginning~~ each January ~~2000~~ to be sent out with the financial statements, comparing to the financial report of the prior year. The vote was carried unanimously.

4.2 Finance Committee-Maria Scoble, Chair. No report.

4.3 Architecture Subcommittee-Andrew Field, Chair.
Report presented by Philip Hoag. The status of all projects were discussed.

ACTION ITEM: Philip will call Gerald Dubiel to get the paperwork turned in.
ACTION ITEM: * Building application Parcel
MOTION: Philip motioned and Eric seconded the motion to approve 38ABCDE South Sub- & Boundary change division, ~~A~~ 1AB sub-division with boundary change, Johnston 22 South-modular, Gelderloos workshop, Roach shed in 47 North Glastonbury, Ian Scott home in 10 North Glastonbury, Olsen modular in 31 North Glastonbury, DeWayne Patterson ~~AYE~~, North; Buford shed on 40N, Thompson/Buford/Hull/Cook & Hardisty Sub-division at 40N, decision to return the 33 South application to Gloria Fournier for tenants in common signatures, decision to return the Jean Louis Gillette 70 South Sub-division application to get description of well/septic system placement. The vote carried unanimously.

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4.4 Road Committee
Road Committee report was presented to the Board by Eric Newhouse. Presented at the Annual Meeting will be the report on planned road maintenance. Patrick presented the attached Report rough draft. Daniel reported that Story Road should be finished being paved Nov 15 ~~Their~~ and passed out the attached letter he sent to Thomas Moser. He also reported on Mr. Mosers letter of Nov. ~~Thea~~ to Mike Grove.

MOTION: Eric motioned and Daniel Kehoe, Sr., seconded that we latch the gate in high South and put a sign on the gate will read " Private Road Glastonbury Landowners Only, No Trespassing". The vote carried unanimously.

ACTION ITEM: The sign to High south should be up soon and requires a $75.00 deposit.
ACTION ITEM: No report on Archive Mann.
ACTION ITEM: Road Manager. Will be acted on with the new Board.

4.8 Nominating Committee
After the Annual Meeting, the Board will meet to elect the new ~~Board members~~ officers.

4.9 Fire Water Reservoir Committee-Walter Winch, Chair
Daniel reported that he talked to William Smith and William gave an estimate of $3,200 to sand blast it and primer the water tank., sand blast it and have it painted with epoxy for $2,000 for a total of $5200. The Board rejected the cost and suggested having Richard Johnson give a quote to put the water proof coating inside and out using material on Parcel 70S.

5. Ombudsman Report-No report.

6. Unfinished Business-Daniel Kehoe, Jr., read the agenda for the Annual Meeting.

7. Tabled Business-Maria Scoble spoke with Tom Shellenberg about tax filing for contract workers. He said we file 1099 for contract work.

ACTION ITEM: Julie Brennan to call the County Recorder regarding removal of lien procedure or form and check with the post office to get pricing on printed and stamped window envelopes.

Adjournment at 9:50 p.m.

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Glastonbury Landowners Association
Board of Directors Meeting
Minutes
11/11/99

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7. Tabled Business-Maria Scoble spoke with Tom Shellenberg about tax filing for contract workers. He said we file 1099 for contract work.

ACTION ITEM: Julie Brennan to call the County Recorder regarding removal of lien procedure or form and check with the post office to get pricing on printed and stamped window envelopes.

Adjournment at 9:50 p.m.

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Glastonbury Landowners Association Board of Directors Meeting
November 11, 1999
Agenda

1. Call to Order, Opening Prayer (waiver of notice if required)
2. Reading and Disposition of the Minutes
3. Order of Business
4. Report of Officers and Committees.
   - 4.1 **Treasurer's Report** - Maria Scoble, Treasurer
   - 4.2 **Finance Committee** - Maria Scoble, Chair
   - 4.3 **Architecture Subcommittee** - Andrew Field, Chair
     Action Item: Parcel 56S Subdivision and Parcel 38S (Kehoe property)
     Action Item: Letter to nonfilers (D Kehoe I & II)
   - 4.4 **Road Committee** - David Newhouse - Chair
     Action Item: Gate by W. Pitt's property (D. Newhouse)(D. Kehoe phone calls)
     Action Item: Sign to high South (D. Kehoe)
     Action Item: Contact Archie Mann re: completion of Church road job (D. Newhouse)
     Action Item. Story Road project/ Letter to T.Mosser. (D. Newhouse/D.Kehoe)
     Action Item: Material to help roads (D. Newhouse)
     Action Item: Manager description (J. Phipps)
   - 4.5 **Native Wildflower Committee** - new chairman needed
     Action Item: Call/email D. Knittle and Dan Skattum re: weeds spraying (D. Kehoe)
   - 4.6 **Complaint Committee** - new chairman needed
   - 4.7 **Land Use Master Plan Committee** - Daniel Kehoe, Jr., Chair
     Action Item: Agenda items to discuss with the Church:-Park/recreation land
   - 4.8 **Nominating Committee**- Philip Hoag, Chair
   - 4.9 **Fire Water Reservoir Committee** - Walter Wunsch, Chair
5. **Ombudsman Report** - Regina Wunsch (SG) and Margaret Newhouse (NG)
6. **Unfinished Business**
7. **Tabled Business**
   - 7.1 Subdivision road Maintenance Responsibility (D. Newhouse/D. Kehoe)
   - 7.2 Tree removal guideline (P. Hoag)
   - 7.3 Accounting Procedures (M. Scoble)
   - 7.4 Knapweed control contract rebate offer letter (P. Hoag)
   - 7.5 Contact weed sprayer (D. Kehoe)
   - 7.6 Presentation to the Board re: ways to allot GLA funds for max stewardship (Finance Com)
8. **New Business**
9. **Open Floor Comments**
10. Next Meeting -
11. Adjournment

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GLASTONBURY LANDOWNERS ASSOCIATION, INC.

Balance Sheet

As of November 9, 1999

	Nov 9, '99
ASSETS	
Current Assets	
Checking/Savings	
1st National Bank Checki...	10,343.11
1st National Bank Savings	87,160.36
Certificate of Deposit 1	5,000.00
Certificate of Deposit 2	5,000.00
Total Checking/Savings	107,503.47
Accounts Receivable	
Accounts Receivable	43,319.01
Total Accounts Receivable	43,319.01
Other Current Assets	
Undeposited Funds	49.00
Total Other Current Assets	49.00
Total Current Assets	150,871.48
TOTAL ASSETS	**150,871.48**
LIABILITIES & EQUITY	
Equity	
Beginning Balance	11,816.51
Retained Earnings	106,325.04
Net Income	32,729.93
Total Equity	150,871.48
TOTAL LIABILITIES & EQUITY	**150,871.48**

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GLASTONBURY LANDOWNERS ASSOCIATION, INC.
Income & Expense Previous Year Comparison
January 1 through November 9, 1999

	Jan 1 - Nov 9, '99	Jan 1 - Nov 9, '98	$ Change	% Change
Income				
Assessment Prior to 1998 Paid	7,116.95	13,409.78	-6,292.83	-46.9%
Bond Account	490.00	1,000.00	-510.00	-51.0%
Finance Charges	15.23	0.00	15.23	100.0%
Interest Income	3,278.32	984.71	2,293.61	232.9%
Land & Dwelling Assessment				
Dwelling Assessment 1998	3,286.47	15,786.03	-12,499.56	-79.2%
Dwelling Assessment 1999	17,252.03	0.00	17,252.03	100.0%
Golden Age Village Assessment	1,470.00	4,410.00	-2,940.00	-66.7%
Land Assessment 1998	4,217.02	25,628.02	-21,411.00	-83.6%
Land Assessment 1999	27,534.59	0.00	27,534.59	100.0%
Total Land & Dwelling Assessment	53,760.11	45,824.05	7,936.06	17.3%
Late Fees/Finance Charge	-644.12	0.00	-644.12	-100.0%
Misc Income	15.11	4.00	11.11	277.8%
Story Road Project	15,000.00	0.00	15,000.00	100.0%
Upgrade Fee	7,816.23	38,252.78	-30,436.55	-79.6%
Total Income	86,847.83	99,475.32	-12,627.49	-12.7%
Expense				
Banking Fees				
NSF	18.00	0.00	18.00	100.0%
Service Charge	5.00	0.00	5.00	100.0%
Total Banking Fees	23.00	0.00	23.00	100.0%
Fire Protection	600.00	0.00	600.00	100.0%
General Repairs & Maintenance				
Equipment Repair	28.64	750.00	-721.36	-96.2%
Snow Fences	0.00	184.43	-184.43	-100.0%
Weed Control	558.00	753.00	-195.00	-25.9%
General Repairs & Maintenance - Other	110.00	0.00	110.00	100.0%
Total General Repairs & Maintenance	696.64	1,687.43	-990.79	-58.7%
Insurance/Liability	4,583.53	4,699.16	-115.63	-2.5%
License & Taxes	10.00	10.00	0.00	0.0%
Materials	60.00	0.00	60.00	100.0%
Office Expense				
Copying & Mailing	952.69	71.82	880.87	1,226.5%
Secretarial	923.29	45.00	878.29	1,951.8%
Supplies	92.14	0.00	92.14	100.0%
Office Expense - Other	0.00	1,371.99	-1,371.99	-100.0%
Total Office Expense	1,968.12	1,488.81	479.31	32.2%
Petty Cash	100.00	0.00	100.00	100.0%
Postage	260.73	771.86	-511.13	-66.2%
Professional Fees				
Accounting	1,457.48	0.00	1,457.48	100.0%
Legal Council/Service	184.95	0.00	184.95	100.0%
Professional Fees - Other	0.00	1,528.88	-1,528.88	-100.0%

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GLASTONBURY LANDOWNERS ASSOCIATION, INC.
Income & Expense Previous Year Comparison
January 1 through November 9, 1999

	Jan 1 - Nov 9, '99	Jan 1 - Nov 9, '98	$ Change	% Change
Total Professional Fees	1,642.43	1,528.88	113.55	7.4%
Rental	260.00	115.00	145.00	126.1%
Road Repairs & Maintenance				
Grading & Graveling	6,210.00	21,164.70	-14,954.70	-70.7%
Road Inspection & Report	0.00	993.34	-993.34	-100.0%
Road Signs	0.00	125.00	-125.00	-100.0%
Snow Plowing	4,085.20	1,762.50	2,322.70	131.8%
Surface Binder	5,037.00	0.00	5,037.00	100.0%
Total Road Repairs & Maintenance	15,332.20	24,045.54	-8,713.34	-36.2%
Story Road-Project	31,500.00	0.00	31,500.00	100.0%
Total Expense	57,036.65	34,346.68	22,689.97	66.1%
Net Income	**29,811.18**	**65,128.64**	**-35,317.46**	**-54.2%**

GLA 00835

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Glastonbury Landowner's Association
Board of Directors Meeting
Minutes
11/13/99

1. Call to Order: This meeting was called to order at 1:35 p.m. by Daniel Kehoe, Jr. Waiver of Notice was presented since all Board members were in attendance in person or by proxy.
In Attendance: Daniel Kehoe, Jr. (President), Andrew Field (Vice President), Jim Phipps (Secretary), Walter Wunsch, David Tonkin, Daniel Kehoe, Sr., Robert Wallace, Eric Newhouse, Jon Olsen, Christine Johnston, Philip Hoag. Dan Kehoe, Sr
Also Attending: Julie Brennan and Patrick Wolberd. Jim Phipps had a proxy from Maria.
Proxy: ~~Jim Phipps had proxy~~ Dan Sr had Maria Scoble's
The purpose of this meeting is to vote in new Board positions:
President, Vice President, Treasurer, and Secretary

3. Order of Business

The Board agreed to revisit the process in six months.

MOTION: Walter Wunsch made the motion, Philip seconded it to elect Daniel Kehoe, Jr. President, Eric Newhouse Vice President, Jim Phipps Treasurer and David Tonkin Secretary. The motion passed unanimously.

MOTION: Philip moved and David seconded the motion to nominate Eric Newhouse a Co-Chair of the Road Committee. Motion passed unanimously.

MOTION: Philip moved and Eric seconded the motion to nominate David Tonkin as Co-Chair to the Road Committee. Motion passed unanimously.

MOTION: Jon Olsen made the motion and David Tonkin seconded it that Christine Johnston be the new Chair for the Complaint Committee. The vote carried unanimously.

Architectural Sub-Committee:
MOTION: Philip Hoag made the motion and Andrew seconded the motion that Robert Wallace be the Chair.
Andrew moved and Philip seconded the motion for Dan Kehoe, Sr., to be Co-Chair of the Architecture Sub-Committee. Both motions passed unanimously. Jon Olsen and David Tonkin were then added to the committee.

The next meetings will be at 7:00 p.m. on 11/29 and then 1/10/2000.

Adjournment at 2:30 p.m.

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Glastonbury Landowners Association
Board of Directors Meeting
Minutes
11/29/99

Draft

1. Call to Order, Prayer: The meeting was called to order at 7:09 p.m.at Healing Wings, Emigrant , MT.
PRESENT: Daniel Kehoe, Jr. (President), Eric Newhouse (Vice President), Jim Phipps (Treasurer), David Tonkin (Secretary), Walter Wunsch, Robert Wallace, Dan Kehoe Sr, Christine Johnston, Jon Olsen, Philip Hoag, Andrew Field.
PROXY: Maria Scoble to Jim Phipps
ALSO ATTENDING: Julie Brennan (Executive Assistant), Joan Murphy, Roelof Varkevisser (Accountant), Patrick Wolberd.

2. Reading and Disposition of the Minutes:
MOTION: DT made the motion and DK Sr. seconded it to accept the minutes of 11/11/99 as amended.
The vote carried unanimously.
MOTION: DK Sr. made the motion and EN seconded it to accept the amended minutes of the Annual Meeting. The vote carried unanimously.
MOTION: DK Sr. made the motion and DT seconded it to accept the amended minutes of 11/13/99.
The vote carried unanimously.

3. Order of Business
3.2 Manager position/job description
ACTION ITEM: The decision was made to send the manager's job description with the January billing statements.

4. Report of Officers and Committees
4.1 Treasurer's Report - Jim Phipps
ACTION ITEM: We need to assign Board Members for the new signature cards. JP proposed the following Board Members: DK Jr., DT, EN, JP, WW. The proposal was approved.

There was an open floor discussion regarding what to do with the two certificates of deposits that mature Dec. 1999. DK Sr., recommended investing in a mutual fund of Federal Bonds which we can draw checks on.

MOTION: JO made the motion and DK Sr., seconded it that we purchase $20,000 in 90 day U.S. Treasury bills directly from the Federal Minnesota Reserve and place them in a safety deposit box at First National Bank in Emigrant.
The vote carried unanimously.

MOTION: AF made the motion and JO seconded it that we cash in the two CD's and place the proceeds into our savings account.
The motion carried unanimously.

4.2 Finance Committee
Roelof Varkevisser gave the financial report, see attached.

MOTION: EN made the motion and PH seconded it to have Roelof contact by phone the landowners who have an unpaid assessment balance of $1,000 or more and ask for their

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willingness to pay. The vote carried unanimously.

Action Item: Every committee chair needs to submit their budget by December 15th. Jim will put together the Finance Committee budget. Also, each committee chair needs to bring their budget to the January 10th meeting.

Audits: There have been no audits before. All financial filing is done with our tax accountant.

4.3 Architecture Subcommittee - Robert Wallace/Dan Kehoe Sr. Co-Chair
RW gave a report on the various projects before the Board:

Gloria Fournier's project: DK Sr. reported that he had been talking with Gloria about her project. During the open floor discussion, it was unclear whether the land has been sub-divided or whether it was still in joint tenet ownership.

ACTION ITEM: Someone needs to go to Park County office to see who is on the deed with Gloria Fournier.

MOTION: Eric made the motion and Philip seconded it that Dan Sr., sends the letter (he read to the Board) to landowners that own the property with Gloria Fournier.
The vote carried unanimously.

Svend Anderson's project: He wants to place a HUD Manufactured mobile home on his property. He still needs Ron Wallace's signature. The mobile can't be put in place because the property needs to be sub-divided.

Gerald Dubiel's project:
PH went by the Dubiel's property and noticed construction is still proceeding without GLA approval. He will call them because we are just at the point of turning this case over to our attorney.

Mehmet Boysal's project: On Parcel 40 he wants to put two mobile homes together and cover them with roof and siding.

MOTION: Philip made the motion and Andrew seconded it that the authority to give final approval be passed to Dan Sr. and Robert.
The vote carried unanimously.

4.4 Road Committee - Eric Newhouse and David Tonkin Co-Chair
There was an open floor discussion on road conditions in South Glastonbury. There also was a discussion about hunting in Glastonbury and the John Waid and William Pitt conflict. Hank wants a letter of clarification and we need to send it to John Waid and all Glastonbury residents. → Fabish Game Warden on 89 South

ACTION ITEM: DK Jr. and PH will write a letter to the game warden with carbon copy to John Waid and William Pitt.
ACTION ITEM: DT will place reflectors on the gate in high South.
ACTION ITEM: DK,Jr. will place signs at the corner of Dry Creek and Hercules Rd. indicating NFS Land access is available up Dry Creek Rd. and not up Hercules Rd. Road sign to be done by Delta Designs.

4.5 Complaint Committee - Christine Johnston
CJ stated that Simon and Chantal Hale had a complaint.

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4.6 Land Use Master Plan Committee - Daniel Kehoe, Jr. Chair
No report.

4.7 Fire Water Reservoir Committee - Walter Wunsch Chair
Open floor discussion on the cost to paint the 20,000 gal. water tank for fire water reservoir at high South.The initial estamate was $5,500 to clean the tank and paint it with coal-tar epoxy. It was stated that Ray Jacobs could tar the tank, for $1,200.00. There was a discussion on the merits of both types of paint.

MOTION: The motion was made by AF, seconded by EN that the cost of tank preparation to be limited $2,000.00 and that the tank be buried in structural backfill with anodes. PH will handle the tank prep. and installation. The vote carried unanimously.

6. Unfinished Business
DK Jr., received a copy of a letter from Thomas Moser addressed to Mike Grove. DK, Jr. said that he would call Mike Grove tomorrow.

10. Next meeting and Adjournment
The next meeting will be 1/10/2000. Adjournment at 10:37 p.m.

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Glastonbury Landowners Association Board of Directors Meeting
November 29, 1999
Agenda

1. Call to Order, Opening Prayer (waiver of notice if required)
2. Reading and Disposition of the Minutes
3. Order of Business
   3.1 Establish long term goals for the year (ideas listed below)
      Adopt Master Plan
      Implement Road maintenance program
      Building of community center/playing fields
   3.2 Manager position/job description
4. Report of Officers and Committees.
   4.1 **Treasurer's Report** - Jim Phipps, Treasurer
   4.2 **Finance Committee** - Jim Phipps, Chair
   4.3 **Architecture Subcommittee** - Robert Wallace/Dan Kehoe, Sr. Co-Chair
      Action Item:
      Action Item: Letter to nonfilers (D Kehoe I & II)
   4.4 **Road Committee** - Eric Newhouse ~~-Chair~~ David Tonkin Co-Chair
      Action Item: Sign to high South (D. Kehoe)
      Action Item: Contact Archie Mann re: completion of Church road job (D. Newhouse)
      Action Item: Material to help roads (D. Newhouse)
   4.5 **Complaint Committee** - Christine Johnston
   4.6 **Land Use Master Plan Committee** - Daniel Kehoe, Jr., Chair
      Action Item: Agenda items to discuss with the Church:-Park/recreation land
   4.7 **Fire Water Reservoir Committee** - Walter Wunsch, Chair
   Action Item: Next step on water tank
5. **Ombudsman Report** - Regina Wunsch (SG) and ~~Margaret Newhouse~~ (NG) Joan Murphy
6. **Unfinished Business**
7. **Tabled Business**
   7.1 Subdivision road Maintenance Responsibility (D. Kehoe)
   7.2 Tree removal guideline (P. Hoag)
   7.3 Accounting Procedures (J. Phipps)
   7.4 Knapweed control contract rebate offer letter (P. Hoag)
   7.5 Contact weed sprayer (D. Kehoe)
   7.6 Presentation to the Board re: ways to allot GLA funds for max stewardship (Finance Com)
   7.7 **Native Wildflower Committee** - Philip Hoag, Chair
   7.8 **Nominating Committee**- Philip Hoag, Chair
8. **New Business**
9. **Open Floor Comments**
10. Next Meeting and Adjournment

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GLASTONBURY LANDOWNERS ASSOCIATION, INC.

Balance Sheet

As of November 29, 1999

	Nov 29, '99
ASSETS	
Current Assets	
Checking/Savings	
1st National Bank Checki...	15,252.93
1st National Bank Savings	77,160.36
Certificate of Deposit 1	5,000.00
Certificate of Deposit 2	5,000.00
Total Checking/Savings	102,413.29
Accounts Receivable	
Accounts Receivable	37,334.61
Total Accounts Receivable	37,334.61
Total Current Assets	139,747.90
TOTAL ASSETS	**139,747.90**
LIABILITIES & EQUITY	
Equity	
Beginning Balance	11,816.51
Retained Earnings	106,325.04
Net Income	21,606.35
Total Equity	139,747.90
TOTAL LIABILITIES & EQUITY	**139,747.90**

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11/29/99

GLASTONBURY LANDOWNERS ASSOCIATION, INC.
Income & Expense Previous Year Comparison
January through December 1999

	Jan - Dec '99	Jan - Dec '98	$ Change	% Change
Income				
Assessment Prior to 1998 Paid	7,116.95	14,408.33	-7,291.38	-50.6%
Bond Account	740.00	1,000.00	-260.00	-26.0%
Finance Charges	15.23	0.00	15.23	100.0%
Interest Income	3,278.32	1,443.52	1,834.80	127.1%
Land & Dwelling Assessment				
Dwelling Assessment 1998	3,286.47	17,221.57	-13,935.10	-80.9%
Dwelling Assessment 1999	17,854.23	0.00	17,854.23	100.0%
Golden Age Village Assessment	5,880.00	5,880.00	0.00	0.0%
Land Assessment 1998	4,217.02	27,564.13	-23,347.11	-84.7%
Land Assessment 1999	28,446.79	0.00	28,446.79	100.0%
Total Land & Dwelling Assessment	59,684.51	50,665.70	9,018.81	17.8%
Late Fee/Finance Charge Adjust.	-644.12	0.00	-644.12	-100.0%
Misc Income	15.11	4.00	11.11	277.8%
Story Road Project	15,000.00	0.00	15,000.00	100.0%
Upgrade Fee	7,816.23	40,169.17	-32,352.94	-80.5%
Total Income	93,022.23	107,690.72	-14,668.49	-13.6%
Expense				
Banking Fees				
NSF	18.00	0.00	18.00	100.0%
Service Charge	5.00	0.00	5.00	100.0%
Total Banking Fees	23.00	0.00	23.00	100.0%
Equipment	0.00	3,945.00	-3,945.00	-100.0%
Fire Protection	600.00	0.00	600.00	100.0%
General Repairs & Maintenance				
Equipment Repairs	28.64	750.00	-721.36	-96.2%
Snow Fences	0.00	934.43	-934.43	-100.0%
Weed Control	1,199.24	753.00	446.24	59.3%
General Repairs & Maintenance - Other	332.70	0.00	332.70	100.0%
Total General Repairs & Maintenance	1,560.58	2,437.43	-876.85	-36.0%
Gifts/Appreciation	125.80	0.00	125.80	100.0%
Insurance/Liability	4,583.53	4,699.16	-115.63	-2.5%
License & Taxes	10.00	101.37	-91.37	-90.1%
Materials	60.00	0.00	60.00	100.0%
Office Expense				

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GLASTONBURY LANDOWNERS ASSOCIATION, INC.
Income & Expense Previous Year Comparison
January through December 1999

	Jan - Dec '99	Jan - Dec '98	$ Change	% Change
Copying & Mailing	1,069.87	676.27	393.60	58.2%
Miscellaneous	100.00	200.55	-100.55	-50.1%
Supplies	159.46	148.89	10.57	7.1%
Office Expense - Other	137.80	1,371.99	-1,234.19	-90.0%
Total Office Expense	1,467.13	2,397.70	-930.57	-38.8%
Petty Cash	100.00	0.00	100.00	100.0%
Postage	325.52	1,037.86	-712.34	-68.6%
Professional Fees				
Accountant	410.00	168.00	242.00	144.1%
Bookkeeper	1,210.56	0.00	1,210.56	100.0%
Legal Council/Service	184.95	170.00	14.95	8.8%
Secretarial	1,258.29	195.00	1,063.29	545.3%
Professional Fees - Other	0.00	1,528.88	-1,528.88	-100.0%
Total Professional Fees	3,063.80	2,061.88	1,001.92	48.6%
Rental	385.00	155.00	230.00	148.4%
Road Repairs & Maintenance				
Grading & Graveling	15,320.00	21,684.70	-6,364.70	-29.4%
Road Inspection & Report	0.00	993.34	-993.34	-100.0%
Road Signs	0.00	125.00	-125.00	-100.0%
Snow Plowing	4,085.20	3,277.50	807.70	24.6%
Surface Binder	5,037.00	0.00	5,037.00	100.0%
Total Road Repairs & Maintenance	24,442.20	26,080.54	-1,638.34	-6.3%
Story Road-Project	31,500.00	0.00	31,500.00	100.0%
Taxes				
Real Estate	103.67	0.00	103.67	100.0%
Total Taxes	103.67	0.00	103.67	100.0%
Total Expense	68,350.23	42,915.94	25,434.29	59.3%
Net Income	**24,672.00**	**64,774.78**	**-40,102.78**	**-61.9%**

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11/29/99

GLASTONBURY LANDOWNERS ASSOCIATION, INC.

Accounts Receivable

As of November 29, 1999

	Current	1 - 90	91 - 180	181 - 270	271 - 360	361 - 450	451 - 540	541 - 630	> 630	TOTAL
Adams	0.00	11.44	5.44	6.52	120.00	0.00	0.00	0.00	120.00	263.40
Ali	0.00	0.00	0.00	0.00	600.00	0.00	0.00	0.00	0.00	600.00
Andersen, Svend	0.00	0.00	0.00	0.00	120.00	0.00	0.00	0.00	0.00	120.00
Anderson, Davies	0.00	0.00	0.00	0.00	120.00	0.00	0.00	0.00	0.00	120.00
Anderson, Suzanne	0.00	41.59	19.79	23.70	120.00	0.00	0.00	0.00	436.00	641.08
Azure	0.00	0.00	0.00	0.00	0.00	0.00	0.00	-160.00	0.00	-160.00
Barrere, Christine	0.00	0.00	0.00	0.00	120.00	0.00	0.00	0.00	0.00	120.00
Baylor, John	0.00	0.00	0.00	0.00	100.00	0.00	0.00	0.00	0.00	100.00
Beigel	0.00	141.33	67.24	80.54	360.00	0.00	0.00	0.00	1,481.96	2,131.07
Boise	0.00	12.00	0.00	13.05	214.95	0.00	0.00	0.00	0.00	240.00
Brown, Michael	0.00	23.90	14.38	33.29	48.43	0.00	0.00	0.00	0.00	120.00
Brown, Norma	0.00	0.00	0.00	0.00	0.00	0.00	-120.00	0.00	0.00	-120.00
Burckley, Steven	0.00	82.30	25.96	60.08	120.00	0.00	0.00	0.00	863.00	1,151.34
Campbell, Deanna	0.00	250.72	77.19	179.05	120.00	0.00	0.00	0.00	2,566.00	3,192.96
Collins, Elizabeth	0.00	0.00	0.00	0.00	13.00	0.00	0.00	0.00	0.00	13.00
Community Preservation	0.00	86.40	27.25	63.08	120.00	0.00	0.00	0.00	906.00	1,202.73
Covington, Philip	0.00	3.00	0.00	3.26	50.00	0.00	0.00	0.00	0.00	56.26
D'Argenzio	0.00	26.97	8.39	23.68	120.00	0.00	0.00	0.00	220.00	399.04
Davis	0.00	22.89	7.22	16.72	240.00	0.00	0.00	0.00	240.00	526.83
Diehl, Rosealine	0.00	0.00	0.00	0.00	90.00	0.00	0.00	0.00	0.00	90.00
Difo	0.00	141.54	44.65	103.37	240.00	0.00	0.00	0.00	1,484.00	2,013.56
Dowbenko, Uri	0.00	0.00	0.00	0.00	240.00	0.00	0.00	0.00	0.00	240.00
Dratz, Edward	0.00	3.00	0.00	3.26	240.00	0.00	0.00	0.00	0.00	246.26
Duke	0.00	0.00	0.00	0.00	240.00	0.00	0.00	0.00	0.00	240.00
Eberhard, Linda	0.00	0.00	0.00	0.00	30.00	0.00	0.00	0.00	0.00	30.00
Fanuzzi, John	0.00	32.43	10.23	23.68	240.00	0.00	0.00	0.00	340.00	646.34
Fauck	0.00	-60.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	-60.00
Foleen	0.00	0.00	0.00	0.00	60.00	0.00	0.00	0.00	0.00	60.00
Fournier	0.00	-120.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	-120.00
Frazier, Kenneth	0.00	22.89	7.22	16.72	240.00	0.00	0.00	0.00	240.00	526.83
Garcia	0.00	22.89	7.22	16.72	240.00	0.00	0.00	0.00	240.00	526.83
Glennon-Alfaro	0.00	0.00	0.00	-30.00	0.00	0.00	0.00	0.00	0.00	-30.00
Graafland	0.00	0.00	0.00	0.00	90.00	0.00	0.00	0.00	0.00	90.00
Green	0.00	15.67	7.22	16.72	220.00	0.00	0.00	0.00	0.00	259.61
Grenier	0.00	11.44	3.61	8.35	120.00	0.00	0.00	0.00	120.00	263.40
Grover	0.00	11.44	3.61	8.35	120.00	0.00	0.00	0.00	120.00	263.40
Harris, Ned	0.00	0.00	0.00	0.00	90.00	0.00	0.00	0.00	0.00	90.00
Hazen, John	0.00	143.48	192.34	445.38	0.00	0.00	0.00	0.00	0.00	781.20
Healy, James	0.00	0.00	0.00	0.00	240.00	0.00	0.00	0.00	0.00	240.00
Holder	0.00	186.92	58.96	136.52	120.00	0.00	0.00	0.00	1,960.00	2,462.40
Issa	0.00	21.08	6.65	15.39	240.00	0.00	0.00	0.00	221.00	504.12
Jarvi, Eva	0.00	0.00	-30.00	0.00	0.00	0.00	0.00	0.00	0.00	-30.00
Jensen, Robert	0.00	0.00	0.00	0.00	60.00	0.00	0.00	0.00	0.00	60.00
Johnson, Edwin	0.00	0.00	0.00	0.00	120.00	0.00	0.00	0.00	0.00	120.00
Johnson, Gail	0.00	0.00	0.00	0.00	240.00	0.00	0.00	0.00	0.00	240.00
Johnston, Duncan	0.00	0.00	60.00	0.00	0.00	0.00	0.00	0.00	0.00	60.00
Kitajewski	0.00	0.00	0.00	0.00	100.00	0.00	0.00	0.00	0.00	100.00
Kletter	0.00	0.00	0.00	0.00	315.00	0.00	0.00	0.00	0.00	315.00
Klinger	0.00	0.00	0.00	0.00	0.00	-60.00	0.00	0.00	0.00	-60.00
Kow[redacted] Eleanor	0.00	0.00	0.00	-6[redacted]	0.00	0.00	0.00	0.00	0.00	-60[redacted]

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11/29/99

GLASTONBURY LANDOWNERS ASSOCIATION, INC.

Accounts Receivable

As of November 29, 1999

	Current	1 - 90	91 - 180	181 - 270	271 - 360	361 - 450	451 - 540	541 - 630	> 630	TOTAL
Kramer	0.00	0.00	0.00	0.00	120.00	0.00	0.00	0.00	0.00	120.00
Lambert	0.00	0.00	0.00	0.00	140.00	0.00	0.00	0.00	0.00	140.00
LaShomb	0.00	22.89	7.22	16.72	240.00	0.00	0.00	0.00	240.00	526.83
Lewis, Bridget	0.00	0.00	0.00	0.00	120.00	0.00	0.00	0.00	0.00	120.00
Leykamm	0.00	0.00	0.00	0.00	240.00	0.00	0.00	0.00	0.00	240.00
Lindstrom, Johan	0.00	0.00	0.00	0.00	120.00	0.00	0.00	0.00	0.00	120.00
Lisota, Martin	0.00	0.00	0.00	0.00	180.00	0.00	0.00	0.00	0.00	180.00
MacDonald, David	0.00	0.00	0.00	0.00	120.00	0.00	0.00	0.00	0.00	120.00
Mack, Randolph A.	0.00	13.35	4.21	9.75	240.00	0.00	0.00	0.00	140.00	407.31
Maniaci, Allen	0.00	10.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	10.00
Mayer, Zygmond	0.00	0.00	0.00	0.00	240.00	0.00	0.00	0.00	0.00	240.00
Milgrom	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Moe, Juanita	0.00	0.00	0.00	0.00	60.00	0.00	0.00	0.00	0.00	60.00
Moore	0.00	-20.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	-20.00
Mueller, Jr.	0.00	0.00	0.00	0.00	80.00	0.00	0.00	0.00	0.00	80.00
Murphy, Brian & Joan	0.00	0.00	0.00	0.00	60.00	0.00	0.00	0.00	0.00	60.00
Patwell	0.00	190.54	60.10	139.17	120.00	0.00	0.00	0.00	1,998.00	2,507.81
Peterson	0.00	0.00	0.00	0.00	36.00	0.00	0.00	0.00	0.00	36.00
Pettersen	0.00	45.78	14.44	33.42	240.00	0.00	0.00	0.00	480.00	813.64
Pinardo, Pedro	0.00	0.00	0.00	0.00	600.00	0.00	0.00	0.00	0.00	600.00
Pisani	0.00	0.00	0.00	0.00	240.00	0.00	0.00	0.00	0.00	240.00
Polk, David	0.00	0.00	180.00	0.00	0.00	0.00	0.00	0.00	0.00	180.00
Quarles	0.00	22.89	7.22	16.72	240.00	0.00	0.00	0.00	240.00	526.83
Rakely	0.00	0.00	-250.00	0.00	0.00	0.00	0.00	0.00	0.00	-250.00
Ramp, Kathleen	0.00	0.00	0.00	0.00	60.00	0.00	0.00	0.00	0.00	60.00
Ray	0.00	188.64	59.50	137.78	120.00	0.00	0.00	0.00	1,978.00	2,483.92
Santos, Marie Dulce De Almeida	0.00	0.00	0.00	0.00	240.00	0.00	0.00	0.00	-240.00	0.00
Schmidt, Judith	0.00	37.81	13.36	30.92	120.00	0.00	0.00	0.00	344.00	546.09
Schmidt, William	0.00	0.00	0.00	0.00	240.00	0.00	0.00	0.00	0.00	240.00
Senart	0.00	248.16	78.28	181.18	240.00	0.00	0.00	0.00	2,602.00	3,349.62
Sherwood	0.00	73.01	21.60	101.67	240.00	0.00	0.00	0.00	0.00	436.28
Strykert	0.00	0.00	0.00	0.00	240.00	0.00	0.00	0.00	0.00	240.00
Terhorst	0.00	0.00	0.00	0.00	120.00	0.00	0.00	0.00	0.00	120.00
Thompson, Eugene	0.00	0.00	0.00	0.00	120.00	0.00	0.00	0.00	0.00	120.00
Thompson, Rebecca	0.00	0.00	0.00	0.00	240.00	0.00	0.00	0.00	0.00	240.00
Thorburn	0.00	11.44	3.61	8.35	120.00	0.00	0.00	0.00	120.00	263.40
Thorpe	0.00	0.00	0.00	0.00	180.00	0.00	0.00	0.00	0.00	180.00
Tisdale	0.00	0.00	0.00	0.00	120.00	0.00	0.00	0.00	0.00	120.00
Tsuru	0.00	22.89	7.22	16.72	240.00	0.00	0.00	0.00	240.00	526.83
Van Hulzen, Lubertus	0.00	0.00	0.00	0.00	53.60	0.00	0.00	0.00	0.00	53.60
Vaughan	0.00	6.68	2.11	4.87	120.00	0.00	0.00	0.00	70.00	203.66
Weise	0.00	11.44	3.61	8.35	120.00	0.00	0.00	0.00	120.00	263.40
TOTAL	0.00	2,020.84	837.05	1,913.05	13,010.98	-60.00	-120.00	-160.00	19,889.96	37,331.88

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M E M O R A N D U M

TO: Glastonbury Landowners Association c/o Walter Wunsch
FROM: William E. Smith, P.E.
DATE: December 6, 1999
RE: Proposal for Protective Coatings on Interior and Exterior of Glastonbury High South Water Storage Tank

Pursuant to my telephone conversation today with Walter, I wish to provide you with my perspective regarding the need to provide protective coatings on the water storage tank for high South Glastonbury.

1. The interior of the tank is bare steel. Since the interior of the tank was cleaned and surfaces were pressure washed to remove residual diesel fuel, the moisture in the air has formed a light coating of rust on the steel. In addition, where the steel has been exposed to rain, slight rusty scale has begun to form. If the tank was placed into service without an interior coating, the unprotected steel in direct contact with oxygen in the water would rust severely. Since the volume of the tank is large (15,000 gallons), water in the tank will be replenished continuously from Golmeyer Creek, the tank will be open to the atmosphere, and the fire department will remove water from time to time for training purposes, the bare steel would remain exposed almost continuously to oxygen. Other potentially corrosive properties of the water from Golmeyer Creek would combine with oxygen to seriously shorten the life of the tank.
2. The exterior of the tank was coated with a protective coating when it was originally installed. Today that coating shows serious signs of wear, and in some places rusty steel is exposed. Attempting to spot apply fresh protective coating over the old paint would result in a marginal level of protection due to the age and degree of deterioration of the existing coating. In addition, the existing coating could be a lead based paint which would be contaminating to the environment and unacceptable with today's USEPA regulations.
3. Cathodic protection, usually in the form of sacrificial anodes, is always recommended on underground storage tanks. Even tanks with adequate protective coatings in tact at the time of installation will have their reliable useful life shortened considerably if cathodic protection is not provided. However, cathodic protection in the form of sacrificial anodes does not have sufficient voltage potential to protect a tank that is not adequately protected from the corrosive properties of soil and water by good quality protective coatings.
4. The typical useful life of a properly protected underground storage tank system is estimated to be between 15 to greater than 30 years, depending upon many factors. This tank with installed with adequate protection should serve reliably for at least 20 years, if the cathodic protection voltage is monitored and maintained.

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5. The Glastonbury Landowners Association is providing this tank as a reliable source of water for fire protection in a remote area of Glastonbury South. Without this water reservoir, further development in this area is prohibited by Park County and the Paradise Valley Fire Department. The GLA Board of Directors are offering to Park County, the fire department, and any future home owners allowed in this area as a result of this water supply reservoir a reliable supply of water for fire fighting purposes. Have you contemplated the liability you as a Board would face if property or lives were lost as a result of the fire department attempting to draw water from a dry tank that had failed due to corrosion?

6. The quote I received from Dan, the Sand Man of Bozeman, for sand blasting, painting with kencromic primer, and painting with two-part epoxy coatings inside and out is $5,200. This cost includes moving mobile equipment to the tank, which saves a cost to haul the tank to a shop in Bozeman or Billings. (I could not find anyone in Livingston who does this work.) A comparable quote I received from a refinisher in Billings is $5,060 if the tank is hauled to their yard. Hauling the tank anywhere will cost considerably more than $140.

Based on the overall cost of this project, the magnitude of development that will be allowed in the area as a result of this water supply, and the potential liability upon the Glastonbury Landowners Association Board in the event of the failure of this reservoir, the $5,200 for protective coatings and an additional ~$300 for cathodic protection is cheap insurance. It is my strong recommendation to you that, if you are reluctant to perform your due diligence in this matter and spend the money necessary to provide a reliable installation which has an expected life of 15 to 20 years, you should cancel the project and go no further. Even with adequate protective coatings on the tank inside and out, and cathodic protection, a routine inspection should be implemented to monitor the reservoir for reliability. This monitoring should include but not be limited to: 1) voltage of the cathodic protection system, 2) water level in the tank, 3) the rate at which the tank refills from Golmeyer Creek, 4) clarity of the water in the tank and 5) accumulation of sediments in the bottom of the tank.

If you have any questions or need any further information from me on this subject, please contact me at 333-9040. I am always please to work with you and advise you on projects beneficial to the Community of Glastonbury.

WES:

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GLASTONBURY LANDOWNERS ASSOCIATION, INC.
POST OFFICE BOX 312
EMIGRANT, MONTANA 59027

January 10, 2000

Donald Knittel
Community Services
Church Universal and Triumphant
P. O. Box 5000
Corwin Springs, MT 59027

RE: Glastonbury North Parcel With Gravel Pit

Dear Donald:

Following our recent telephone conversation, the GLA will use the fill material from the gravel pit parcel on the south east corner of the Aries Drive and Capricorn Drive intersection. This material will be used to complete road work detailed in the agreement between the Church and the GLA for the GLA to complete roadwork on the Glastonbury roads to bring them up to the County standards. In return, the GLA will grade the parcel to a natural grade and reseed it.

Sincerely,

Eric Newhouse
GLA Road Committee CoChairman

cc: Hertha Lund

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Glastonbury Landowners Association
Road Committee 1999/2000 Road Maintenance & Improvement Plan

The board of directors approved a proposal to participate in the cost of paving Story road in a cooperative venture involving Glastonbury Landowners Association ($15K), Church Universal and Triumphant ($15K), Park County (Roadbed widening and topping, culvert installation, and grading), First National Bank of the Rockies ($10K), Centennial Mobile Home Park ($15K), Avalon Assisted Living Facility ($15), and Episcopal Church ($1K). This project was completed on November 12, 1999, at a price of approximately $71,000 plus the County's roadbed improvement contribution. These costs are approximate, pending the final accounting of the project costs. The total project cost is actually anticipate to be less, in which case a prorated refund will be made to each participant.

In conjunction with the $15,000 Story road improvement, the GLA committed to a $15,000 road improvement project at problem areas on Dry Creek road and other major entry points to South Glastonbury.

This past year the Road Committee has also been researching road surface binder products to find the longest lasting and most economical road surface treatment products to reduce washboarding, potholes and dust problems. This process has taken longer than expected. While researching and testing an alternative treatment product, we have engaged in a low cost minimal maintenance program which has resulted in the poor quality road surface we have all been tolerating this past year. If we do not have an improved product identified before Spring, 2000, we will return to the magnesium chloride product used in previous years.

The plan is to start an intensive road upgrade program early in Spring of 2000 treating the main arteries of North and South Glastonbury. This will involve approximately 8 of the 26 miles of Glastonbury roads at a cost of roughly $56,000 ($7K per mile). This project is in addition to the South Glastonbury $15,000 Dry Creek Road Improvement project, for a total estimated Spring 2000 road improvement/upgrade expenditure of $71,000.

The current cash in the bank is slightly over $97,000. This leaves a $26,000 contingency for unexpected expenses, plus the year 2000 income to cover the necessary routine road maintenance and other expenses required to operate our association.

Current Cash Balance		$97,000
S. Glastonbury Spring 2000 Dry Creek Road Improvement	-$15,000	
Glastonbury N. & S. Spring 2000 Road Upgrade	-$56,000	
Subtotal Spring 2000 Road Improvement/Upgrade	-$71,000	-$71,000
Estimated Emergency Contingency Fund		$26,000

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FINAL

Glastonbury Landowners Association

Board of Directors Meeting Minutes

January 9, 2000

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1. **Call to Order, Prayer**

The meeting was called to order by Eric, 7:36 p.m., at Healing Wings, Emigrant, MT.
PRESENT: Daniel Kehoe, Jr. (President), Eric Newhouse (Vice-President), Jim Phipps (Treasurer), David Tonkin (Secretary), Daniel Kehoe, Sr., Philip Hoag, Christine Johnston, Andrew Field, Walter Wunsch, Maria Scobel, Jon Olsen, Robert Wallace.
ALSO ATTENDING: Julie Brennan (Executive Assistant), Joan Murphy and Paul Ranttalo

2. **Reading and Disposition of the Minutes**

The amended minutes were accepted unanimously.

3. **Order of Business**

4. **Report of Officers and Committees**

4.1 **Treasurer's Report** Jim Phipps (Treasurer)

Jim passed out the Transaction Report. The Federal Reserve is operating electronically at the interest rate of 5.5%. Refer to attached financial report for savings and checking account information.

It was announced that Roelof V. (Accountant)was doing statements at the end of this week. There was an open floor discussion on how to obtain monies owed and lien procedures.

MOTION: Eric made a motion to start a sub-committee in order to evaluate ways to collect money to present at the next meeting. The vote was carried unanimously.

4.2 **Architecture Subcommittee** Robert Wallace/Dan Kehoe, Sr. (Co-Chair)

Svend Anderson's Project: The Architecture Subcommittee met in December and approved the mobile home placement for Svend Anderson. Parcel 8 was approved prior to Park County/Church Universal and Triumphant lawsuit allowing for a second mobile home to be place on the site. Svend checked with the records at Park County.

Mehmet Boysal's Project: He is approved for a mobile home.

ACTION ITEM: Revise application form. Nancy Badten has the data files on her computer. Her phone number is 222-5507

ACTION ITEM: Send a letter to Kathie Garcia and another one to Kathleen Ulrich.

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Gloria Fournier's Project: Her project is frozen and stopped until an agreement is made with the other parcel owners. There is a disagreement over what are the property lines.

Kenneth McNeally's Project: Parcel 61-B. Kenneth bought Carla Baughmen's mobile home. His $250 clean-up deposit was waived because he is just putting in a mobile home and skirting.

MOTION: Robert made a motion and Dan, Sr. seconded to approve McNeally's project upon getting more detail and to give Eric permission to approve the well placement.

David MacDonald's Project: Robert moved that Dan, Sr. be granted permission to approve the application upon detailed review. The motion passed.

4.3 **Road Committee** Eric Newhouse and David Tonkin (Co-Chair)
Eric reported that he had a conversation with Dennis Branden, of Park County, about the needs of Dry Creek Road. Eric stated that the Road Committee intends to spend $15,000 on Dry Creek Road this year for magnesium chloride and to water the road while it is being graded. He talked with Dennis about the county providing gravel from their source in Pray which has the right mixture of fines and gravel. The procedure for repairing the road will be to grade the road, re-top it with the gravel and then add magnesium chloride and water so it will compact well.

Philip proposed changing the easement of Taurus Road hill.

MOTION: Dan, Sr. moved and Andrew seconded it that David, Eric Philip and Jon develop a plan for repairing roads in Glastonbury and present it to the Board.

Eric reported that he had discussed the gravel pit in North Glastonbury with Donald Knittel. Donald agreed that GLA could use the remaining material there if we grade the site and seed it for the Church after we are done. The attached letter will be sent to Donald.

Eric opened the discussion about land that could be used for a ball field. Eric said that he plans to speak to Sean Murphy regarding putting it on his land.

4.4 **Complaint Committee** Christine Johnston (Chair)
Christine reported that there were no complaints last month.
Eric reported that William Pitt had called him to complain about the snow plowing by Jim Kelley. William Pitt issued a complaint.

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4.5 Land Use Master Plan Committee Dan Kehoe, Jr. (Chair) No report

4.6 Fire Water Reservoir Committee Walter Wunsch (Chair)
Walter presented a letter from William Smith that listed William's recommendations for coating the water tank. Andrew recommended that we just monitor for now. There was an open floor discussion.

MOTION: Dan, Sr. made a motion and Philip seconded that we proceed with Philip's recommendation from last month: to apply a tar type water proof coating plus installation of anodes.

Miscellaneous Items:

David reported that GLA was carbon copied on a letter from William Pitt to JW complaining about some of JW's actions. Since Pitt was not asking GLA to intercede, no action was recommended.

Paul Ranttalo attended this meeting and stated he has a back hoe and cranes and suggested that if GLA purchased a grader, he could operate it and save GLA money. The cost and liabilities of GLA owning a grader were discussed. Andrew suggested Paul submit a proposal for his doing the grading with his own grader. His phone number is 333-4672.

The meeting was adjourned at 9:50 p.m.

Our next meeting will be February 7, 2000.

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Glastonbury Landowners Association Board of Directors Meeting

Jan 10, 2000

Agenda

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

3.1 Establish long term goals for the year (ideas listed below)
- Adopt Master Plan
- Implement Road maintenance program
- Building of community center/playing fields

4. Report of Officers and Committees.

4.1 **Treasurer's Report** - Jim Phipps, Treasurer

4.2 **Finance Committee** - Jim Phipps, Chair

4.3 **Architecture Subcommittee** - Robert Wallace/Dan Kehoe, Sr. Co-Chair
Followup Item: Sven Anderson mobile
Mehmet Boysal mobile home
Action Item: Letter to nonfilers (D Kehoe I & II)

4.4 **Road Committee** - Eric Newhouse - Chair
Action Item: Sign to high South (D. Kehoe)
Action Item: Contact Archie Mann re: completion of Church road job (D. Newhouse)
Snow plowing high South (by Jim Kelly's)

4.5 **Complaint Committee** - Christine Johnston

4.6 **Land Use Master Plan Committee** - Daniel Kehoe, Jr., Chair

4.7 **Fire Water Reservoir Committee** - Walter Wunsch, Chair
Action Item: Tank coating (P. Hoag)

5. **Ombudsman Report** - Regina Wunsch (SG) and Joan Murphy (NG)
6. **Unfinished Business**
7. **Tabled Business**
   - 7.1 Subdivision road Maintenance Responsibility (D. Kehoe)
   - 7.2 Tree removal guideline (P. Hoag)
   - 7.3 Accounting Procedures (J. Phipps)
   - 7.4 Knapweed control contract rebate offer letter (P. Hoag)
   - 7.5 Contact weed sprayer (D. Kehoe)
   - 7.6 Presentation to the Board re: ways to allot GLA funds for max stewardship (Finance Com)
8. **New Business**
   Pitt/Waid situation
9. **Open Floor Comments**
10. Next Meeting and Adjournment

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GLASTONBURY LANDOWNERS ASSOCIATION, INC.

Balance Sheet

As of January 9, 2000

	Jan 9, '00
ASSETS	
Current Assets	
Checking/Savings	
1st National Bank Checki...	8,996.71
1st National Bank Savings	72,462.55
T-Bill Account	20,000.00
Total Checking/Savings	101,459.26
Accounts Receivable	
Accounts Receivable	34,674.37
Total Accounts Receivable	34,674.37
Total Current Assets	136,133.63
TOTAL ASSETS	**136,133.63**
LIABILITIES & EQUITY	
Equity	
Beginning Balance	11,816.51
Opening Bal Equity	-90.00
Retained Earnings	124,106.06
Net Income	301.06
Total Equity	136,133.63
TOTAL LIABILITIES & EQUITY	**136,133.63**

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01/09/00

GLASTONBURY LANDOWNERS ASSOCIATION, INC.
Income & Expense Previous Year Comparison
January through December 1999

	Jan - Dec '99	Jan - Dec '98	$ Change	% Change
Income				
Assessment Prior to 1998 Paid	6,919.76	14,408.33	-7,488.57	-52.0%
Bond Account	505.00	1,000.00	-495.00	-49.5%
Finance Charges	15.23	0.00	15.23	100.0%
Interest Income	4,150.51	1,443.52	2,706.99	187.5%
Land & Dwelling Assessment				
Dwelling Assessment 1998	3,417.93	17,221.57	-13,803.64	-80.2%
Dwelling Assessment 1999	18,190.33	0.00	18,190.33	100.0%
Golden Age Village Assessment	5,880.00	5,880.00	0.00	0.0%
Land Assessment 1998	4,282.75	27,564.13	-23,281.38	-84.5%
Land Assessment 1999	29,142.89	0.00	29,142.89	100.0%
Total Land & Dwelling Assessment	60,913.90	50,665.70	10,248.20	20.2%
Late Fee/Finance Charge Adjust.	-644.12	0.00	-644.12	-100.0%
Misc Income	15.11	4.00	11.11	277.8%
Story Road Project	15,500.00	0.00	15,500.00	100.0%
Upgrade Fee	7,816.23	40,169.17	-32,352.94	-80.5%
Total Income	95,191.62	107,690.72	-12,499.10	-11.6%
Expense				
Banking Fees				
NSF	18.00	0.00	18.00	100.0%
Service Charge	15.00	0.00	15.00	100.0%
Total Banking Fees	33.00	0.00	33.00	100.0%
Equipment	0.00	3,945.00	-3,945.00	-100.0%
Fire Protection	600.00	0.00	600.00	100.0%
General Repairs & Maintenance				
Equipment Repairs	28.64	750.00	-721.36	-96.2%
Snow Fences	685.13	934.43	-249.30	-26.7%
Weed Control	1,199.24	753.00	446.24	59.3%
General Repairs & Maintenance - Other	332.70	0.00	332.70	100.0%
Total General Repairs & Maintenance	2,245.71	2,437.43	-191.72	-7.9%
Gifts/Appreciation	125.80	0.00	125.80	100.0%
Insurance/Liability	4,583.53	4,699.16	-115.63	-2.5%
License & Taxes	10.00	101.37	-91.37	-90.1%
Materials	60.00	0.00	60.00	100.0%
Office Expense				

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GLASTONBURY LANDOWNERS ASSOCIATION, INC.
Income & Expense Previous Year Comparison
January through December 1999

	Jan - Dec '99	Jan - Dec '98	$ Change	% Change
Copying & Mailing	1,069.87	676.27	393.60	58.2%
Miscellaneous	137.60	200.55	-62.95	-31.4%
Supplies	159.46	148.89	10.57	7.1%
Office Expense - Other	137.80	1,371.99	-1,234.19	-90.0%
Total Office Expense	1,504.73	2,397.70	-892.97	-37.2%
Petty Cash	100.00	0.00	100.00	100.0%
Postage	325.52	1,037.86	-712.34	-68.6%
Professional Fees				
Accountant	410.00	168.00	242.00	144.1%
Bookkeeper	1,210.56	0.00	1,210.56	100.0%
Legal Council/Service	184.95	170.00	14.95	8.8%
Secretarial	1,713.29	195.00	1,518.29	778.6%
Professional Fees - Other	0.00	1,528.88	-1,528.88	-100.0%
Total Professional Fees	3,518.80	2,061.88	1,456.92	70.7%
Rental	405.00	155.00	250.00	161.3%
Road Repairs & Maintenance				
Grading & Graveling	15,905.00	21,684.70	-5,779.70	-26.7%
Road Inspection & Report	0.00	993.34	-993.34	-100.0%
Road Signs	75.00	125.00	-50.00	-40.0%
Snow Plowing	4,085.20	3,277.50	807.70	24.6%
Surface Binder	5,037.00	0.00	5,037.00	100.0%
Total Road Repairs & Maintenance	25,102.20	26,080.54	-978.34	-3.8%
Story Road-Project	32,500.00	0.00	32,500.00	100.0%
Taxes				
Real Estate	103.67	0.00	103.67	100.0%
Total Taxes	103.67	0.00	103.67	100.0%
Water Reservoir	1,043.49	0.00	1,043.49	100.0%
Total Expense	72,261.45	42,915.94	29,345.51	68.4%
Net Income	**22,930.17**	**64,774.78**	**-41,844.61**	**-64.6%**

GLA 00862

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GLASTONBURY LANDOWNERS ASSOCIATION, INC.

Accounts Receivable

As of January 9, 2000

	Current	1 - 90	91 - 180	181 - 270	271 - 360	361 - 450	451 - 540	541 - 630	> 630	TOTAL
Adams	0.00	5.44	11.44	10.13	0.00	120.00	0.00	0.00	120.00	267.01
Andersen, Svend	0.00	-120.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	-120.00
Anderson, Davies	0.00	0.00	0.00	0.00	120.00	0.00	0.00	0.00	0.00	120.00
Azure	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	-160.00	-160.00
Barrere, Christine	0.00	0.00	0.00	0.00	120.00	0.00	0.00	0.00	0.00	120.00
Baylor, John	0.00	0.00	-0.80	0.00	0.00	0.00	0.00	0.00	0.00	-0.80
Beakley-Casburn	0.00	-240.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	-240.00
Beigel	0.00	67.24	141.33	125.12	0.00	360.00	0.00	0.00	1,481.96	2,175.65
Boise	0.00	0.00	12.00	13.05	0.00	214.95	0.00	0.00	0.00	240.00
Brown, Michael	0.00	0.00	38.28	33.29	0.00	48.43	0.00	0.00	0.00	120.00
Brown, Norma	0.00	0.00	0.00	0.00	0.00	0.00	0.00	-120.00	0.00	-120.00
Burckley, Steven	0.00	39.15	82.30	72.85	0.00	120.00	0.00	0.00	863.00	1,177.30
Campbell, Deanna	0.00	116.42	250.72	217.01	0.00	120.00	0.00	0.00	2,566.00	3,270.15
Collins, Elizabeth	0.00	-27.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	-27.00
Community Preservation	0.00	41.10	86.40	76.48	0.00	120.00	0.00	0.00	906.00	1,229.98
Covington, Philip	0.00	0.00	3.00	3.26	0.00	50.00	0.00	0.00	0.00	56.26
D'Argenzio	0.00	9.97	26.97	28.71	0.00	120.00	0.00	0.00	220.00	405.65
Davis	0.00	10.89	22.89	20.27	0.00	240.00	0.00	0.00	240.00	534.05
Diehl, Rosealine	0.00	0.00	0.00	0.00	90.00	0.00	0.00	0.00	0.00	90.00
Difo	0.00	67.34	141.54	125.33	0.00	240.00	0.00	0.00	1,484.00	2,058.21
Dowbenko, Uri	0.00	0.00	0.00	0.00	240.00	0.00	0.00	0.00	0.00	240.00
Dratz, Edward	0.00	0.00	3.00	3.26	0.00	120.00	0.00	0.00	0.00	126.26
Duke	0.00	0.00	0.00	0.00	240.00	0.00	0.00	0.00	0.00	240.00
Fanuzzi, John	0.00	15.43	32.43	28.71	0.00	240.00	0.00	0.00	340.00	656.57
Fauck	0.00	-60.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	-60.00
Fournier	0.00	-120.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	-120.00
Frazier, Kenneth	0.00	10.89	22.89	20.27	0.00	240.00	0.00	0.00	240.00	534.05
Garcia	0.00	10.89	22.89	20.27	0.00	240.00	0.00	0.00	240.00	534.05
Glennon-Alfaro	0.00	0.00	0.00	0.00	-30.00	0.00	0.00	0.00	0.00	-30.00
Graafland	0.00	-90.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	-90.00
Green	0.00	0.00	19.34	20.27	0.00	220.00	0.00	0.00	0.00	259.61
Grenier	0.00	5.44	11.44	10.13	0.00	120.00	0.00	0.00	120.00	267.01
Grover	0.00	5.44	11.44	10.13	0.00	120.00	0.00	0.00	120.00	267.01
Hazen, John	0.00	0.00	241.23	539.97	0.00	0.00	0.00	0.00	0.00	781.20
Healy, James	0.00	-10.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	-10.00
Holder	0.00	88.92	186.92	165.52	0.00	120.00	0.00	0.00	1,960.00	2,521.36
Issa	0.00	10.03	21.08	18.66	0.00	240.00	0.00	0.00	221.00	510.77
Jarvi, Eva	0.00	0.00	-30.00	0.00	0.00	0.00	0.00	0.00	0.00	-30.00
Johnson, Edwin	0.00	0.00	0.00	0.00	120.00	0.00	0.00	0.00	0.00	120.00
Johnson, Gail	0.00	0.00	0.00	0.00	240.00	0.00	0.00	0.00	0.00	240.00
Johnston, Duncan	0.00	0.00	60.00	0.00	0.00	0.00	0.00	0.00	0.00	60.00
Kitajewski	0.00	0.00	0.00	0.00	100.00	0.00	0.00	0.00	0.00	100.00
Kletter	0.00	0.00	0.00	0.00	315.00	0.00	0.00	0.00	0.00	315.00
Klinger	0.00	0.00	0.00	0.00	0.00	0.00	-60.00	0.00	0.00	-60.00
Knoop, Mary	0.00	79.20	0.00	0.00	0.00	0.00	0.00	0.00	0.00	79.20
Kovaks, Eleanor	0.00	0.00	0.00	-60.00	0.00	0.00	0.00	0.00	0.00	-60.00
Kramer	0.00	0.00	0.00	0.00	120.00	0.00	0.00	0.00	0.00	120.00
Lambert	0.00	0.00	0.00	0.00	140.00	0.00	0.00	0.00	0.00	140.00
LaShomb	0.00	10.89	22.89	20.27	0.00	240.00	0.00	0.00	240.00	534.05
Leykamm	0.00	0.00	0.00	0.00	240.00	0.00	0.00	0.00	0.00	240.00

GLA 00863

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01/09/00

GLASTONBURY LANDOWNERS ASSOCIATION, INC.

Accounts Receivable

As of January 9, 2000

	Current	1 - 90	91 - 180	181 - 270	271 - 360	361 - 450	451 - 540	541 - 630	> 630	TOTAL
Lindstrom & Gembica	0.00	0.00	0.00	0.00	120.00	0.00	0.00	0.00	0.00	120.00
Lisota, Martin	0.00	0.00	0.00	0.00	180.00	0.00	0.00	0.00	0.00	180.00
Mack, Randolph A.	0.00	6.35	13.35	11.82	0.00	240.00	0.00	0.00	140.00	411.52
Maniaci, Allen	50.00	0.00	10.00	0.00	0.00	0.00	0.00	0.00	0.00	60.00
Mayer, Zygmond	0.00	0.00	0.00	0.00	240.00	0.00	0.00	0.00	0.00	240.00
Milgrom	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
Moe, Juanita	0.00	0.00	0.00	0.00	60.00	0.00	0.00	0.00	0.00	60.00
Moore	0.00	0.00	-20.00	0.00	0.00	0.00	0.00	0.00	0.00	-20.00
Mueller, Jr.	0.00	0.00	0.00	0.00	80.00	0.00	0.00	0.00	0.00	80.00
Murphy, Brian & Joan	0.00	0.00	0.00	0.00	60.00	0.00	0.00	0.00	0.00	60.00
Papili, Diana	0.00	-10.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	-10.00
Patwell	0.00	90.64	190.54	168.73	0.00	120.00	0.00	0.00	1,998.00	2,567.91
Peterson	0.00	0.00	0.00	0.00	36.00	0.00	0.00	0.00	0.00	36.00
Pettersen, Ola	0.00	21.78	45.78	40.52	0.00	240.00	0.00	0.00	480.00	828.08
Phipps, James	0.00	-60.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	-60.00
Pinardo, Pedro	0.00	0.00	0.00	0.00	600.00	0.00	0.00	0.00	0.00	600.00
Pisani	0.00	0.00	0.00	0.00	240.00	0.00	0.00	0.00	0.00	240.00
Quarles	0.00	10.89	22.89	20.27	0.00	240.00	0.00	0.00	240.00	534.05
Rakela, Kathleen	0.00	0.00	0.00	-250.00	0.00	0.00	0.00	0.00	0.00	-250.00
Ramp, Kathleen	0.00	0.00	0.00	0.00	60.00	0.00	0.00	0.00	0.00	60.00
Ray	0.00	89.74	188.64	167.04	0.00	120.00	0.00	0.00	1,978.00	2,543.42
Santos, Marie Dulce De Almeida	0.00	0.00	0.00	0.00	240.00	0.00	0.00	0.00	-240.00	
Schmidt, Judith	0.00	15.61	39.34	37.49	0.00	120.00	0.00	0.00	344.00	556.44
Schmidt, William	0.00	0.00	0.00	0.00	240.00	0.00	0.00	0.00	0.00	240.00
Senart	0.00	118.06	248.16	219.68	0.00	240.00	0.00	0.00	2,602.00	3,427.90
Sherwood	0.00	0.00	73.01	123.27	0.00	240.00	0.00	0.00	0.00	436.28
Strykert	0.00	0.00	0.00	0.00	240.00	0.00	0.00	0.00	0.00	240.00
Terhorst	0.00	0.00	0.00	0.00	120.00	0.00	0.00	0.00	0.00	120.00
Thompson, Eugene	0.00	0.00	0.00	0.00	120.00	0.00	0.00	0.00	0.00	120.00
Thompson, Rebecca	0.00	0.00	0.00	0.00	240.00	0.00	0.00	0.00	0.00	240.00
Thorburn	0.00	5.44	11.44	10.13	0.00	120.00	0.00	0.00	120.00	267.01
Thorpe	0.00	0.00	0.00	0.00	180.00	0.00	0.00	0.00	0.00	180.00
Tisdale	0.00	-120.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	-120.00
Tsuru	0.00	10.89	22.89	20.27	0.00	240.00	0.00	0.00	240.00	534.05
Van Hulzen, Lubertus	0.00	0.00	0.00	0.00	53.60	0.00	0.00	0.00	0.00	53.60
Vaughan	0.00	3.18	6.68	5.91	0.00	120.00	0.00	0.00	70.00	205.77
Weise	0.00	5.44	11.44	10.13	0.00	120.00	0.00	0.00	120.00	267.01
TOTAL	50.00	115.70	2,305.78	2,108.22	5,164.60	5,813.38	-60.00	-120.00	19,293.96	34,671.64

GLA 00864

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GLASTONBURY LANDOWNERS ASSOCIATION, INC.
Income & Expense 1998 Compared to 1999
January through December

		Jan - Dec '99
Income		
Assessment Prior to 1998 Paid		6,919.76
Bond Account		505.00
Finance Charges		15.23
Interest Income		4,509.92
Land & Dwelling Assessment		
Dwelling Assessment 1998	3,417.93	
Dwelling Assessment 1999	18,190.33	
Golden Age Village Assessment	5,880.00	
Land Assessment 1998	4,282.75	
Land Assessment 1999	29,262.89	
Total Land & Dwelling Assessment		61,033.90
Late Fee/Finance Charge		-644.12
Misc Income		15.11
Story Road Project		15,500.00
Upgrade Fee		7,816.23
Total Income		95,671.03
Expense		
Banking Fees		
NSF	18.00	
Service Charge	15.00	
Total Banking Fees		33.00
Equipment		0.00
General Repairs & Maintenance		
Equipment Repairs	28.64	
Snow Fences	658.13	
Weed Control	1,199.24	
General Repairs & Maintenance - Other	332.70	
Total General Repairs & Maintenance		2,218.71
Gifts/Appreciation		125.80
Insurance/Liability		4,583.53
License & Taxes		10.00
Materials		60.00
Office Expense		
Copying & Mailing	1,069.87	
Miscellaneous	137.60	
Supplies	216.71	
Office Expense - Other	137.80	
Total Office Expense		1,561.98
Petty Cash		100.00
Postage		325.52
Professional Fees		
Accountant	410.00	

Rudy Parker Bookkeeping Services 406-333-4614

GLA 00865

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1997

November 11, 2000

Jan - Dec '98	$ Change	% Change
14,408.33	-7,488.57	-52.0%
1,000.00	-495.00	-49.5%
0.00	15.23	100.0%
1,443.52	3,066.40	212.4%
17,221.57	-13,803.64	-80.2%
0.00	18,190.33	100.0%
5,880.00	0.00	0.0%
27,564.13	-23,281.38	-84.5%
0.00	29,262.89	100.0%
50,665.70	10,368.20	20.5%
0.00	-644.12	-100.0%
4.00	11.11	277.8%
0.00	15,500.00	100.0%
40,169.17	-32,352.94	-80.5%
107,690.72	-12,019.69	-11.2%
0.00	18.00	100.0%
0.00	15.00	100.0%
0.00	33.00	100.0%
3,945.00	-3,945.00	-100.0%
750.00	-721.36	-96.2%
934.43	-276.30	-29.6%
753.00	446.24	59.3%
0.00	332.70	100.0%
2,437.43	-218.72	-9.0%
0.00	125.80	100.0%
4,699.16	-115.63	-2.5%
101.37	-91.37	-90.1%
0.00	60.00	100.0%
676.27	393.60	58.2%
200.55	-62.95	-31.4%
148.89	67.82	45.6%
1,371.99	-1,234.19	-90.0%
2,397.70	-835.72	-34.9%
0.00	100.00	100.0%
1,037.86	-712.34	-68.6%
168.00	242.00	144.1%

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GLASTONBURY LANDOWNERS ASSOCIATION, INC.
Income & Expense 1998 Compared to 1999
January through December

	Jan - Dec '99
Bookkeeper	1,210.56
Legal Council/Service	184.95
Secretarial	1,713.29
Professional Fees - Other	0.00
Total Professional Fees	3,518.80
Rental	385.00
Road Repairs & Maintenance	
Grading & Graveling	15,905.00
Road Inspection & Report	0.00
Road Signs	75.00
Snow Plowing	4,445.20
Surface Binder	5,037.00
Total Road Repairs & Maintenance	25,462.20
Story Road-Project	32,500.00
Taxes	
Real Estate	103.67
Total Taxes	103.67
Water Reservoir	1,643.49
Total Expense	72,631.70
Net Income	23,039.33

Rudy Parker Bookkeeping Services 406-333-4614

GLA 00866

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Jan - Dec '98	$ Change	% Change
0.00	1,210.56	100.0%
170.00	14.95	8.8%
195.00	1,518.29	778.6%
1,528.88	-1,528.88	-100.0%
2,061.88	1,456.92	70.7%
155.00	230.00	148.4%
21,684.70	-5,779.70	-26.7%
993.34	-993.34	-100.0%
125.00	-50.00	-40.0%
3,277.50	1,167.70	35.6%
0.00	5,037.00	100.0%
26,080.54	-618.34	-2.4%
0.00	32,500.00	100.0%
0.00	103.67	100.0%
0.00	103.67	100.0%
0.00	1,643.49	100.0%
42,915.94	29,715.76	69.2%
64,774.78	**-41,735.45**	**-64.4%**

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FINAL

Glastonbury Landowners Association

Board of Directors Meeting Minutes

February 7, 2000

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1. **Call to Order, Prayer**

The meeting was called to order at 7:10 p.m. at Healing Wings, Emigrant, MT. Opening prayer was given by Christine Johnston.

PRESENT: Daniel Kehoe, Jr. (President), Eric Newhouse (Vice-President), Jim Phipps (Treasurer), David Tonkin (Secretary), Christine Johnston, Robert Wallace, Daniel Kehoe, Sr., Andrew Field and Jon Olsen.

PROXY: Maria Scoble to Eric Newhouse

ALSO ATTENDING: Julie Brennan (Executive Assistant), Roy Johnson, Roelof and Claire Varkevisser.

2. **Reading and Disposition of the Minutes**

The motion was made by Dan, Sr. and seconded by David to accept the amended minutes. The vote carried unanimously.

3. **Order of Business**

4. **Report of Officers and Committees**

4.1 Treasurer's Report Jim Phipps (Treasurer)

The financial report was given by Roelof Varkevisser. There was an open floor discussion on owed assessments. Roelof stated that he will be calling landowners who are in a collection status.

Dan, Sr. reported his conversation with Dean Holmes on the procedure for filing a lien. Dean stated that the procedure is to fill out a lien form and pay a $5.00 fee to Park County. A lien insures that new owners will be aware of unpaid assessments because these will appear on a title report for any property that is sold. The process assures that GLA is paid back assessments. A recent case was discussed where a person who just purchased some Glastonbury property with $750 of unpaid assessments due on it and how unfriendly and difficult it will be to send him a $750 assessment bill.

MOTION: Dan, Sr. made a motion and David seconded it that liens will be filed for any unpaid assessments of $120 or more in January of each year. The vote carried unanimously.

ACTION ITEM: This year, liens of unpaid assessments will be filed by May 1, 2000. Christine will draft a letter that will be sent to all property owners about filing the liens.

4.2 Architecture Subcommittee Robert Wallace/Daniel Kehoe, Sr. (Co-Chair)

Kenneth McNeally: Robert called him and sent him a Project Application form.

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David MacDonald: Robert faxed a Project Application form to David M., but David M. does not seem interested in filling out the form. Dan, Sr. recommended writing a strong letter.

Robert Wallace reported that we still need Project Application forms from Kathleen Ulrich, Kathie Garcia and Alan Maniaci.

ACTION ITEM: Christine will contact Kathie Garcia. David T. will contact Kathleen Ulrich.

4.3 Manager Position

Andrew read the task description for the manager position. Several changes were suggested. Dan, Sr. recommended that we change the title of "manager" to "facilitator." David recommended that we set up interviews. Further discussion was tabled until GLA board members could review the revised description.

4.4 Road Committee Eric Newhouse (Chair)

Eric announced that he will be out of town on business through February 17. He stated that he is working on the road report. Also, Archie Mann is looking for new road material.

An open floor discussion took place on the condition of the roads in South Glastonbury, particularly Dry Creek Road. Eric recommended that David and Dan, Jr. contact Robert Beese.

4.5 Complaint Committee Christine Johnston (Chair)

Christine said that a resident in high South Glastonbury, Mary Ann Watson, is concerned about the road conditions at a particular curve which is not protected. There is a steep ravine on the outside of the curve which does not have guard rails. Christine recommended putting up railing in that location. Jon suggested that we contact Robert Beese to investigate and use gravel to correct the problem. The item was tabled until the curve is investigated and the cost of a guard rail is obtained.

Christine spoke with Gretchen Lundberg. She said that Michael V.H. complained about the GLA. There was an open floor discussion about the complaint. Michael previously voiced the same complaint and the specifics of his concerns had been answered by GLA. No further action was taken.

4.6 Land Use Master Plan Committee Dan Kehoe, Jr. (Chair)

Dan, Jr. stated that he spoke with Murray Steinman. Murray is now working for the Church on a contract basis. Dan, Sr. noted that Murray has been very helpful in the past

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by assisting GLA with the transfer of the Glastonburies from the Church to the residents. The Church has promised that it will transfer twenty acres to North and South Glastonbury Teaching Centers as well as resolve what it will do with the reserved lands of Glastonbury. Dan, Sr. suggested that he ask Murray to work with the Church and GLA to resolve these points before his present contract with the Church is completed.

MOTION: Dan, Sr. made a motion and Andrew seconded it for GLA to write a letter to the three presidents of the Church requesting that Murray continue working with GLA on these land issues. The vote carried unanimously.

5. Next Meeting and Adjournment

The meeting was adjourned at 9:57 p.m. Our next meeting will be March 6, 2000.

ACTION ITEMS:

1. Christine to draft a letter to all property owners about the new policy to file liens on unpaid assessments of $120 or more each January. The letter will explain the reasons for this action.
2. File liens by May 1, 2000 for all unpaid 1999 and previous assessments.
3. David to revise the Facilitator job position sheet.
4. David or Dan, Jr. to discuss with Robert Beese his willingness to act as GLA's road maintenance supervisor.
5. Christine will contact Kathie Garcia about the need to file a "Project Application."
6. David will contact Kathleen Ulrich about the need to file a "Project Application."
7. David to investigate the reported dangerous curve in High South Glastonbury and determine guard rail costs.

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Glastonbury Landowners Association Board of Directors Meeting
February 7, 2000
Agenda

1. Call to Order, Opening Prayer (waiver of notice if required)
2. Reading and Disposition of the Minutes
3. Order of Business
4. Report of Officers and Committees.
   - 4.1 **Treasurer's Report** - Jim Phipps, Treasurer
   - 4.2 **Finance Committee** - Jim Phipps, Chair
   - 4.3 **Architecture Subcommittee** - Robert Wallace/Dan Kehoe, Sr. Co-Chair
     Action Item: Letter to nonfilers (D Kehoe I & II)
   - 4.4 **Road Committee** - Eric Newhouse - Chair
     Action Item: Sign to high South (D. Kehoe)
     Action Item: Contact Archie Mann re: completion of Church road job (D. Newhouse)
   - 4.5 **Complaint Committee** - Christine Johnston
   - 4.6 **Land Use Master Plan Committee** - Daniel Kehoe, Jr., Chair
   - 4.7 **Fire Water Reservoir Committee** - Walter Wunsch, Chair
     Action Item: Tank coating (P. Hoag)
5. **Ombudsman Report** - Regina Wunsch (SG) and Joan Murphy (NG)
6. **Unfinished Business**
7. **Tabled Business**
   - 7.1 Subdivision road Maintenance Responsibility (D. Kehoe)
   - 7.2 Tree removal guideline (P. Hoag)
   - 7.3 Accounting Procedures (J. Phipps)
   - 7.4 Knapweed control contract rebate offer letter (P. Hoag)
   - 7.5 Contact weed sprayer (D. Kehoe)
   - 7.6 Presentation to the Board re: ways to allot GLA funds for max stewardship (Finance Com)
8. **New Business**
9. **Open Floor Comments**
10. Next Meeting and Adjournment

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GLASTONBURY LANDOWNERS ASSOCIATION, INC.

Balance Sheet

As of February 6, 2000

	Feb 6, '00
ASSETS	
Current Assets	
Checking/Savings	
1st National Bank Checki...	7,787.90
1st National Bank Savings	72,818.66
T-Bill Account	19,727.00
Total Checking/Savings	100,333.56
Accounts Receivable	
Accounts Receivable	96,563.05
Total Accounts Receivable	96,563.05
Total Current Assets	196,896.61
TOTAL ASSETS	**196,896.61**
LIABILITIES & EQUITY	
Equity	
Beginning Balance	11,816.51
Opening Bal Equity	-90.00
Retained Earnings	124,386.02
Net Income	60,784.08
Total Equity	196,896.61
TOTAL LIABILITIES & EQUITY	**196,896.61**

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February 6, 2000

GLASTONBURY LANDOWNERS ASSOCIATION, INC.
Income & Expense 2000
January 1 through February 6, 2000

	Jan 1 - Feb 6, '00
Income	
Assessment Prior to 1998 Paid	129.41
Bond Account	-10.00
Land & Dwelling Assessment	
Dwelling Assessment 1999	499.50
Dwelling Assessment 2000	581.00
Land Assessment 1998	70.59
Land Assessment 1999	589.49
Land Assessment 2000	911.00
Total Land & Dwelling Assessment	2,651.58
Late Fee/Finance Charge Adjust.	-8.99
Total Income	2,762.00
Expense	
General Repairs & Maintenance	
Equipment Repairs	28.40
Total General Repairs & Maintenance	28.40
Office Expense	
Copying & Mailing	83.32
Total Office Expense	83.32
Petty Cash	80.80
Postage	81.84
Professional Fees	
Accountant	322.00
Secretarial	105.00
Total Professional Fees	427.00
Rental	44.00
Road Repairs & Maintenance	
Snow Plowing	1,640.00
Total Road Repairs & Maintenance	1,640.00
Water Reservoir	54.50
Total Expense	2,439.86
Net Income	**322.14**

GLASTONBURY LANDOWNERS ASSOCIATION, INC.
Land & Dwelling Assessments 2000
January 1, 2000

Dwelling Assessments 2000	**$23,760.00**
Land Assessments 2000	**$37,960.00**
Golden Age Village Assessment	**$5,880.00**
Total Assessments 2000	**$67,600.00**

Roelof Varkevisser Bookkeeping Services 406-333-4614

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February 6, 2000

GLASTONBURY LANDOWNERS ASSOCIATION, INC.
Income & Expense 1998 Compared to 1999
January through December

	Jan - Dec '99	Jan - Dec '98	$ Change	% Change
Income				
Assessment Prior to 1998 Paid	6,919.76	14,408.33	-7,488.57	-52.0%
Bond Account	505.00	1,000.00	-495.00	-49.5%
Finance Charges	15.23	0.00	15.23	100.0%
Interest Income	4,509.92	1,443.52	3,066.40	212.4%
Land & Dwelling Assessment				
Dwelling Assessment 1998	3,417.93	17,221.57	-13,803.64	-80.2%
Dwelling Assessment 1999	18,310.33	0.00	18,310.33	100.0%
Golden Age Village Assessment	5,880.00	5,880.00	0.00	0.0%
Land Assessment 1998	4,282.75	27,564.13	-23,281.38	-84.5%
Land Assessment 1999	29,262.89	0.00	29,262.89	100.0%
Total Land & Dwelling Assessment	61,153.90	50,665.70	10,488.20	20.7%
Late Fee/Finance Charge Adjust.	-644.12	0.00	-644.12	-100.0%
Misc Income	15.11	4.00	11.11	277.8%
Story Road Project	15,500.00	0.00	15,500.00	100.0%
Upgrade Fee	7,816.23	40,169.17	-32,352.94	-80.5%
Total Income	95,791.03	107,690.72	-11,899.69	-11.1%
Expense				
Banking Fees				
NSF	18.00	0.00	18.00	100.0%
Service Charge	15.00	0.00	15.00	100.0%
Total Banking Fees	33.00	0.00	33.00	100.0%
Equipment	0.00	3,945.00	-3,945.00	-100.0%
General Repairs & Maintenance				
Equipment Repairs	28.64	750.00	-721.36	-96.2%
Snow Fences	658.13	934.43	-276.30	-29.6%
Weed Control	1,199.24	753.00	446.24	59.3%
General Repairs & Maintenance - Other	332.70	0.00	332.70	100.0%
Total General Repairs & Maintenance	2,218.71	2,437.43	-218.72	-9.0%
Gifts/Appreciation	125.80	0.00	125.80	100.0%
Insurance/Liability	4,583.53	4,699.16	-115.63	-2.5%
License & Taxes	10.00	101.37	-91.37	-90.1%
Materials	60.00	0.00	60.00	100.0%
Office Expense				
Copying & Mailing	1,069.87	676.27	393.60	58.2%
Miscellaneous	137.60	200.55	-62.95	-31.4%
Supplies	216.71	148.89	67.82	45.6%
Office Expense - Other	137.80	1,371.99	-1,234.19	-90.0%
Total Office Expense	1,561.98	2,397.70	-835.72	-34.9%
Petty Cash	100.00	0.00	100.00	100.0%
Postage	325.52	1,037.86	-712.34	-68.6%
Professional Fees				
Accountant	410.00	168.00	242.00	144.1%
Bookkeeper	1,210.56	0.00	1,210.56	100.0%
Legal Council/Service	184.95	170.00	14.95	8.8%

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February 6, 2000

GLASTONBURY LANDOWNERS ASSOCIATION, INC.
Income & Expense 1998 Compared to 1999
January through December

	Jan - Dec '99	Jan - Dec '98	$ Change	% Change
Secretarial	1,713.29	195.00	1,518.29	778.6%
Professional Fees - Other	0.00	1,528.88	-1,528.88	-100.0%
Total Professional Fees	3,518.80	2,061.88	1,456.92	70.7%
Rental	385.00	155.00	230.00	148.4%
Road Repairs & Maintenance				
Grading & Graveling	15,905.00	21,684.70	-5,779.70	-26.7%
Road Inspection & Report	0.00	993.34	-993.34	-100.0%
Road Signs	75.00	125.00	-50.00	-40.0%
Snow Plowing	4,445.20	3,277.50	1,167.70	35.6%
Surface Binder	5,037.00	0.00	5,037.00	100.0%
Total Road Repairs & Maintenance	25,462.20	26,080.54	-618.34	-2.4%
Story Road-Project	32,500.00	0.00	32,500.00	100.0%
Taxes				
Real Estate	103.67	0.00	103.67	100.0%
Total Taxes	103.67	0.00	103.67	100.0%
Water Reservoir	1,643.49	0.00	1,643.49	100.0%
Total Expense	72,631.70	42,915.94	29,715.76	69.2%
Net Income	**23,159.33**	**64,774.78**	**-41,615.45**	**-64.3%**

GLA 00876

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GLASTONBURY LANDOWNERS ASSOCIATION
PO BOX 312
EMIGRANT, MONTANA 59027

January 28, 2000

To All Glastobury Landowners:

Subject: Transmittal of 2000 Assessment Notice, 1999 Financial Status and Update on the Association

I have attached your 2000 Glastonbury assessment notice, the 1999 year end Financial status and a few notes on the Association.

For those of you who were unable to attend our yearly meeting in November the following are the names of the Associations new officers and their assignments.

Dan Kehoe, Jr., South Glastonbury, President and Community Master Plan Chairman
Eric Newhouse, North Glastonbury, Vice President and Road Committee Chairman
Jim Phipps, North Glastonbury, Treasurer
David Tonkin, South Glastonbury, Secretary and Road Committee Co-Chair
Andrew Field, South Glastonbury, Architectural Committee member
Marie Scoble, North Glastonbury
Philip Hoag, North Glastonbury Architectural Committee member
Christine Johnston, South Glastonbury, Complaint Committee Chairman
Robert Wallace, North Glastonbury, Architectural Committee Co-Chair
Daniel Kehoe, Sr. South Glastonbury, Architectural Committee Co-Chair
Jon Olsen, North Glastonbury, Architectural committee Member
Walter Wunsch, South Glastonbury, Road Committee Member

I am sure many of you are interested in where the monies collected as assessments go. The primary expenses are those associated with the 26 miles of roads within South and North Glastonbury. Winter snow plowing is a major expense and a major resurfacing of roads is planned for this spring. The association has hired Julee Brennan as an Executive Assistant to assist in the preparation of minutes, mailings and associated administrative duties. In order to assist directors of the GLA who also work full time, we are considering a part time position for a Glastonbury Manager.

Should you have any comments or questions regarding the Association please feel free to contact any of the officers at the above address.

Sincerely,

Jim Phipps
Treasurer

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FINAL

Glastonbury Landowners Association
Board of Directors Meeting Minutes
March 6, 2000

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1. **Call to Order, Prayer**

The meeting was called to order by Daniel Kehoe, Jr., at 7:12 p.m. at Healing Wings, Emigrant, MT. Opening prayer was given by Joan Murphy.

PRESENT: Daniel Kehoe, Jr. (President), Eric Newhouse (Vice-President), Jim Phipps (Treasurer), David Tonkin (Secretary), Jon Olsen, Robert Wallace, Walter Wunsch.

PROXY: Maria Scoble to Jim Phipps.

ABSENT: Andrew Field, Christine Johnston, Dan Kehoe, Sr.

ALSO ATTENDING: Julie Brennan, Joan Murphy, Roelof Varkevisser.

2. **Reading and Disposition of the Minutes**

Daniel recommended that we return to the original format of using first names instead of first and last initials.

MOTION: David made a motion and Eric seconded it that the amended minutes be accepted. The vote carried unanimously.

3. **Order of Business**

4. **Report of Officers and Committees**

4.1 Treasurer's Report Jim Phipps (Treasurer)

The financial report was given by Roelof Varkevisser. Eric mentioned that the McCann's purchased land from Eric last February.

4.2 Finance Committee Jim Phipps (Treasurer)

Jim mentioned that snow plowing costs have decreased this year. Also, the lien placed on the Hazen property has been removed to allow it to be subdivided.

JOB DESCRIPTION

MOTION: Walter made a motion and David seconded it that we save the discussion on the Facilitator (formerly "Manager") job description for the next board meeting. David is to send out to the board the latest edition of the job description.

4.3 Architecture Subcommittee Robert Wallace/Daniel Kehoe, Sr. (Co-Chair)

ACTION ITEM: Robert noted that Kathleen Ulrich, Kathie Garcia, Alan Maniaci, David MacDonald and Kenneth McNeally have not submitted all of their project review papers. Julie reported that Alan's application was found. She also reported that Christine had talked to Kathie and Kathie needs another application. Julie will send a letter with the project application to Kathie Garcia. All that is needed from Ken is a final topo map showing locations of house, well, drain field, etc.

Robert recommends writing a strong letter and copy it to John Glover, our attorney.

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ACTION ITEM: Robert will develop a form letter to be sent to people who have not sent in project review papers. Dan, Sr., Daniel and Eric will assist Robert with the letter.

4.4 Road Committee Eric Newhouse (Chair)

There was an open floor discussion on what road improvements would be done this year, including completing the improvements that the Church has paid for. Based on recommendations from Archie Mann, Eric suggested that we use new quarry material from Black Diamond at $4.00 per yard. This material is cheaper than the gray material they have and has fines in it. Eric stated that we should add water and magnesium chloride to the material when it is laid down and roll it after it is graded.

Continued the discussion from last month about the road in high South. The area questioned by Mary Ann Watson needs to be improved and graveled to make it safe during the winter months.

Discussed revising the road easement on one of the roads Jim Kelley developed.

David reported Robert Beese is not interested in assisting with roads during the school year, but may consider helping during the summer.

ACTION ITEM: The Road Committee will meet to discuss what road improvements it will recommend to do this year. The meeting will be held at Walter's on 3/11/00 at 9 a.m.

Daniel reported that Marcia McCarry would like the South Glastonbury entrance sign moved so she can sell a tract. Daniel recommended placing it on the other side of Aquila Road next to their place. The item was tabled until others could view the location.

4.5 Complaint Committee Christine Johnston (Chair) No report.

4.6 Land Use Master Plan Committee Dan Kehoe, Jr. (Chair)

Eric has placed single wide mobile homes and William Irby would like one as well. There was an open floor discussion on UPC vs. HUD mobile homes.

4.7 Fire Water Reservoir Committee

Roy Johnson submitted a proposal for coating the water tank for high South as follows:

Sand Blast	$ 900
2 coats epoxy	1,450
Welding & adding anodes	400
	$2,750

The outside of the tank would be coated with water proofing tar material.

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MOTION: Eric made a motion and Robert seconded it to accept Roy's proposal as above. The vote carried unanimously.

5. Next Meeting and Adjournment

The meeting was adjourned at 8:50 p.m. Our next meeting will be April 5, 2000.

ACTION ITEMS:

1. David to send to board members the revised Facilitator job description.
2. Julie to send new application form to Kathie Garcia.
3. Robert, Dan, Sr., Dan, Jr. and Eric to write a standard Architectural Committee letter to be used for reminding people that have not sent in their building applications that is necessary to do so before they start building.
4. Road Committee to develop a list of road improvements for North and South Glastonbury.
5. Board to review the proposed location for the South Glastonbury entrance sign.

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Glastonbury Landowners Association Board of Directors Meeting
March 6, 2000
Agenda

1. Call to Order, Opening Prayer (waiver of notice if required)
2. Reading and Disposition of the Minutes
3. Order of Business
4. Report of Officers and Committees.
   - 4.1 **Treasurer's Report** - Jim Phipps, Treasurer
   - 4.2 **Finance Committee** - Jim Phipps, Chair
   - 4.3 **Architecture Subcommittee** - Robert Wallace/Dan Kehoe, Sr. Co-Chair
     Action Item: Letter to nonfilers (D Kehoe Sr. w/ Glover)
   - 4.4 **Road Committee** - Eric Newhouse - Chair
     Action Item: Sign to high South (D. Kehoe)
     Action Item: Contact Archie Mann re: completion of Church road job (D. Newhouse)
     Action Item: Purchase & placemant of "15 MPH" and "Dangerous Curve" signs
   - 4.5 **Complaint Committee** - Christine Johnston
   - 4.6 **Land Use Master Plan Committee** - Daniel Kehoe, Jr., Chair
     Action Item: Overtures/letter to CUT
   - 4.7 **Fire Water Reservoir Committee** - Walter Wunsch, Chair
     Action Item: Tank coating (P. Hoag)
5. **Ombudsman Report** - Regina Wunsch (SG) and Joan Murphy (NG)
6. **Unfinished Business**
7. **Tabled Business**
   - 7.1 Parcel Subdivision Road Maintenance (D. Kehoe)
   - 7.2 Tree removal guideline (P. Hoag)
   - 7.3 Accounting Procedures (J. Phipps)
   - 7.4 Knapweed control contract rebate offer letter (P. Hoag)
   - 7.5 Contact weed sprayer (D. Kehoe)
   - 7.6 Presentation to the Board re: ways to allot GLA funds for max stewardship (Finance Com)
8. **New Business**
9. **Open Floor Comments**
10. Next Meeting and Adjournment

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GLASTONBURY LANDOWNERS ASSOCIATION, INC.

03/05/00

Balance Sheet

As of March 5, 2000

	Mar 5, '00
ASSETS	
Current Assets	
Checking/Savings	
1st National Bank Checki...	24,164.90
1st National Bank Savings	73,371.61
T-Bill Account	19,727.00
Total Checking/Savings	117,263.51
Accounts Receivable	
Accounts Receivable	79,346.05
Total Accounts Receivable	79,346.05
Total Current Assets	196,609.56
TOTAL ASSETS	**196,609.56**
LIABILITIES & EQUITY	
Equity	
Beginning Balance	11,816.51
Opening Bal Equity	-90.00
Retained Earnings	124,266.02
Net Income	60,617.03
Total Equity	196,609.56
TOTAL LIABILITIES & EQUITY	**196,609.56**

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March 5, 2000

GLASTONBURY LANDOWNERS ASSOCIATION, INC.
Income & Expense 2000
January 1 through March 5, 2000

	Jan 1 - Mar 5, '00
Income	
Assessment Prior to 1998 Paid	129.41
Bond Account	-10.00
Interest Income	552.95
Land & Dwelling Assessment	
Dwelling Assessment 1999	684.00
Dwelling Assessment 2000	5,211.00
Golden Age Village Assessment	1,470.00
Land Assessment 1998	135.59
Land Assessment 1999	893.99
Land Assessment 2000	11,594.00
Total Land & Dwelling Assessment	19,988.58
Late Fee/Finance Charge Adjust.	-8.99
Total Income	20,651.95
Expense	
General Repairs & Maintenance	
Equipment Repairs	28.40
Total General Repairs & Maintenance	28.40
Office Expense	
Copying & Mailing	83.32
Total Office Expense	83.32
Petty Cash	80.80
Postage	81.84
Professional Fees	
Accountant	322.00
Secretarial	335.00
Total Professional Fees	657.00
Rental	64.00
Road Repairs & Maintenance	
Grading & Graveling	520.00
Snow Plowing	1,710.00
Total Road Repairs & Maintenance	2,230.00
Water Reservoir	54.50
Total Expense	3,279.86
Net Income	**17,372.09**

Roelof Varkevisser Bookkeeping Services 406-333-4614

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03/05/00

GLASTONBURY LANDOWNERS ASSOCIATION, INC.
Accounts Receivable
As of March 5, 2000

	Current	1 - 90	91 - 180	181 - 270	271 - 360	361 - 450	451 - 540	541 - 630	> 630	TOTAL
Adams	0.00	133.83	5.39	5.14	8.65	120.00	0.00	0.00	120.00	393.01
Alexander	0.00	120.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	120.00
Andersen, Svend	0.00	120.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	120.00
Anderson, Davies	0.00	246.00	0.00	0.00	0.00	120.00	0.00	0.00	0.00	366.00
Angeles	0.00	120.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	120.00
Azure	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	-40.00	-40.00
Barrere, Christine	0.00	126.00	0.00	0.00	0.00	120.00	0.00	0.00	0.00	246.00
Baughman	0.00	240.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	240.00
Baylor, John	0.00	0.00	0.00	-0.80	0.00	0.00	0.00	0.00	0.00	-0.80
Beigel	0.00	474.75	66.50	63.59	106.85	360.00	0.00	0.00	1,481.96	2,553.65
Bennett, James	0.00	240.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	240.00
Blais, Harold	0.00	240.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	240.00
Bodeaux, Lorraine	0.00	300.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	300.00
Boise	0.00	262.75	0.00	0.00	13.05	214.95	0.00	0.00	0.00	490.75
Boudreau	0.00	240.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	240.00
Bowden	0.00	240.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	240.00
Brailsford	0.00	120.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	120.00
Brand	0.00	240.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	240.00
Brandis, John	0.00	120.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	120.00
Brown, Michael	0.00	146.32	0.00	14.38	33.29	48.43	0.00	0.00	0.00	242.42
Brown, Norma	0.00	120.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	120.00
Brown, Ray	0.00	240.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	240.00
Buford, Lisa	0.00	240.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	240.00
Burckley, Steven	0.00	182.34	38.73	39.15	60.08	120.00	0.00	0.00	863.00	1,303.30
Butler, Marian	0.00	135.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	135.00
Campbell, Deanna	0.00	299.53	115.15	116.42	179.05	120.00	0.00	0.00	2,566.00	3,396.15
Carey, Mykah	0.00	180.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	180.00
Carstens	0.00	240.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	240.00
Cleirbaut	0.00	240.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	240.00
Collier	0.00	240.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	240.00
Collins, Elizabeth	0.00	193.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	193.00
Colwell, Joseph	0.00	240.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	240.00
Community Preservation	0.00	185.15	40.65	41.10	63.08	120.00	0.00	0.00	906.00	1,355.98
Community Restoration	0.00	120.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	120.00
Cook	0.00	120.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	120.00
Corcino	0.00	240.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	240.00
Costigan	0.00	240.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	240.00
Covington, Philip	0.00	245.50	0.00	0.00	3.26	50.00	0.00	0.00	0.00	298.76
D'Argenzio	0.00	146.36	9.86	11.75	23.68	120.00	0.00	0.00	20.00	331.65
Davis	0.00	267.67	10.77	10.89	16.72	240.00	0.00	0.00	240.00	786.05
Diehl, Rosealine	0.00	360.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	360.00
Difo	0.00	228.89	66.61	67.34	103.37	240.00	0.00	0.00	1,484.00	2,190.21
Dirkers, Jerome	0.00	270.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	270.00
Dowbenko, Uri	0.00	252.00	0.00	0.00	0.00	240.00	0.00	0.00	0.00	492.00
Dratz, Edward	0.00	3.00	0.00	0.00	3.26	111.01	0.00	0.00	0.00	117.27
Dubiel, Gerald	0.00	240.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	240.00
Duke	0.00	252.00	0.00	0.00	0.00	240.00	0.00	0.00	0.00	492.00
DuMulin, Susan	0.00	240.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	240.00
Dunn	0.00	240.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	240.00
Eberhard, Linda	0.00	120.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	120.00
Eisvang, Jorn	0.00	240.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	240.00

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GLASTONBURY LANDOWNERS ASSOCIATION, INC.

Accounts Receivable

As of March 5, 2000

	Current	1 - 90	91 - 180	181 - 270	271 - 360	361 - 450	451 - 540	541 - 630	> 630	TOTAL
Ellison-McBride, Valerie	0.00	240.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	240.00
Fanuzzi, John	0.00	274.20	15.26	15.43	23.68	240.00	0.00	0.00	340.00	908.57
Fanuzzi, Vera	0.00	240.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	240.00
Fauck	0.00	240.00	-60.00	0.00	0.00	0.00	0.00	0.00	0.00	180.00
Field	0.00	240.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	240.00
Fletcher	0.00	120.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	120.00
Foleen, Chris	0.00	240.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	240.00
Fonseca	0.00	200.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	200.00
Frazier, Kenneth	0.00	267.67	10.77	10.89	16.72	240.00	0.00	0.00	240.00	786.05
Fredricksen, Alberta	0.00	240.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	240.00
Ganje, Bruce	0.00	190.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	190.00
Garcia	0.00	267.67	10.77	10.89	16.72	240.00	0.00	0.00	240.00	786.05
Gelderloos, Pouwell	0.00	240.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	240.00
Glennon-Alfaro	0.00	450.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	450.00
Gough	0.00	240.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	240.00
Graafland	0.00	270.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	270.00
Green	0.00	863.00	0.00	10.89	16.72	220.00	0.00	0.00	0.00	1,110.61
Grenier	0.00	133.83	5.39	5.44	8.35	120.00	0.00	0.00	120.00	393.01
Grover	0.00	133.83	5.39	5.44	8.35	120.00	0.00	0.00	120.00	393.01
Hale	0.00	240.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	240.00
Hansard	0.00	120.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	120.00
Hardisty	0.00	120.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	120.00
Harris, Ned	0.00	240.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	240.00
Harth	0.00	240.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	240.00
Hazen, John	0.00	405.73	0.00	290.09	445.38	0.00	0.00	0.00	0.00	1,141.20
Healy, James	0.00	470.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	470.00
Hickein	0.00	120.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	120.00
Hoag, Philip	0.00	240.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	240.00
Holder	0.00	253.96	87.96	88.92	136.52	120.00	0.00	0.00	1,960.00	2,647.36
Hull	0.00	240.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	240.00
Irwin, Simeon	0.00	240.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	240.00
Issa	0.00	266.43	9.92	10.03	15.39	240.00	0.00	0.00	221.00	762.77
Jarvi, Eva	0.00	210.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	210.00
Jensen, Janet	0.00	240.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	240.00
Jensen, Robert	0.00	180.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	180.00
Johnson, Antonia	0.00	240.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	240.00
Johnson, Edwin	0.00	126.00	0.00	0.00	0.00	120.00	0.00	0.00	0.00	246.00
Johnson, Gail	0.00	252.00	0.00	0.00	0.00	100.00	0.00	0.00	0.00	352.00
Johnson, Reed	0.00	480.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	480.00
Johnston, Duncan	0.00	240.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	240.00
Jones, Phillip	0.00	240.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	240.00
Kaminski	0.00	240.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	240.00
Kaufman	0.00	240.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	240.00
Keathley	0.00	240.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	240.00
Kehoe, Sr.	0.00	720.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	720.00
Kimura	0.00	240.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	240.00
Kisthart, William	0.00	180.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	180.00
Kitajewski	0.00	240.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	240.00
Klinger	0.00	180.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	180.00
Knoop, Mary	0.00	340.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	340.00
Knudson	0.00	240.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	240.00

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GLASTONBURY LANDOWNERS ASSOCIATION, INC.
Accounts Receivable
As of March 5, 2000

	Current	1 - 90	91 - 180	181 - 270	271 - 360	361 - 450	451 - 540	541 - 630	> 630	TOTAL
Kovaks, Eleanor	0.00	180.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	180.00
Kramer	0.00	126.00	0.00	0.00	0.00	120.00	0.00	0.00	0.00	246.00
Krumpe	0.00	240.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	240.00
Lambert, Christophe	0.00	240.00	0.00	0.00	0.00	140.00	0.00	0.00	0.00	380.00
LaShomb	0.00	267.67	10.77	10.89	16.72	240.00	0.00	0.00	240.00	786.05
Lee	0.00	190.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	190.00
Lewis, Bridget	0.00	240.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	240.00
Leykamm	0.00	252.00	0.00	0.00	0.00	240.00	0.00	0.00	0.00	492.00
Lindstrom & Gembica	0.00	123.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	123.00
Lisota, Martin	0.00	249.00	0.00	0.00	0.00	51.00	0.00	0.00	0.00	300.00
Lundberg	0.00	360.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	360.00
MacDonald, David	0.00	480.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	480.00
Mack, Randolph A.	0.00	261.14	6.28	6.35	9.75	240.00	0.00	0.00	140.00	663.52
MacPherson, Frances	0.00	240.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	240.00
Maniaci, Allen	0.00	290.00	30.00	0.00	0.00	0.00	0.00	0.00	0.00	320.00
Mansaw	0.00	240.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	240.00
Mason, James	0.00	120.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	120.00
Matthews, Laurel	0.00	240.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	240.00
Mayer, Zygmond	0.00	252.00	0.00	0.00	0.00	240.00	0.00	0.00	0.00	492.00
McBride, Scott	0.00	240.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	240.00
McCarry	0.00	240.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	240.00
McNicholas	0.00	240.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	240.00
Meijer, Jacob	0.00	180.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	180.00
Milgrom	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Minerco Investments	0.00	480.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	480.00
Moe, Juanita	0.00	240.00	0.00	0.00	0.00	60.00	0.00	0.00	0.00	300.00
Mohr, Dwayne	0.00	480.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	480.00
Moorcroft	0.00	240.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	240.00
Moore	0.00	100.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	100.00
Morsell	0.00	240.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	240.00
Mueller, Jr.	0.00	244.00	0.00	0.00	0.00	80.00	0.00	0.00	0.00	324.00
Murphy, Brian & Joan	0.00	240.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	240.00
Nelson, Stuart	0.00	240.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	240.00
Newhouse, Eric	0.00	360.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	360.00
Newhouse, Sr.	0.00	360.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	360.00
Norell, Per	0.00	240.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	240.00
Olsen	0.00	240.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	240.00
Osborne	0.00	120.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	120.00
Oudendijk, Alex	0.00	120.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	120.00
Oudendijk, Maria	0.00	120.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	120.00
Pagnier	0.00	360.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	360.00
Palk, David	0.00	240.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	240.00
Panizza	0.00	240.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	240.00
Papili, Diana	0.00	90.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	90.00
Patterson, DeWayne	0.00	120.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	120.00
Patwell	0.00	256.44	89.66	90.64	139.17	120.00	0.00	0.00	1,998.00	2,693.91
Pellett	0.00	120.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	120.00
Peterson	0.00	241.80	0.00	0.00	0.00	36.00	0.00	0.00	0.00	277.80
Pettersen, Ola	0.00	283.34	21.54	21.78	33.42	240.00	0.00	0.00	480.00	1,080.08
Phipps, James	0.00	180.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	180.00
Pinardo, Pedro	0.00	750.00	0.00	0.00	0.00	600.00	0.00	0.00	0.00	1,350.00

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GLASTONBURY LANDOWNERS ASSOCIATION, INC.
Accounts Receivable
As of March 5, 2000

	Current	1 - 90	91 - 180	181 - 270	271 - 360	361 - 450	451 - 540	541 - 630	> 630	TOTAL
Pisani	0.00	252.00	0.00	0.00	0.00	240.00	0.00	0.00	0.00	492.00
Price	0.00	120.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	120.00
Prieto	0.00	240.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	240.00
Quarles	0.00	267.67	10.77	10.89	16.72	240.00	0.00	0.00	240.00	786.05
Rakela, Kathleen	250.00	0.00	0.00	-250.00	0.00	0.00	0.00	0.00	0.00	0.00
Ramp, Kathleen	0.00	243.00	0.00	0.00	0.00	60.00	0.00	0.00	0.00	303.00
Ranttalo, Paul	0.00	240.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	240.00
Ray	0.00	255.14	88.76	89.74	137.78	120.00	0.00	0.00	1,978.00	2,669.42
Rutherford	0.00	120.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	120.00
Santos, Marie Dulce De Almeida	0.00	240.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	240.00
Schmidt, Judith	0.00	273.46	15.44	18.62	30.92	120.00	0.00	0.00	344.00	802.44
Schmidt, William	0.00	252.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	252.00
Scoble	0.00	240.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	240.00
Scott, Ian	0.00	240.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	240.00
Senart	0.00	421.88	116.78	118.06	181.18	240.00	0.00	0.00	2,602.00	3,679.90
Sherwood	0.00	325.01	0.00	21.60	101.67	240.00	0.00	0.00	0.00	688.28
Siewert, Don	0.00	240.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	240.00
Silver, Richard	0.00	120.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	120.00
Slavenas	0.00	240.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	240.00
Stern	0.00	240.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	240.00
Strykert	0.00	252.00	0.00	0.00	0.00	240.00	0.00	0.00	0.00	492.00
Terhorst	0.00	126.00	0.00	0.00	0.00	120.00	0.00	0.00	0.00	246.00
Tessier, Frances	0.00	240.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	240.00
Thompson, Rebecca	0.00	372.00	0.00	0.00	0.00	240.00	0.00	0.00	0.00	612.00
Thorburn	0.00	133.83	5.39	5.44	8.35	120.00	0.00	0.00	120.00	393.01
Thorpe	0.00	249.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	249.00
Timmer, James	0.00	240.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	240.00
Tisdale	0.00	240.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	240.00
Tonkin, David	0.00	120.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	120.00
Trisdale, James	0.00	240.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	240.00
Tsuru	0.00	267.67	10.77	10.89	16.72	240.00	0.00	0.00	240.00	786.05
Twin Pillars	0.00	120.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	120.00
Varkevisser	0.00	240.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	240.00
Vaughan	0.00	130.57	3.15	3.18	4.87	120.00	0.00	0.00	5.00	266.77
Wagner	0.00	120.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	120.00
Wallace, Ronald & Dori	0.00	240.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	240.00
Wares	0.00	120.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	120.00
Watson, Marian	0.00	240.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	240.00
Weise	0.00	133.83	5.39	5.44	8.35	120.00	0.00	0.00	120.00	393.01
Westerbeek, Alie	0.00	360.00	0.00	0.00	0.00	315.00	0.00	0.00	0.00	675.00
Whitehead	0.00	360.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	360.00
Wintroub	0.00	240.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	240.00
Wolberd	0.00	240.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	240.00
Woodriff, Janet	0.00	180.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	180.00
Woywitka	0.00	240.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	240.00
Yaney	0.00	240.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	240.00
TOTAL	**250.00**	**46,335.86**	**853.82**	**980.50**	**2,007.79**	**9,526.39**	**0.00**	**0.00**	**19,388.96**	**79,343.32**

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GLASTONBURY LANDOWNERS ASSOCIATION, INC.
JOB DESCRIPTION
MANAGER

Job Title: Manager
Reports to: President of the Glastonbury Landowners Association Board
Job Status: Part time, Independent contractor
Hours per week: 10 - 20 hrs/wk
Salary Range: $10 - $15 /hr plus expenses

SUMMARY

The Glastonbury Landowners Associations (GLA) Manager position (hereinafter called Manager) is a facilitator to assist the GLA board in fulfilling its duties of road maintenance, noxious weed control, building permits and other items under its charter and to assist the landowners in enjoying the amenities of the community. The position is not meant as an enforcer or police officer. However, at times the Manager may be required to remind residents of the regulations that have been established in the GLA covenants.

The Manager will be reimbursed on an hourly basis plus expenses. The position will require the use of a personal car for which he will be reimbursed for at the IRS dollar per mile rate in effect for that year.

The Manager shall be directly responsible to the GLA Board of Directors and report to them at each of their scheduled Board meetings and at other times as required. The tasks of the Manager will primarily be concerned with, but not limited to, the following tasks as directed by the board:

- **Road maintenance:**
  Take the necessary actions to see that roads are repaired and properly maintained and keep the roads free of snow as directed by the Board.
- **Noxious Weed Control:**
  See that the Glastonbury property controlled by GLA, such as road right of ways, common lands and recreational areas are maintained free of noxious weeds, and that landowners are aware of their obligations to do the same in accordance with GLA covenants.
- **Building Permits Reviews:**
  Make landowners aware of their obligations to submit an application for construction and obtain approval from the GLA Architectural Review Committee prior to starting construction on any projects. The Managers job is to assist the board and property owner in the application process and may entail such items as obtaining completed forms from landowners, check site conditions, reporting to the Review Committee of his/her findings and provide the necessary follow-up

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including conducting final inspection and obtain final sign-off of the project.

- **Legal Matters:**
  At times, the GLA Board of Directors will deem it necessary to file legal actions through Park County offices. The Manager will assist the board in accomplishing these tasks as directed.

- **Community Facilities:**
  Should at any time areas be developed that is the Associations responsibility such as parks and/or recreation areas, it will be the Managers job to assist the board in locating businesses and/or individuals and obtain bids on providing the necessary services to maintain and operate these facilities.

The position may entail assisting the Board from time to time in developing subcontracts, writing specifications, obtaining bids from potential contractors, inspecting the work of subcontractors to ensure specifications are being met and be the contact person between the board and subcontractors.

From time to time, the job description of the Manager may change to include maintenance of new areas, development of parks and/or recreational areas. Any major change in the number of hours per week required by the Manager or the scope of work will result in a review of the terms of employment by the GLA board and the Manager.

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JOB DESCRIPTION
MANAGER
GLASTONBURY LANDOWNERS ASSOCIATION, INC.

The Landowners Associations Managers position is one of a facilitator to assist the landowners in enjoying the amenities of the community and of assisting the Association Directors is accomplishing the work they have been elected to do The position is not one of an enforcer or police officer however at times the Manager may be required to remind residents of the regulations that have been established in the covenants.

The Manager shall be directly responsible to the Association Directors and report to them at each of their scheduled Board meetings and at other times when required.

The Managers position will require the use of a personal car for which he/she will be reimbursed at the dollar per mile rate allowed by the IRS.

The Managers job shall be one of an Independent Contractor at a rate to be agreed upon with the Directors of the Association.

The Manager's tasks will primarily be concerned with, but not limited to, the following tasks:

Road Maintenance :
Take the necessary actions to see that roads are repaired and snow removed.
Snowfences maintained.

Noxious Weed Control:
See that property controlled by the Landowners Association , such as roads and recreation areas are maintained free of noxious weeds, and that landowners are aware of their obligation to do the same in accordance with the covenants.

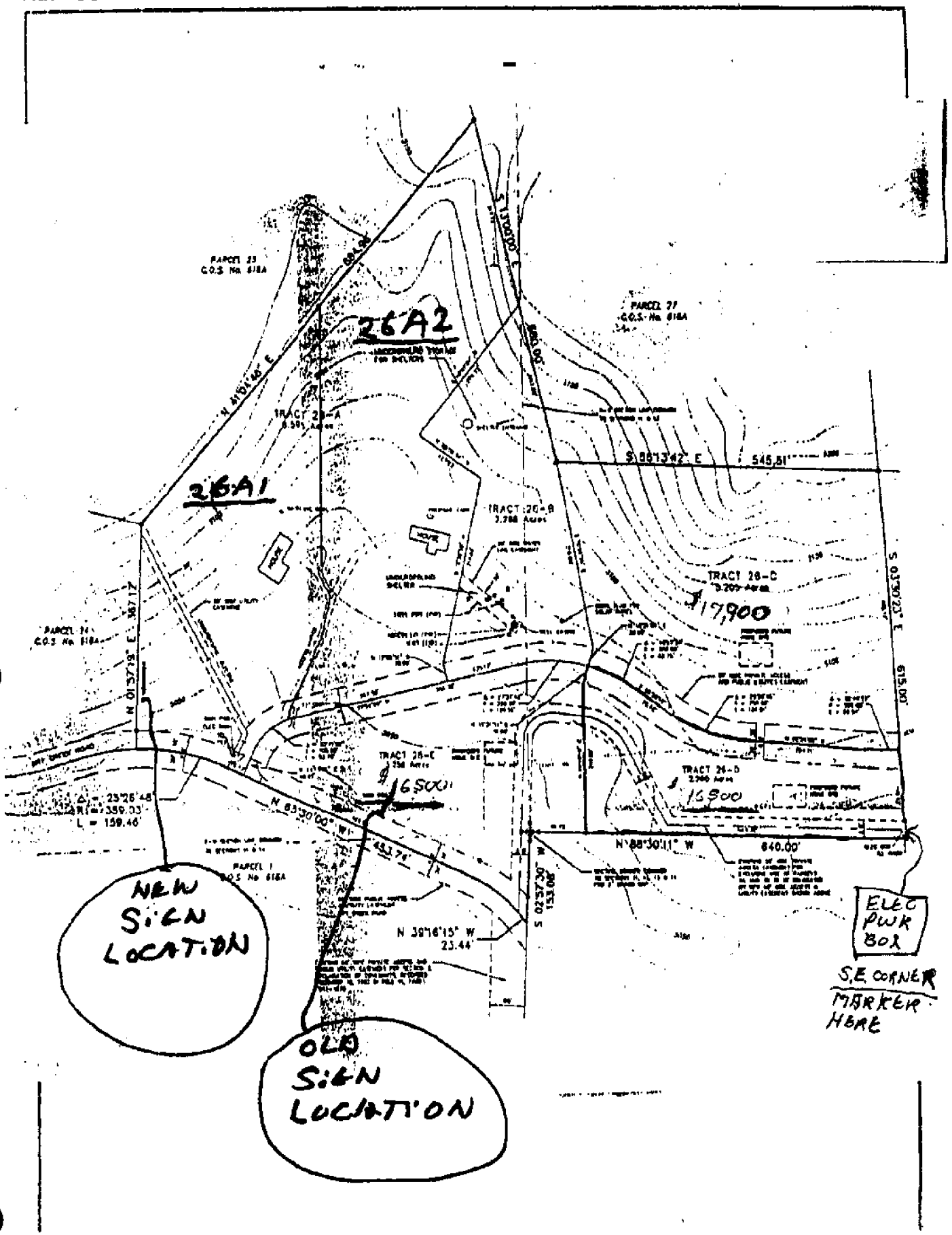
Building Permit Reviews:
Make landowners aware of their obligation to obtain an approval from the Landowners Association Architectural Review Committee prior to any construction projects. Obtain the necessary completed forms from the landowners for review by the committee and accomplish the necessary follow up and processing.

Legal Matters:
At times the Directors of the Association will deem it necessary to file legal action through the Park County offices. It will the Managers job to accomplish these tasks.

Community Facilities:
Should at any time areas be developed that are the Associations responsibility such as parks and recreation areas it shall be the Managers job to provide the services necessary to maintain and operate these facilities.

And So On:

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FINAL

Glastonbury Landowners Association
Board of Directors Meeting Minutes
April 5, 2000
CONFIDENTIAL – DO NOT COPY

1. Call to Order, Prayer
The meeting was called to order by Daniel Kehoe, Jr., at 7:20 p.m. at Healing Wings, Emigrant, MT. Opening prayer was given by David Tonkin.
PRESENT: Daniel Kehoe, Jr. (President),Jim Phipps (Treasurer), David Tonkin (Secretary), Robert Wallace, Daniel Kehoe, Sr., Christine Johnston
PROXY: Maria Scoble to Jim Phipps.
ABSENT: Eric Newhouse (Vice-President),Andrew Field, Philip Hoag, Jon Olsen, Walter Wunsch
ALSO ATTENDING: Julie Brennan

2. Reading and Disposition of the Minutes
MOTION: Dan, Sr. made the motion to accept the minutes as presented. Robert Wallace seconded the motion. The vote carried unanimously.

3. Order of Business

3.1 Project Facilitator Position
The board decided to save this item for the next board meeting.

4. Report of Officers and Committees

4.1 Treasurer's Report Jim Phipps (Treasurer)
Jim distributed the financial report to the GLA Board of Directors.

4.2 Architecture Subcommittee Robert Wallace/Daniel Kehoe, Sr. (Co-Chair)
Robert Wallace gave a report on the cover letter to be sent to all landowners. He will send to other board members for further input.

In the project application process, it was noted that a waiver can be requested for the $250.00 cleaning deposit.

David MacDonald Project: All information is in.

4.4 Road Committee Eric Newhouse (Chair) Absent. No report was presented.
Robert met with Walter Wunsch and agreed the roads need to be rolled and watered.

Robert Beese is receptive to talking about assisting with summer road improvements.

Daniel repeated his request that the Road Committee meet and determine what improvements they recommend for North and South Glastonbury roads this summer.

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John Waid proposed moving the South Glastonbury sign from its existing location on Marcia McCarry's property to the southeast corner of the property. The McCarry's agree to pay for and move the sign.
MOTION: A motion was made to accept the above proposal. The board approved it unanimously.

4.5 Complaint Committee Christine Johnston (Chair) No complaints.

4.6 Land Use Master Plan Committee Dan Kehoe, Jr. (Chair)
Discussed the writing and timing of a letter with points to consider and copy of resolution to the Church. Need to schedule a meeting and go over Master Plan with new board members.

4.7 Fire Water Reservoir Committee Walter Wunsch (Chair)
Roy Johnson completed the sand blasting and painting of the fire water reservoir for high South Glastonbury.

MOTION: David moved to accept the additional work and to pay for half of the $450 cost overrun by Roy Johnson. Dan, Sr. seconded the motion. Vote carried unanimously.

Daniel recommended that Andrew and Walter talk about the location for the tank.

5. New Business

a) Patrick Wolberd proposed GLA host a County presentation at Emigrant Hall re: the new jail. The cost is $75 for Emigrant Hall.

MOTION: Jim moved that the GLA rent Emigrant Hall for a meeting on the new jail. Dan, Sr. seconded the motion. The vote carried unanimously.

b) GLA received a request to donate $500 for the new Arrowhead School ball field construction. GLA will be able to put up a sign if they donate $500.

MOTION: David moved to donate $500 for Arrowhead School ball field construction. Jim seconded it. The vote carried unanimously.

c) GLA received a letter from James and Paul Trisdale requesting to withdraw from GLA.
ACTION ITEM: David Tonkin to respond to their letter.

d) Discussed the recent rash of break-ins in Glastonbury.

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ACTION ITEM: Christine Johnston will call the sheriff regarding the break-in at Rosie Moonheart's.

ACTION ITEM: Philip Hoag to contact week sprayer

5. Next Meeting and Adjournment

The meeting was adjourned at 8:37 p.m. Our next meeting will be May 8, 2000.

ACTION ITEMS:

1) David to respond to letter from James and Paul Trisdale.

2) Christine Johnston will call the sheriff regarding the break-in at Rosie Moonheart's.

3) Philip Hoag to contact week sprayer.

4) Robert to send landowner cover letter to board members for input.

5) Robert to schedule meeting to go over Master Plan with new Church board members.

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Glastonbury Landowners Association Board of Directors Meeting
April 5, 2000
Agenda

1. Call to Order, Opening Prayer (waiver of notice if required)
2. Reading and Disposition of the Minutes
3. Order of Business
   3.1 Project Facilitator
4. Report of Officers and Committees.
   4.1 **Treasurer's Report** - Jim Phipps, Treasurer
   4.2 **Finance Committee** - Jim Phipps, Chair
   4.3 **Architecture Subcommittee** - Robert Wallace/Dan Kehoe, Sr. Co-Chair
   Action Item: Letter to nonfilers (D Kehoe Sr. w/ Glover)
   4.4 **Road Committee** - Eric Newhouse - Chair
   Action Item: Contact Archie Mann re: completion of Church road job (D. Newhouse)
   Action Item: Purchase & placemant of "15 MPH" and "Dangerous Curve" signs
   4.5 **Complaint Committee** - Christine Johnston
   4.6 **Land Use Master Plan Committee** - Daniel Kehoe, Jr., Chair
   Action Item: Overtures/letter to CUT
   4.7 **Fire Water Reservoir Committee** - Walter Wunsch, Chair
   Action Item: Tank coating (P. Hoag)
   Item: Cost over-run payment request
5. **Ombudsman Report** - Regina Wunsch (SG) and Joan Murphy (NG)
6. **Unfinished Business**
7. **Tabled Business**
   7.1 Parcel Subdivision Road Maintenance (D. Kehoe)
   7.2 Tree removal guideline (P. Hoag)
   7.3 Accounting Procedures (J. Phipps)
   7.4 Knapweed control contract rebate offer letter (P. Hoag)
   7.5 Contact weed sprayer (D. Kehoe)
8. **New Business**
   8.1 Item: Ballfield donation request $500 (D. Kehoe)
9. **Open Floor Comments**
10. Next Meeting and Adjournment

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April 4, 2000

GLASTONBURY LANDOWNERS ASSOCIATION, INC.
Income & Expense 2000
January 1 through April 4, 2000

	Jan 1 - Apr 4, '00
Income	
Assessment Prior to 1998 Paid	129.41
Bond Account	-10.00
Finance Charges	3.00
Interest Income	552.95
Land & Dwelling Assessment	
Dwelling Assessment 1999	959.00
Dwelling Assessment 2000	7,829.37
Golden Age Village Assessment	1,470.00
Land Assessment 1998	135.59
Land Assessment 1999	1,168.99
Land Assessment 2000	14,652.37
Total Land & Dwelling Assessment	26,215.32
Late Fee/Finance Charge Adjust.	-5.73
Total Income	26,884.95
Expense	
General Repairs & Maintenance	
Equipment Repairs	28.40
Total General Repairs & Maintenance	28.40
Office Expense	
Copying & Mailing	86.06
Total Office Expense	86.06
Petty Cash	80.80
Postage	82.17
Professional Fees	
Accountant	469.00
Legal Council/Service	50.00
Secretarial	470.00
Total Professional Fees	989.00
Rental	159.00
Road Repairs & Maintenance	
Grading & Graveling	520.00
Snow Plowing	1,710.00
Total Road Repairs & Maintenance	2,230.00
Taxes	
Income Tax	50.00
Total Taxes	50.00
Water Reservoir	2,054.50
Total Expense	5,759.93
Net Income	**21,125.02**

Roelof Varkevisser Bookkeeping Services 406-333-4614

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GLASTONBURY LANDOWNERS ASSOCIATION, INC.

Balance Sheet

As of April 4, 2000

	Apr 4, '00
ASSETS	
Current Assets	
Checking/Savings	
1st National Bank Checki...	17,917.83
1st National Bank Savings	83,371.61
T-Bill Account	19,727.00
Total Checking/Savings	121,016.44
Accounts Receivable	
Accounts Receivable	73,167.72
Total Accounts Receivable	73,167.72
Total Current Assets	194,184.16
TOTAL ASSETS	**194,184.16**
LIABILITIES & EQUITY	
Equity	
Beginning Balance	11,816.51
Opening Bal Equity	-90.00
Retained Earnings	124,266.02
Net Income	58,191.63
Total Equity	194,184.16
TOTAL LIABILITIES & EQUITY	**194,184.16**

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04/05/00

GLASTONBURY LANDOWNERS ASSOCIATION, INC.
Income & Expense Previous Year Comparison
January 1 through April 4, 2000

	Jan 1 - Apr 4, '00	Jan 1 - Apr 4, '99	$ Change	% Change	% of Income	% of Expense
Income						
Assessment Prior to 1998 Paid	129.41	2,662.09	-2,532.68	-95.1%	0.5%	2.2%
Bond Account	-10.00	0.00	-10.00	-100.0%	-0.0%	-0.2%
Finance Charges	3.00	0.00	3.00	100.0%	0.0%	0.1%
Interest Income	552.95	730.53	-177.58	-24.3%	2.1%	9.6%
Land & Dwelling Assessment						
Dwelling Assessment 1998	0.00	1,921.87	-1,921.87	-100.0%	0.0%	0.0%
Dwelling Assessment 1999	959.00	9,711.00	-8,752.00	-90.1%	3.6%	16.6%
Dwelling Assessment 2000	7,829.37	0.00	7,829.37	100.0%	29.1%	135.9%
Golden Age Village Assessment	1,470.00	1,470.00	0.00	0.0%	5.5%	25.5%
Land Assessment 1998	135.59	2,423.04	-2,287.45	-94.4%	0.5%	2.4%
Land Assessment 1999	1,168.99	14,246.00	-13,077.01	-91.8%	4.3%	20.3%
Land Assessment 2000	14,652.37	0.00	14,652.37	100.0%	54.5%	254.4%
Total Land & Dwelling Assessment	26,215.32	29,771.91	-3,556.59	-12.0%	97.5%	455.1%
Late Fee/Finance Charge Adjust.	-5.73	0.00	-5.73	-100.0%	-0.0%	-0.1%
Upgrade Fee	0.00	4,097.99	-4,097.99	-100.0%	0.0%	0.0%
Total Income	26,884.95	37,262.52	-10,377.57	-27.9%	100.0%	466.8%
Expense						
General Repairs & Maintenance						
Equipment Repairs	28.40	28.64	-0.24	-0.8%	0.1%	0.5%
General Repairs & Maintenance - Other	0.00	35.00	-35.00	-100.0%	0.0%	0.0%
Total General Repairs & Maintenance	28.40	63.64	-35.24	-55.4%	0.1%	0.5%
License & Taxes	0.00	10.00	-10.00	-100.0%	0.0%	0.0%
Office Expense						
Copying & Mailing	86.06	112.72	-26.66	-23.7%	0.3%	1.5%
Supplies	0.00	33.75	-33.75	-100.0%	0.0%	0.0%
Total Office Expense	86.06	146.47	-60.41	-41.2%	0.3%	1.5%
Petty Cash	80.80	0.00	80.80	100.0%	0.3%	1.4%
Postage	82.17	127.44	-45.27	-35.5%	0.3%	1.4%
Professional Fees						
Accountant	70.00	0.00	70.00	100.0%	0.3%	1.2%
Bookkeeper	399.00	312.00	87.00	27.9%	1.5%	6.9%
Legal Council/Service	50.00	81.60	-31.60	-38.7%	0.2%	0.9%
Secretarial	470.00	135.00	335.00	248.2%	1.7%	8.2%
Total Professional Fees	989.00	528.60	460.40	87.1%	3.7%	17.2%
Rental	159.00	60.00	99.00	165.0%	0.6%	2.8%
Road Repairs & Maintenance						
Grading & Graveling	520.00	1,235.00	-715.00	-57.9%	1.9%	9.0%
Snow Plowing	1,710.00	4,085.20	-2,375.20	-58.1%	6.4%	29.7%
Total Road Repairs & Maintenance	2,230.00	5,320.20	-3,090.20	-58.1%	8.3%	38.7%
Taxes						
Income Tax	50.00	0.00	50.00	100.0%	0.2%	0.9%
Total Taxes	50.00	0.00	50.00	100.0%	0.2%	0.9%
Water Reservoir	2,054.50	0.00	2,054.50	100.0%	7.6%	35.7%
Total Expense	5,759.93	6,256.35	-496.42	-7.9%	21.4%	100.0%
Net Income	**21,125.02**	**31,006.17**	**-9,881.15**	**-31.9%**	**78.6%**	**366.8%**

GLA 00902

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04/05/00

GLASTONBURY LANDOWNERS ASSOCIATION, INC.
Income & Expense Previous Year Comparison
January 1 through April 4, 2000

	Jan 1 - Apr 4, '00	Jan 1 - Apr 4, '99	$ Change	% Change	% of Income	% of Expense
Income						
Assessment Prior to 1998 Paid	129.41	2,662.09	-2,532.68	-95.1%	0.5%	2.2%
Bond Account	-10.00	0.00	-10.00	-100.0%	-0.0%	-0.2%
Finance Charges	3.00	0.00	3.00	100.0%	0.0%	0.1%
Interest Income	552.95	730.53	-177.58	-24.3%	2.1%	9.6%
Land & Dwelling Assessment	26,215.32	29,771.91	-3,556.59	-12.0%	97.5%	455.1%
Late Fee/Finance Charge Adjust.	-5.73	0.00	-5.73	-100.0%	-0.0%	-0.1%
Upgrade Fee	0.00	4,097.99	-4,097.99	-100.0%	0.0%	0.0%
Total Income	26,884.95	37,262.52	-10,377.57	-27.9%	100.0%	466.8%
Expense						
General Repairs & Maintenance	28.40	63.64	-35.24	-55.4%	0.1%	0.5%
License & Taxes	0.00	10.00	-10.00	-100.0%	0.0%	0.0%
Office Expense	86.06	146.47	-60.41	-41.2%	0.3%	1.5%
Petty Cash	80.80	0.00	80.80	100.0%	0.3%	1.4%
Postage	82.17	127.44	-45.27	-35.5%	0.3%	1.4%
Professional Fees	989.00	528.60	460.40	87.1%	3.7%	17.2%
Rental	159.00	60.00	99.00	165.0%	0.6%	2.8%
Road Repairs & Maintenance	2,230.00	5,320.20	-3,090.20	-58.1%	8.3%	38.7%
Taxes	50.00	0.00	50.00	100.0%	0.2%	0.9%
Water Reservoir	2,054.50	0.00	2,054.50	100.0%	7.6%	35.7%
Total Expense	5,759.93	6,256.35	-496.42	-7.9%	21.4%	100.0%
Net Income	**21,125.02**	**31,006.17**	**-9,881.15**	**-31.9%**	**78.6%**	**366.8%**

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2000-05-08_BDGN.pdf

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FINAL

Glastonbury Landowners Association

Board of Directors Meeting Minutes

May 8, 2000

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1. Call to Order, Prayer

The meeting was called to order by Daniel Kehoe, Jr., at 7:12 p.m. at Healing Wings, Emigrant, MT.

PRESENT: Daniel Kehoe, Jr. (President), Eric Newhouse (Vice-President), David Tonkin (Secretary), Robert Wallace, Daniel Kehoe, Sr., Christine Johnston, Andrew Field, Maria Scoble, Philip Hoag, Walter Wunsch

PROXY: Jim Phipps (Treasurer) to David Tonkin

ALSO ATTENDING: Julie Brennan, Rik Pittendorfer, Roelof and Clair Varkevisser

2. Reading and Disposition of the Minutes

MOTION: Andrew moved to accept the amended meeting minutes and Maria seconded it.

ACTION ITEM: Julie to post minutes at South Glastonbury Teaching Center and David to post them at North Glastonbury Teaching Center.

3. Order of Business

3.1 Project Facilitator Position

Discussion of Facilitator position postponed until there is a meeting with all members present.

4. Report of Officers and Committees

4.1 Treasurer's Report Jim Phipps (Treasurer)

Roelof gave the financial report. He discussed the balance sheet. The road work came in under the budget. Accounts Receivable was at $65,000. Liens have been issued.

4.2 Finance Committee No report

Dan, Sr. reported he had discussions with Barbara Hopkins of the Church's legal office.

4.3 Architecture Subcommittee Robert Wallace/Daniel Kehoe, Sr. (Co-Chair)

Robert reported on Parcel 66.

MOTION: Robert made the motion to accept the placement of a 10x40 ft. cargo contained on Parcel 66 and Philip seconded it. The vote carried unanimously.

Paul Rantallo sent in a new application to build a garage at Parcel 30E North. A condition concerning distance to the property line must be met. Robert is to write a letter to Paul to that effect.

MOTION: Motion was made by Robert to accept the Ranttalo application with the conditions that the garage meet Glastonbury setbacks conditions and the disturbed ground be re-seeded. Maria seconded it. The vote carried unanimously.

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Robert stated that the David MacDonald project is complete and he has turned in all the necessary paperwork.
MOTION: Motion was made by Robert to accept the MacDonald project on Parcel North and was seconded by Andrew. The vote carried unanimously.

There was an open floor discussion with Rik Pittendorfer about his concerns over plans to develop Parcel 55 North. The discussion was centered on the legality of what was being proposed by William Smith and other parties to build houses surrounding his parcel and to build a road on the easement between Parcel 56 and 55.

Rik was advised that the road could be built, but it had to remain within the easement. The Board also mentioned that if Rik was really concerned about the proposed development, his best avenue to make sure the development follows existing guidelines is to attend the Count Planning meetings.

4.4 Road Committee Eric Newhouse (Chair)
Eric reported that roads need grading due to excessive rain damage.

Eric said magnesium chloride is the best to use. He needs to get a couple of bids and talk to the Church about easements.

The request was approved to place gravel on Mary Watson's property. Archie Mann to extend the culverts on Mary's property.

Bad corner on Taurus Road: Philip mentioned that they plan to use a roller. He will obtain an estimate for moving the road so it crosses the creek further upstream and joins Sirius Drive next to Golden Age Village.

ACTION ITEM: Dan, Jr. suggested that we look for areas to beautify and that we should consider setting up a program to clean up eye-sores and incomplete shelters.

4.5 Land Use Master Plan Committee Dan Kehoe, Jr. (Chair)
Still working on Master Plan proposal to Church.

4.5 Fire Water Reservoir Committee Walter Wunsch
There was an open floor discussion on the placement of the fire tank. Daniel to fax recommendation to Walter.
MOTION: A motion was made to Philip to fax to Walter the recommendation of placing the water tank in high South and Andrew seconded it. The vote carried unanimously.

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5. Next Meeting and Adjournment

The meeting was adjourned at 9:15 p.m. Our next meeting will be June 5, 2000.

ACTION ITEMS:

1) Julie Brennan to post minutes at South Glastonbury Teaching Center and David Tonkin to post them at North Glastonbury Teaching Center.

2) Dan, Jr. suggested that we look for areas to beautify and that we should consider setting up a program to clean up eye-sores and incomplete shelters.

3) Philip to fax to Walter the recommendation of placing the water tank in high South

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Glastonbury Landowners Association Board of Directors Meeting
May 8, 2000 Agenda

1. Call to Order, Opening Prayer (waiver of notice if required)
2. Reading and Disposition of the Minutes
   2.1 Minutes posting in the two teaching centers
3. Order of Business
   3.1 Project Facilitator
4. Report of Officers and Committees.
   4.1 **Treasurer's Report** - Jim Phipps, Treasurer
   Discussion Item: Waiver of Fee
   Action Item: Letter re: liens and unpaid Fees
   4.2 **Finance Committee** - Jim Phipps, Chair
   4.3 **Architecture Subcommittee** - Robert Wallace/Dan Kehoe, Sr. Co-Chair
   Action Item: Letter to nonfilers (Wallace/Kehoe Sr. w/ Glover)
   4.4 **Road Committee** - Eric Newhouse - Chair
   Action Item: Contact Archie Mann re: completion of Church road job (E. Newhouse)
   Action Item: Mag chloride on most used stretches of road
   Action Item: Purchase & placement of "15 MPH" and "Dangerous Curve" signs
   Action Item: Purchase and placement of reflectors on High South gate (D Tonkin)
   Action Item: Buy and place info sign on High South gate
   Action Item: Gate at Alexanders in North
   Action Item: Jim Kelly easement - check w/ H. Lund (D. Kehoe, Jr)
   Action Item: Contact weed sprayer (D. Kehoe, Jr)
   4.5 **Complaint Committee** - Christine Johnston
   4.6 **Land Use Master Plan Committee** - Daniel Kehoe, Jr., Chair
   Action Item: Overtures/letter to CUT
   Action Item: Letter to the game warden re: hunting access rules in the Covenants
   4.7 **Fire Water Reservoir Committee** - Walter Wunsch, Chair
   Action Item: Tank placement
5. **Ombudsman Report** - Regina Wunsch (SG) and Joan Murphy (NG)
6. **Unfinished Business**
7. **Tabled Business**
   7.1 Parcel Subdivision Road Maintenance (D. Kehoe)
   7.2 Tree removal guideline (P. Hoag)
   7.3 Accounting Procedures (J. Phipps)
   7.4 Knapweed control contract rebate offer letter (P. Hoag)
8. **New Business**
   8.1 Starting a Recreation Committee
   8.2 Quarterly info letter/newsletter to landowners what's been done and what's going to be done
9. **Open Floor Comments**
10. Next Meeting and Adjournment

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GLASTONBURY LANDOWNERS ASSOCIATION, INC.

Balance Sheet

As of May 8, 2000

	May 8, '00
ASSETS	
Current Assets	
Checking/Savings	
1st National Bank Checki...	10,513.07
1st National Bank Savings	59,341.96
T-Bill Account	19,434.80
Total Checking/Savings	89,289.83
Accounts Receivable	
Accounts Receivable	65,911.07
Total Accounts Receivable	65,911.07
Total Current Assets	155,200.90
TOTAL ASSETS	**155,200.90**
LIABILITIES & EQUITY	
Equity	
Beginning Balance	11,816.51
Opening Bal Equity	-90.00
Retained Earnings	124,266.02
Net Income	19,208.37
Total Equity	155,200.90
TOTAL LIABILITIES & EQUITY	**155,200.90**

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05/08/00

GLASTONBURY LANDOWNERS ASSOCIATION, INC.
Income & Expense Comparison 1999-2000
January 1 through May 8, 2000

	Jan 1 - May 8, '00	Jan 1 - May 8, '99	$ Change	% Change
Income				
Assessment Prior to 1998 Paid	2,989.14	5,163.09	-2,173.95	-42.1%
Bond Account	-10.00	240.00	-250.00	-104.2%
Finance Charges	121.70	26.65	95.05	356.7%
Interest Income	1,523.30	1,083.94	439.36	40.5%
Land & Dwelling Assessment				
Dwelling Assessment 1998	0.00	2,121.87	-2,121.87	-100.0%
Dwelling Assessment 1999	1,105.00	10,981.00	-9,876.00	-89.9%
Dwelling Assessment 2000	9,959.37	0.00	9,959.37	100.0%
Golden Age Village Assessment	1,470.00	1,470.00	0.00	0.0%
Land Assessment 1998	319.60	3,103.04	-2,783.44	-89.7%
Land Assessment 1999	1,530.99	16,089.00	-14,558.01	-90.5%
Land Assessment 2000	17,752.37	0.00	17,752.37	100.0%
Total Land & Dwelling Assessment	32,137.33	33,764.91	-1,627.58	-4.8%
Late Fee/Finance Charge Adjust.	425.63	9.35	416.28	4,452.2%
Upgrade Fee	0.00	7,299.90	-7,299.90	-100.0%
Total Income	37,187.10	47,587.84	-10,400.74	-21.9%
Expense				
General Repairs & Maintenance				
Equipment Repairs	28.40	28.64	-0.24	-0.8%
Snow Fences	40.00	0.00	40.00	100.0%
General Repairs & Maintenance - Other	0.00	35.00	-35.00	-100.0%
Total General Repairs & Maintenance	68.40	63.64	4.76	7.5%
Gifts/Appreciation	500.00	0.00	500.00	100.0%
License & Taxes	0.00	10.00	-10.00	-100.0%
Materials	0.00	60.00	-60.00	-100.0%
Office Expense				
Copying & Mailing	119.24	577.89	-458.65	-79.4%
Supplies	0.00	92.14	-92.14	-100.0%
Total Office Expense	119.24	670.03	-550.79	-82.2%
Petty Cash	80.80	0.00	80.80	100.0%
Postage	82.17	130.08	-47.91	-36.8%
Professional Fees				
Accountant	70.00	0.00	70.00	100.0%
Bookkeeper	580.00	820.56	-240.56	-29.3%
Legal Council/Service	50.00	172.65	-122.65	-71.0%
Secretarial	540.50	339.36	201.14	59.3%
Total Professional Fees	1,240.50	1,332.57	-92.07	-6.9%
Rental	179.00	100.00	79.00	79.0%
Road Repairs & Maintenance				
Grading & Graveling	24,585.33	1,235.00	23,350.33	1,890.7%
Snow Plowing	1,911.25	4,085.20	-2,173.95	-53.2%
Surface Binder	16,000.00	0.00	16,000.00	100.0%

GLA 00911

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05/08/00

GLASTONBURY LANDOWNERS ASSOCIATION, INC.
Income & Expense Comparison 1999-2000
January 1 through May 8, 2000

	Jan 1 - May 8, '00	Jan 1 - May 8, '99	$ Change	% Change
Total Road Repairs & Maintenance	42,496.58	5,320.20	37,176.38	698.8%
Taxes				
Income Tax	50.00	0.00	50.00	100.0%
Total Taxes	50.00	0.00	50.00	100.0%
Water Reservoir	3,032.00	0.00	3,032.00	100.0%
Total Expense	47,848.69	7,686.52	40,162.17	522.5%
Net Income	-10,661.59	39,901.32	-50,562.91	-126.7%

GLA 00912

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05/08/00

GLASTONBURY LANDOWNERS ASSOCIATION, INC.

Accounts Receivable

As of May 8, 2000

	Current	1 - 90	91 - 180	181 - 270	271 - 360	361 - 450	451 - 540	541 - 630	> 630	TOTAL
Adams	0.00	26.34	123.61	5.44	5.44	6.52	120.00	0.00	120.00	407.35
Alexander	0.00	0.00	120.00	0.00	0.00	0.00	0.00	0.00	0.00	120.00
Andersen, Svend	0.00	0.00	120.00	0.00	0.00	0.00	0.00	0.00	0.00	120.00
Anderson, Davies	0.00	34.77	240.00	0.00	0.00	0.00	120.00	0.00	0.00	394.77
Azure	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	-40.00	-40.00
Barrere, Christine	0.00	34.77	120.00	0.00	0.00	0.00	120.00	0.00	0.00	274.77
Baughman	0.00	0.00	240.00	0.00	0.00	0.00	0.00	0.00	0.00	240.00
Baylor, John	0.00	0.00	0.00	0.00	-0.80	0.00	0.00	0.00	0.00	-0.80
Beigel	0.00	202.01	404.58	67.24	67.24	80.54	360.00	0.00	1,481.96	2,663.57
Bennett, James	0.00	0.00	240.00	0.00	0.00	0.00	0.00	0.00	0.00	240.00
Blais, Harold	0.00	0.00	240.00	0.00	0.00	0.00	0.00	0.00	0.00	240.00
Bodeaux, Lorraine	0.00	0.00	240.00	0.00	0.00	0.00	0.00	0.00	0.00	240.00
Boise	0.00	61.55	0.00	0.00	0.00	13.05	214.95	0.00	0.00	289.55
Boudreau	0.00	0.00	240.00	0.00	0.00	0.00	0.00	0.00	0.00	240.00
Bowden	0.00	0.00	240.00	0.00	0.00	0.00	0.00	0.00	0.00	240.00
Brandis, John	0.00	0.00	120.00	0.00	0.00	0.00	0.00	0.00	0.00	120.00
Brown, Michael	0.00	32.15	120.00	0.00	21.69	25.98	48.43	0.00	0.00	248.25
Brown, Ray	0.00	0.00	240.00	0.00	0.00	0.00	0.00	0.00	0.00	240.00
Buford, Lisa	0.00	0.00	240.00	0.00	0.00	0.00	0.00	0.00	0.00	240.00
Burckley, Steven	0.00	107.82	145.96	39.15	39.15	46.89	120.00	0.00	863.00	1,361.97
Butler, Marian	0.00	0.00	135.00	0.00	0.00	0.00	0.00	0.00	0.00	135.00
Campbell, Deanna	0.00	300.58	197.19	116.42	116.42	139.82	120.00	0.00	2,566.00	3,556.43
Carey, Mykah	0.00	0.00	120.00	0.00	0.00	0.00	0.00	0.00	0.00	120.00
Cleirbaut	0.00	0.00	240.00	0.00	0.00	0.00	0.00	0.00	0.00	240.00
Colller	0.00	0.00	240.00	0.00	0.00	0.00	0.00	0.00	0.00	240.00
Collins, Elizabeth	0.00	0.00	133.00	0.00	0.00	0.00	0.00	0.00	0.00	133.00
Colwell, Joseph	0.00	0.00	240.00	0.00	0.00	0.00	0.00	0.00	0.00	240.00
Community Preservation	0.00	112.53	147.25	41.10	41.10	49.23	120.00	0.00	906.00	1,417.21
Community Restoration	0.00	0.00	120.00	0.00	0.00	0.00	0.00	0.00	0.00	120.00
Corcino	0.00	0.00	240.00	0.00	0.00	0.00	0.00	0.00	0.00	240.00
Covington, Philip	0.00	2.50	236.26	0.00	0.00	0.00	0.00	0.00	0.00	238.76
D'Argenzio	0.00	31.37	126.61	9.97	13.59	18.48	120.00	0.00	20.00	340.02
Davis	0.00	52.64	247.22	10.89	10.89	13.05	240.00	0.00	240.00	814.69
Diehl, Rosealine	0.00	0.00	270.00	0.00	0.00	0.00	0.00	0.00	0.00	270.00
Difo	0.00	189.08	164.65	67.34	67.34	80.68	240.00	0.00	1,484.00	2,293.09
Dirkers, Jerome	0.00	0.00	270.00	0.00	0.00	0.00	0.00	0.00	0.00	270.00
Dowbenko, Uri	0.00	69.52	240.00	0.00	0.00	0.00	240.00	0.00	0.00	549.52
Dratz, Edward	0.00	18.00	0.00	0.00	0.00	3.26	111.01	0.00	0.00	132.27
Dubiel, Gerald	0.00	0.00	240.00	0.00	0.00	0.00	0.00	0.00	0.00	240.00
Duke	0.00	69.52	240.00	0.00	0.00	0.00	240.00	0.00	0.00	549.52
Dunn	0.00	0.00	240.00	0.00	0.00	0.00	0.00	0.00	0.00	240.00
Eberhard, Linda	0.00	0.00	120.00	0.00	0.00	0.00	0.00	0.00	0.00	120.00
Elsvang, Jorn	0.00	0.00	240.00	0.00	0.00	0.00	0.00	0.00	0.00	240.00
Fanuzzi, John	0.00	63.61	250.23	15.43	15.43	18.48	240.00	0.00	340.00	943.18
Fanuzzi, Vera	0.00	0.00	240.00	0.00	0.00	0.00	0.00	0.00	0.00	240.00
Fauck	0.00	0.00	240.00	-60.00	0.00	0.00	0.00	0.00	0.00	180.00
Fletcher	0.00	0.00	120.00	0.00	0.00	0.00	0.00	0.00	0.00	120.00
Foleen, Chris	0.00	0.00	240.00	0.00	0.00	0.00	0.00	0.00	0.00	240.00
Fonseca	0.00	0.00	100.00	0.00	0.00	0.00	0.00	0.00	0.00	100.00

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GLASTONBURY LANDOWNERS ASSOCIATION, INC.
Accounts Receivable
As of May 8, 2000

	Current	1 - 90	91 - 180	181 - 270	271 - 360	361 - 450	451 - 540	541 - 630	> 630	TOTAL
Frazier, Kenneth	0.00	52.64	247.22	10.89	10.89	13.05	240.00	0.00	240.00	814.69
Ganje, Bruce	0.00	0.00	190.00	0.00	0.00	0.00	0.00	0.00	0.00	190.00
Garcia	0.00	52.64	247.22	10.89	10.89	13.05	240.00	0.00	240.00	814.69
Gelderloos, Pouwell	0.00	0.00	240.00	0.00	0.00	0.00	0.00	0.00	0.00	240.00
Glennon-Alfaro	0.00	0.00	450.00	0.00	0.00	0.00	0.00	0.00	0.00	450.00
Gough	0.00	0.00	240.00	0.00	0.00	0.00	0.00	0.00	0.00	240.00
Graafland	0.00	0.00	180.00	0.00	0.00	0.00	0.00	0.00	0.00	180.00
Green	0.00	49.36	840.00	3.67	10.89	13.05	220.00	0.00	0.00	1,136.97
Grenier	0.00	26.34	123.61	5.44	5.44	6.52	120.00	0.00	120.00	407.35
Grover	0.00	26.34	123.61	5.44	5.44	6.52	120.00	0.00	120.00	407.35
Hale	0.00	0.00	240.00	0.00	0.00	0.00	0.00	0.00	0.00	240.00
Hardisty	0.00	0.00	120.00	0.00	0.00	0.00	0.00	0.00	0.00	120.00
Harris, Ned	0.00	0.00	240.00	0.00	0.00	0.00	0.00	0.00	0.00	240.00
Harth	0.00	0.00	240.00	0.00	0.00	0.00	0.00	0.00	0.00	240.00
Hazen, John	0.00	45.73	360.00	97.75	290.09	347.63	0.00	0.00	0.00	1,141.20
Healy, James	0.00	0.00	470.00	0.00	0.00	0.00	0.00	0.00	0.00	470.00
Hoag, Philip	0.00	0.00	180.00	0.00	0.00	0.00	0.00	0.00	0.00	180.00
Holder	0.00	228.13	178.96	88.92	88.92	106.56	120.00	0.00	1,960.00	2,771.49
Irwin, Simeon	0.00	0.00	240.00	0.00	0.00	0.00	0.00	0.00	0.00	240.00
Issa	0.00	50.56	246.65	10.03	10.03	12.01	240.00	0.00	221.00	790.28
Jarvi, Eva	0.00	0.00	180.00	0.00	0.00	0.00	0.00	0.00	0.00	180.00
Jensen, Janet	0.00	0.00	240.00	0.00	0.00	0.00	0.00	0.00	0.00	240.00
Jensen, Robert	0.00	0.00	180.00	0.00	0.00	0.00	0.00	0.00	0.00	180.00
Johnson, Antonia	0.00	0.00	240.00	0.00	0.00	0.00	0.00	0.00	0.00	240.00
Johnson, Edwin	0.00	34.77	120.00	0.00	0.00	0.00	120.00	0.00	0.00	274.77
Johnson, Gail	0.00	22.79	240.00	0.00	0.00	0.00	48.00	0.00	0.00	310.79
Johnson, Reed	0.00	0.00	480.00	0.00	0.00	0.00	0.00	0.00	0.00	480.00
Johnston, Duncan	0.00	0.00	240.00	0.00	0.00	0.00	0.00	0.00	0.00	240.00
Kaminski	0.00	0.00	180.00	0.00	0.00	0.00	0.00	0.00	0.00	180.00
Keathley	0.00	0.00	240.00	0.00	0.00	0.00	0.00	0.00	0.00	240.00
Kehoe, Sr.	0.00	0.00	720.00	0.00	0.00	0.00	0.00	0.00	0.00	720.00
Kisthart, William	0.00	0.00	180.00	0.00	0.00	0.00	0.00	0.00	0.00	180.00
Kitajewski	0.00	0.00	240.00	0.00	0.00	0.00	0.00	0.00	0.00	240.00
Klinger	0.00	0.00	180.00	0.00	0.00	0.00	0.00	0.00	0.00	180.00
Kovaks, Eleanor	0.00	0.00	180.00	0.00	0.00	0.00	0.00	0.00	0.00	180.00
Kramer	0.00	34.77	120.00	0.00	0.00	0.00	120.00	0.00	0.00	274.77
Krumpe	0.00	0.00	240.00	0.00	0.00	0.00	0.00	0.00	0.00	240.00
Lambert, Christophe	0.00	9.00	240.00	0.00	0.00	0.00	40.00	0.00	0.00	289.00
LaShomb	0.00	52.64	247.22	10.89	10.89	13.05	240.00	0.00	240.00	814.69
Lee	0.00	0.00	190.00	0.00	0.00	0.00	0.00	0.00	0.00	190.00
Lewis, Bridget	0.00	0.00	240.00	0.00	0.00	0.00	0.00	0.00	0.00	240.00
Leykamm	0.00	69.52	240.00	0.00	0.00	0.00	240.00	0.00	0.00	549.52
Lindstrom & Gembica	0.00	6.00	117.00	0.00	0.00	0.00	0.00	0.00	0.00	123.00
Lisota, Martin	0.00	20.47	240.00	0.00	0.00	0.00	51.00	0.00	0.00	311.47
Lundberg	0.00	0.00	360.00	0.00	0.00	0.00	0.00	0.00	0.00	360.00
MacDonald, David	0.00	0.00	480.00	0.00	0.00	0.00	0.00	0.00	0.00	480.00
Mack, Randolph A.	0.00	41.67	244.21	6.35	6.35	7.61	240.00	0.00	140.00	686.19
Maniaci, Allen	0.00	50.00	240.00	30.00	0.00	0.00	0.00	0.00	0.00	320.00
Mason, James	0.00	0.00	120.00	0.00	0.00	0.00	0.00	0.00	0.00	120.00

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GLASTONBURY LANDOWNERS ASSOCIATION, INC.

Accounts Receivable

As of May 8, 2000

	Current	1 - 90	91 - 180	181 - 270	271 - 360	361 - 450	451 - 540	541 - 630	> 630	TOTAL
Matthews, Laurel	0.00	0.00	120.00	0.00	0.00	0.00	0.00	0.00	0.00	120.00
Mayer, Zygmond	0.00	69.52	240.00	0.00	0.00	0.00	240.00	0.00	0.00	549.52
McCann, Mike	0.00	0.00	110.00	0.00	0.00	0.00	0.00	0.00	0.00	110.00
McCarry	0.00	0.00	240.00	0.00	0.00	0.00	0.00	0.00	0.00	240.00
Meijer, Jacob	0.00	0.00	180.00	0.00	0.00	0.00	0.00	0.00	0.00	180.00
Moe, Juanita	0.00	0.00	120.00	0.00	0.00	0.00	0.00	0.00	0.00	120.00
Moorcroft	0.00	0.00	240.00	0.00	0.00	0.00	0.00	0.00	0.00	240.00
Moore	0.00	0.00	100.00	0.00	0.00	0.00	0.00	0.00	0.00	100.00
Mueller, Jr.	0.00	23.17	240.00	0.00	0.00	0.00	80.00	0.00	0.00	343.17
Murphy, Brian & Joan	0.00	0.00	197.00	0.00	0.00	0.00	0.00	0.00	0.00	197.00
Nelson, Stuart	0.00	0.00	240.00	0.00	0.00	0.00	0.00	0.00	0.00	240.00
Newhouse, Eric	0.00	0.00	250.00	0.00	0.00	0.00	0.00	0.00	0.00	250.00
Newhouse, Sr.	0.00	0.00	360.00	0.00	0.00	0.00	0.00	0.00	0.00	360.00
Noreli, Per	0.00	0.00	240.00	0.00	0.00	0.00	0.00	0.00	0.00	240.00
Olsen	0.00	0.00	240.00	0.00	0.00	0.00	0.00	0.00	0.00	240.00
Palk, David	0.00	0.00	240.00	0.00	0.00	0.00	0.00	0.00	0.00	240.00
Panizza	0.00	0.00	240.00	0.00	0.00	0.00	0.00	0.00	0.00	240.00
Papili, Diana	0.00	0.00	70.00	0.00	0.00	0.00	0.00	0.00	0.00	70.00
Patterson, DeWayne	0.00	0.00	120.00	0.00	0.00	0.00	0.00	0.00	0.00	120.00
Patwell	0.00	232.30	180.10	90.64	90.64	108.63	120.00	0.00	932.26	1,754.57
Pellett	0.00	0.00	120.00	0.00	0.00	0.00	0.00	0.00	0.00	120.00
Pettersen, Ola	0.00	78.96	254.44	21.78	21.78	26.08	240.00	0.00	480.00	1,123.04
Phipps, James	0.00	0.00	120.00	0.00	0.00	0.00	0.00	0.00	0.00	120.00
Pinardo, Pedro	0.00	173.81	720.00	0.00	0.00	0.00	600.00	0.00	0.00	1,493.81
Pisani	0.00	69.52	240.00	0.00	0.00	0.00	240.00	0.00	0.00	549.52
Quarles	0.00	52.64	247.22	10.89	10.89	13.05	240.00	0.00	240.00	814.69
Rakela, Kathleen	250.00	0.00	0.00	0.00	-250.00	0.00	0.00	0.00	0.00	0.00
Ramp, Kathleen	0.00	-43.51	240.00	0.00	0.00	0.00	0.00	0.00	0.00	196.49
Schmidt, Judith	0.00	55.90	250.35	15.61	20.15	24.13	120.00	0.00	344.00	830.14
Schmidt, William	0.00	12.00	240.00	0.00	0.00	0.00	0.00	0.00	0.00	252.00
Scoble	0.00	0.00	240.00	0.00	0.00	0.00	0.00	0.00	0.00	240.00
Scott, Ian	0.00	0.00	120.00	0.00	0.00	0.00	0.00	0.00	0.00	120.00
Senart	0.00	311.69	318.28	118.06	118.06	141.40	240.00	0.00	2,602.00	3,849.49
Sherwood	0.00	121.11	240.00	0.00	43.92	79.35	240.00	0.00	0.00	724.38
Siewert, Don	0.00	0.00	240.00	0.00	0.00	0.00	0.00	0.00	0.00	240.00
Silver, Richard	0.00	0.00	60.00	0.00	0.00	0.00	0.00	0.00	0.00	60.00
Slavenas	0.00	0.00	240.00	0.00	0.00	0.00	0.00	0.00	0.00	240.00
Strykert	0.00	69.52	240.00	0.00	0.00	0.00	240.00	0.00	0.00	549.52
Terhorst	0.00	34.77	120.00	0.00	0.00	0.00	120.00	0.00	0.00	274.77
Thorburn	0.00	26.34	123.61	5.44	5.44	6.52	120.00	0.00	120.00	407.35
Thorpe	0.00	9.00	240.00	0.00	0.00	0.00	0.00	0.00	0.00	249.00
Timmer, James	0.00	0.00	120.00	0.00	0.00	0.00	0.00	0.00	0.00	120.00
Tisdale	0.00	0.00	240.00	0.00	0.00	0.00	0.00	0.00	0.00	240.00
Tonkin, David	0.00	0.00	120.00	0.00	0.00	0.00	0.00	0.00	0.00	120.00
Trisdale, James	0.00	0.00	240.00	0.00	0.00	0.00	0.00	0.00	0.00	240.00
Tsuru	0.00	52.64	247.22	10.89	10.89	13.05	240.00	0.00	240.00	814.69
Twin Pillars	0.00	0.00	120.00	0.00	0.00	0.00	0.00	0.00	0.00	120.00
Varkevisser	0.00	0.00	240.00	0.00	0.00	0.00	0.00	0.00	0.00	240.00
Vaughan	0.00	16.96	122.11	3.18	3.18	3.80	120.00	0.00	5.00	274.23

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GLASTONBURY LANDOWNERS ASSOCIATION, INC.

Accounts Receivable

As of May 8, 2000

	Current	1 - 90	91 - 180	181 - 270	271 - 360	361 - 450	451 - 540	541 - 630	> 630	TOTAL
Wagner	0.00	0.00	120.00	0.00	0.00	0.00	0.00	0.00	0.00	120.00
Wallace, Ronald & Dori	0.00	0.00	180.00	0.00	0.00	0.00	0.00	0.00	0.00	180.00
Wares	0.00	0.00	120.00	0.00	0.00	0.00	0.00	0.00	0.00	120.00
Watson, Marian	0.00	0.00	240.00	0.00	0.00	0.00	0.00	0.00	0.00	240.00
Weise	0.00	26.34	123.61	5.44	5.44	6.52	120.00	0.00	120.00	407.35
Westerbeek, Alle	0.00	75.50	360.00	0.00	0.00	0.00	315.00	0.00	0.00	750.50
Whitehead	0.00	0.00	270.00	0.00	0.00	0.00	0.00	0.00	0.00	270.00
Woodriff, Janet	0.00	0.00	180.00	0.00	0.00	0.00	0.00	0.00	0.00	180.00
Yaney	0.00	0.00	240.00	0.00	0.00	0.00	0.00	0.00	0.00	240.00
TOTAL	250.00	3,750.31	33,491.20	875.18	927.71	1,457.56	8,808.39	0.00	16,345.22	65,905.57

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Glastonbury Landowners Association

Board of Directors Meeting Minutes

June 5, 2000

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1. **Call to Order, Prayer**

The meeting was called to order by Daniel Kehoe, Jr., at 7:15 p.m. at Golden Ratio, Emigrant, MT. Later on the meeting reconvened at High South.

PRESENT: Daniel Kehoe, Jr. (President), Eric Newhouse (Vice-President) present for second part of the meeting; Tonkin (Secretary), Jim Phipps (Treasurer), Robert Wallace- present for first part of meeting; Andrew Field, Philip Hoag, Dan Kehoe, Sr., Maria Scoble – present for first part of meeting; Walter Wunsch.

ABSENT: Christine Johnston

PROXY: Robert gave Dan Kehoe, Sr. his proxy for the High South portion of the meeting. Maria Scoble gave Philip Hoag her proxy for the High South Jim Phipps (Treasurer) to David Tonkin

2. **Reading and Disposition of the Minutes**

David moved to postpone reviewing the May meeting minutes until the next meeting and Walter seconded the motion. The motion was approved.

3. **Order of Business**

3.1 Project Facilitator Position

Discussion of Facilitator position tabled.

4. **Report of Officers and Committees**

4.1 Treasurer's Report: Jim Phipps, Treasurer

Jim reported that we need to upgrade our accounting procedures so that we know who the landowners are and can accurately bill assessments. Jim proposed that we change the manner in which we track landowners—individually and by parcel. He handed out a spread sheet listing each parcel and names of the current landowners and asked the board members to make any corrections that they knew of. The list was developed from information from our accountant, voting records and other sources. Jim indicated that we do not have an accurate accounting of which parcels have been subdivided and which are owned in common.

Jim said it is a problem that GLA isn't always informed when Glastonbury land is sold. We have asked title companies to inform us and they do not do so consistently. The only we can determine this is to review the county records ourselves. It was suggested that we waive three months of assessment fees when new owners report the land sale to us within ten days of the transfer.

Jim noted that we are presently charging a simple 18% interest compounded yearly on all unpaid assessments vs. the specified rate of 1 ½ % compounded monthly. He explained that our accountant is using 18% simple interest because it is easier to calculate the amount owed on late assessments. The amount of interest received is less with 18% simple interest than with the 1 ½ % compounded monthly.

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MOTION: Jim Phipps moved that as a practical matter we charge 18% simple interest on past due assessments and reserve the right to return to charging 1 ½ % compounded monthly. Dan, Sr. seconded the motion. Motion passed.

Jim noted that we are charging each tenant in common $120 land assessment and a $120 house assessment for each tenant who has a home on the parcel. Marie noted this was a change made in the by-laws when GLA took over running the Glastonburies.

Jim noted that our previous CPA had failed to file a state tax return last year. Our new CPA has filed for us. In the filing, it was discovered that we had not paid our corporate licensing fee for a number of years. Jim paid the back due corporate fees.

4.2 Finance Committee: Jim Phipps, Chair
Jim presented the monthly finance report.

4.3 Architecture Subcommittee: Robert Wallace/Daniel Kehoe, Sr. (Co-Chair)

Parcel 33 North, Pouwell Gelderloos: This parcel is owned as tenants in common. All of the owners have signed the application.
MOTION: Robert moved that we approved the application for the house (it has been completed and meets our requirements) and return the $250 deposit. Philip seconded it. The motion passed.

Parcel 32 North, Kathie Garcia: Robert noted that the application is on the old building application form which contains the essential information and suggested that we accept it. This parcel is also owned as tenant in common and does not have all of the signatures of the tenants in common. The application is for a small portable home that was built by Golden Ratio. The board sent back the application to get 1) signatures from the other owners, 2) check whether set back requirements are being met, and 3) to get a site drawing.

4.4 Road Committee: Eric Newhouse, Co-Chair
No formal report was given. During the second part of the meeting it was agreed that Scorpio Road should be widened to improve safety and to give better fire fighting access to parcels 100, 101,103 and 105. It was also suggested that we complete the road items that the Church agreed to pay for a South Glastonbury by July.

4.5 Complaint Committee: Christine Johnston, Chair No report given.

4.6 Land Use Master Plan Committee: Dan Kehoe, Jr. (Chair) No report given.

4.7 Fire Water Reservoir Committee: Walter Wunsch

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The meeting was reconvened at High South to review the proposed fire tank location. Reviewed five locations for the tank.

a. Location on Parcel 97 near where Golmeyer Creek crosses Hercules Road.
   *Advantages: it is next to stream, easy to refill tank, can develop a turnout for fire trucks.
   *Disadvantages: it is too close to trees, in a valley that is subject to heavy smoke, need easement from owner Parcel 97.
b. Further south on Hercules Road from first location and on opposite side of road next to Parcel 71.
   *Advantages: location is still close to stream
   *Disadvantages: too close to trees, subject to heavy smoke, need a $800 survey to determine the edge of the road easement and if there is enough room for the tank, and lack of a turn around area for the fire trucks.
c. Further south on Hercules Road next to Parcel 71 and next to rock outcrop.
   *Advantages: the site is not next to trees.
   *Disadvantages: there is a large amount of material to move to bury the bank, smoke is probably still a problem and need a $800 survey to locate the edge of the road easement.
d. Original proposed location at intersection of Hercules Road and Polaris Way next to Parcel 71.
   *Advantages: there is enough room for the tank within the road easement, the intersection gives room for fire trucks to turn around.
   *Disadvantages: it is further away from stream
e. On Polaris Way 400 to 500 feet from Hercules Road on Parcel 70.
   *Advantages: the site is open, free of smoke and trees and don't need to build a turn around area for fire trucks.
   *Disadvantages: it is too far from Gomeyer Creek. It is difficult to haul water to it.

MOTION: A motion was made to place the fire water tank approximately 20 feet north of the original location (Location "d") and one foot inside the road easement parallel with the road, buried with 3 feet of cover. The motion passed.

5. Next Meeting and Adjournment

The meeting was adjourned at 9:15 p.m.

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Glastonbury Landowners Association Board of Directors Meeting
June 5, 2000 Agenda

1. Call to Order, Opening Prayer (waiver of notice if required)
2. Reading and Disposition of the Minutes
3. Order of Business
   3.1 Project Facilitator
4. Report of Officers and Committees.
   4.1 **Treasurer's Report** - Jim Phipps, Treasurer
   Discussion Item: Waiver of Fee
   Action Item: Letter re: liens and unpaid Fees
   4.2 **Finance Committee** - Jim Phipps, Chair
   4.3 **Architecture Subcommittee** - Robert Wallace/Dan Kehoe, Sr. Co-Chair
   Action Item: Letter to nonfilers (Wallace/Kehoe Sr. w/ Glover)
   4.4 **Road Committee** - Eric Newhouse - Chair
   Action Item: Contact Archie Mann re: completion of Church road job (E. Newhouse)
   Action Item: Purchase & placement of "15 MPH" and "Dangerous Curve" signs
   Action Item: Purchase and placement of reflectors on High South gate (D Tonkin)
   Action Item: Buy and place info sign on High South gate
   Action Item: Gate at Alexanders in North
   Action Item: Jim Kelly easement - check w/ H. Lund (D. Kehoe, Jr)
   Action Item: Contact weed sprayer (D. Kehoe, Jr)
   4.5 **Complaint Committee** - Christine Johnston
   4.6 **Land Use Master Plan Committee** - Daniel Kehoe, Jr., Chair
   Action Item: Overtures/letter to CUT
   Action Item: Letter to the game warden re: hunting access rules in the Covenants
   4.7 **Fire Water Reservoir Committee** - Walter Wunsch, Chair
   Action Item: Tank placement
5. **Ombudsman Report** - Regina Wunsch (SG) and Joan Murphy (NG)
6. **Unfinished Business**
7. **Tabled Business**
   7.1 Parcel Subdivision Road Maintenance (D. Kehoe)
   7.2 Tree removal guideline (P. Hoag)
   7.3 Accounting Procedures (J. Phipps)
   7.4 Knapweed control contract rebate offer letter (P. Hoag)
8. **New Business**
   8.1 Starting a Recreation Committee
   8.2 Quarterly info letter/newsletter to landowners what's been done and what's going to be done
9. **Open Floor Comments**
10. Next Meeting and Adjournment

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Glastonbury Landowners Association

Board of Directors Meeting Minutes

July 17, 2000

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1. Call to Order, Prayer

The meeting was called to order by at 7:25 p.m. by Daniel Kehoe, Jr. at Golden Ratio, Emigrant, MT. Opening prayer was given by Walter Wunsch.
PRESENT: Daniel Kehoe, Jr. (President), Eric Newhouse (Vice-President), Jim Phipps (Treasurer), Andrew Field, Robert Wallace
ABSENT: Maria Scoble, Jon Olsen
PROXY: Maria Scoble to Jim Phipps, Jon Olsen to Robert Wallace
ALSO ATTENDING: Julie Brennan, Rik Pittendorfer, Kathleen Rakela, Roelof Varkevisser, William Smith.

2. Reading and Disposition of the Minutes

MOTION: Andrew made a motion and Robert seconded it to accept the corrected/amended minutes of May 8 meeting.

3. Order of Business

4. Report of Officers and Committees

4.1 Treasurer's Report: Jim Phipps, Treasurer
Discussed waiver of fee w/Eric. Roelof gave the Treasurer's Report (attached) and the board reviewed it. Jim said the bills have not been sent out for two reasons: 1) he is still tracking down more landowners and 2) waiting for approval of cover letter (attached). The board made minor adjustments to letter and approved sending it. Dan, Jr. said to put a lien on Parcel 47 South for delinquent assessments since it is in danger of a real estate tax sale.

4.2 Architecture Subcommittee: Robert Wallace/Daniel Kehoe, Sr., Co-Chair
Parcel 54 and 55 North: William Smith stated it is a 2 parcel subdivision in preliminary approval stage. The parcels are owned by the Church. William discussed his proposal for the property he hopes to purchase. Each tract will have it's own drain field, but a common well and water system.

Parcel 56 N: Rik Pittendorfer spoke regarding the easements and markers for the driveway for Parcel 56 N and his concerns on subdivisions.

William reported that the tracts will have deed restrictions regarding what can be built and that these restrictions are tighter than those of Glastonbury. He discussed the map of the wells that Rik and Kathleen brought.

54 and 55 North Subdivisions: Kathleen Rakella passed out letter on these subdivisions. (see attached)

MOTION: Robert made the motion and Eric seconded it that Parcel 54N subdivision be given preliminary approval with the Church as owner. The vote carried unanimously.

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MOTION: Robert made the motion and Andrew seconded it that the preliminary approval be given to Parcel 55N subdivision with the Church as owner---pending GLA approval of Parcel 55 road placement in the easement. The vote carried unanimously.

MOTION: Robert made the motion and Andrew seconded it that the proposed subdivision of 33 S by Gloria Fournier, Anna Corcino, Simon Hale, Amanda Fonseca and Margaret Alfaro be approved. The vote carried unanimously.

MOTION: Robert moved and Eric seconded it that preliminary approval for a building project on Parcel 66 S for Michael Koltonow. The motion passed.

MOTION: Robert moved and Andrew seconded the motion that the preliminary approval of building a double wide on a permanent foundation on Tract 26 E South by Jerry Young. The motion passed unanimously.

NOXIOUS WEED CONTROL:
MOTION: Jim moved and Robert seconded the motion to notify landowners that the GLA was offering a 25% rebate of the cost of spraying for knapweed, not to exceed $50, on a Glastonbury parcel or tract if the landowner's GLA annual assessment is paid to date and the landowner signs an annual contract with a licensed sprayer dated on or before September 30, 2000. To collect the rebate, landowners must submit a copy of the paid bill and signed contract.

4.3 Road Committee: Eric Newhouse, Co-Chair
Discussion of purchased vs. hire someone to do the work of sanding the roads. Eric recommended speaking with Bruce Ganje.
ACTION ITEM: Dan, Jr. to buy sign for high South gate plus chain to hold shut.
ACTION ITEM: Jim Kelley's easement anticipated to be done before hunting season.
ACTION ITEM: Dan, Jr. to contact week sprayer.

4.4 Complaint Committee: Christine Johnston, Chair No report.

4.5 Land Use Master Plan Committee: Dan Kehoe, Jr., Chair
Waiting for response to letter sent to William Smith. William is now in charge of Royal Teton Ranch's dealing with land issues.

ACTION ITEM: Dan still needs to write letter to the Game Warden regarding hunting in Glastonbury.

4.6 Fire Water Reservoir Committee: Walter Wunsch, Chair
The water tank is in and filled with water. Need to finish landscaping.

The meeting was adjourned at 10:07 p.m. Next meeting will be August 14.

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Glastonbury Landowners Association Board of Directors Meeting
July 16, 2000 Agenda
17

1. Call to Order, Opening Prayer (waiver of notice if required)
2. Reading and Disposition of the May and June Minutes
3. Order of Business
   - 3.1 Approval of Procedure for Recording Minutes
   - 3.2 Project Facilitator
4. Report of Officers and Committees.
   - 4.1 **Treasurer's Report** - Jim Phipps, Treasurer
     Discussion Item: Waiver of Fee
     Action Item: Letter re: liens and unpaid Fees
   - 4.2 **Finance Committee** - Jim Phipps, Chair
   - 4.3 **Architecture Subcommittee** - Robert Wallace/Dan Kehoe, Sr. Co-Chair
     Action Item: Letter to nonfilers (Wallace/Kehoe Sr. w/ Glover)
   - 4.4 **Road Committee** - Eric Newhouse - Chair
     Action Item: Contact Archie Mann re: completion of Church road job (E. Newhouse)
     Action Item: Purchase & placement of "15 MPH" and "Dangerous Curve" signs
     Action Item: Purchase and placement of reflectors on High South gate (D Tonkin)
     Action Item: Buy and place info sign on High South gate
     Action Item: Gate at Alexanders in North
     Action Item: Jim Kelly easement - check w/ H. Lund (D. Kehoe, Jr)
     Action Item: Contact weed sprayer (D. Kehoe, Jr)
   - 4.5 **Complaint Committee** - Christine Johnston
   - 4.6 **Land Use Master Plan Committee** - Daniel Kehoe, Jr., Chair
     Action Item: Overtures/letter to CUT
     Action Item: Letter to the game warden re: hunting access rules in the Covenants
   - 4.7 **Fire Water Reservoir Committee** - Walter Wunsch, Chair
     Action Item: Tank placement
   - 4.8 **Ombudsman Report** - Regina Wunsch (SG) and Joan Murphy (NG)
5. **Recreation Committee**
6. **Unfinished Business**
7. **Tabled Business**
   - 7.1 Parcel Subdivision Road Maintenance (D. Kehoe)
   - 7.2 Tree removal guideline (P. Hoag)
   - 7.3 Accounting Procedures (J. Phipps)
   - 7.4 Knapweed control contract rebate offer letter (P. Hoag)
8. **New Business**
   - 8.1 Quarterly info letter/newsletter to landowners what's been done and what's going to be done
9. **Open Floor Comments**
10. Next Meeting and Adjournment

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GLASTONBURY LANDOWNERS ASSOCIATION, INC.

Balance Sheet

As of July 10, 2000

	Jul 10, '00
ASSETS	
Current Assets	
Checking/Savings	
1st National Bank Checki...	38,935.38
1st National Bank Savings	34,694.75
Total Checking/Savings	73,630.13
Accounts Receivable	
Accounts Receivable	62,821.95
Total Accounts Receivable	62,821.95
Total Current Assets	136,452.08
TOTAL ASSETS	**136,452.08**
LIABILITIES & EQUITY	
Equity	
Beginning Balance	11,816.51
Opening Bal Equity	-90.00
Retained Earnings	124,266.02
Net Income	459.55
Total Equity	136,452.08
TOTAL LIABILITIES & EQUITY	**136,452.08**

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07/10/00

GLASTONBURY LANDOWNERS ASSOCIATION, INC.
Income & Expense Comparison 1999-2000
January 1 through July 10, 2000

	Jan 1 - Jul 10, '00	Jan 1 - Jul 10, '99	$ Change	% Change
Income				
Assessment Prior to 1998 Paid	2,989.14	6,591.15	-3,602.01	-54.7%
Bond Account	-10.00	740.00	-750.00	-101.4%
Finance Charges	124.70	10.21	114.49	1,121.4%
Interest Income	2,441.29	1,730.23	711.06	41.1%
Land & Dwelling Assessment				
Dwelling Assessment 1998	0.00	2,416.47	-2,416.47	-100.0%
Dwelling Assessment 1999	1,165.00	13,504.68	-12,339.68	-91.4%
Dwelling Assessment 2000	11,575.87	0.00	11,575.87	100.0%
Golden Age Village Assessment	1,470.00	1,470.00	0.00	0.0%
Land Assessment 1998	319.60	3,337.64	-3,018.04	-90.4%
Land Assessment 1999	1,590.99	21,005.66	-19,414.67	-92.4%
Land Assessment 2000	20,013.87	0.00	20,013.87	100.0%
Total Land & Dwelling Assessment	36,135.33	41,734.45	-5,599.12	-13.4%
Late Fee/Finance Charge Adjust.	439.12	-7.29	446.41	6,123.6%
Upgrade Fee	0.00	7,816.23	-7,816.23	-100.0%
Total Income	42,119.58	58,614.98	-16,495.40	-28.1%
Expense				
General Repairs & Maintenance				
Equipment Repairs	28.40	28.64	-0.24	-0.8%
Snow Fences	40.00	0.00	40.00	100.0%
Weed Control	0.00	558.00	-558.00	-100.0%
General Repairs & Maintenance - Other	0.00	110.00	-110.00	-100.0%
Total General Repairs & Maintenance	68.40	696.64	-628.24	-90.2%
Gifts/Appreciation	500.00	0.00	500.00	100.0%
Insurance/Liability	4,550.53	4,583.53	-33.00	-0.7%
License & Taxes	0.00	10.00	-10.00	-100.0%
Materials	0.00	60.00	-60.00	-100.0%
Office Expense				
Copying & Mailing	119.24	672.99	-553.75	-82.3%
Supplies	0.00	92.14	-92.14	-100.0%
Total Office Expense	119.24	765.13	-645.89	-84.4%
Petty Cash	80.80	0.00	80.80	100.0%
Postage	82.17	130.74	-48.57	-37.2%
Professional Fees				
Accountant	120.00	0.00	120.00	100.0%
Bookkeeper	580.00	902.52	-322.52	-35.7%
Legal Council/Service	50.00	184.95	-134.95	-73.0%
Secretarial	660.50	339.36	321.14	94.6%
Total Professional Fees	1,410.50	1,426.83	-16.33	-1.1%
Rental	199.00	140.00	59.00	42.1%
Road Repairs & Maintenance				
Grading & Graveling	40,547.53	5,720.00	34,827.53	608.9%

GLA 00929

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07/10/00

GLASTONBURY LANDOWNERS ASSOCIATION, INC.
Income & Expense Comparison 1999-2000
January 1 through July 10, 2000

	Jan 1 - Jul 10, '00	Jan 1 - Jul 10, '99	$ Change	% Change
Snow Plowing	1,911.25	4,085.20	-2,173.95	-53.2%
Surface Binder	15,360.00	0.00	15,360.00	100.0%
Road Repairs & Maintenance - Other	330.45	0.00	330.45	100.0%
Total Road Repairs & Maintenance	58,149.23	9,805.20	48,344.03	493.0%
Taxes				
Income Tax	189.00	0.00	189.00	100.0%
Total Taxes	189.00	0.00	189.00	100.0%
Water Reservoir	3,032.00	0.00	3,032.00	100.0%
Total Expense	68,380.87	17,616.07	50,762.80	288.1%
Net Income	-26,261.29	40,996.91	-67,258.20	-164.1%

GLA 00930

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DRAFT

Gastonbury Landowners Association, Inc.
PO Box 312
Emigrant, MT 59027

July 2000

To: Glastonbury Landowners

Attached are Glastonbury assessment statements for the second quarter of this year and a few notes from the GLA Board of Directors.

Delinquent Assessments:
The majority of the Landowners are prompt at paying their yearly assessments however their are a few that are not too prompt and several that ignore the assessment all together. It has been the policy of the Board of Directors to place a lien against the property of anyone in arrears by $1,000.00 or more. This allows the money to be collected if the property changes hands, however they presently have no way of collecting arrears of less than this amount. Although the Board does not like the idea of having to take the legal action of a lien they consider it necessary to protect yours and their interests and that liens should be filed for a lesser amount. Therefore the Board has adopted a resolution to file a lien against any property with a previous years unpaid balance of $120.00 or more by the end of the first quarter of the following year. This will be implemented this year by filing of liens for any amount of $120.00 or more of unpaid 1999 assessments not paid by the end of the third quarter (November) of this year.

Noxious Weed Control
This is the time of year that we see Noxious Weeds appearing around our property. Both the Glastonbury Covenants and Park County regulations state that property owners are responsible for controlling these pesky plants. The Landowners Association takes the responsibility for controlling the growth along the Glastonbury roads. If your property has been subdivided, you filed a plan with the County on how you were going to control these plants on your property. You may want to review your plan. For those of you who need help in the control process there are professionals who will help out. Check the Classified section of your phone book. For those that make a two year contract with any of these professionals the Association will reimburse you for---- percent of the bill. For further information please contact Philip Hoag.

such as Mark Nardin 222- Dan Skattum

Fire Protection
Our local firefighters would like to remind you that they can do a much better job of protecting your home if high weeds are trimmed back at least 30 feet, more if possible, from any buildings or propane tanks. Trimming weeds along your driveways and providing a turnaround area for trucks near your house would also be helpful.

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Property Ownership

The number of subdivisions being created and the number of properties being sold is making it difficult for the Board to keep up with who owns what. It would be of great assistance if you would notify the Board when you subdivide regarding the new identification of the property and who owns them. Should you sell any property notifying the Board of the sale and the new owner will greatly simplify our tasks.

Sincerely:

Jim Phipps
Treasurer
Glastonbury Landowners Association

DRAFT

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July 2000

MEMO

To: GLA
From: Kathleen Rakela
Re: Subdivision of parcels 54 and 55 North Glastonbury

First, I would like to say that I am not against the expansion of Glastonbury. However, I have a great concern that the expansion is done in such a way that it is not detrimental to present or future residents and that it is executed in a manor that will make Glastonbury a more beautiful and inviting place to live rather than continue in its current downward direction of unkempt trailers, abandoned cars and slum like conditions that many residents seem to ignore.

1.) Bozeman planner Andy Epple reflects, "Communities that might not be experiencing a wave of growth see no need to plan until it is too late. It seems like sometimes you almost have to have a horror story or two before you start planning." Dennis Glick, who monitors development issues for the Greater Yellowstone Coalition says " you don't have to grow that much to really muck things up here. Montana is repeating the same mistakes the other 49 states have made when we should be learning from those mistakes and not repeating them in the last best place." (Livingston Enterprise Feb 2, 1999)

Master plans for Glastonbury North and South show residential density schedules based on "topography and location" of parcels. North Glastonbury plans allow 849 subdivided parcels including Golden Age Village Mobile home lots. (~~see~~ Schedule 3.8 and map North Glastonbury) Out of these, large multi family residential condominiums, apartment buildings and duplexes are allowed on 580, which could easily make Glastonbury North a town of 10,000 people inclusive of the developments for the Village Center.

2.) Master Plans have not taken into consideration the need for water in their population density schedule. "The topographical areas and density schedule flow from the topography and location of the individual parcels. A parcel's capacity for development is also determined by access, road snow removal, fire protection, visual impact and surrounding land use." There is no mention of the fact that some of the parcels may be "dry parcels" (section 5.12 c. Restated Declaration of "Covenants) and that the "dry parcel" may "obtain ground water from the most appropriate neighboring parcel." Last summer at least one Glastonbury well that I know of, Duncan Johnson's, went dry; their neighbors, the Roxendal's, a family with seven children, had to share their well and were getting less then one gallon per minute.

Allowing a subdivision without requiring the proper knowledge of whether or not there is enough water to sustain it would be a mistake. Subdividers should prove water availability before approval.

The other consideration is whether or not there is enough water for fire prevention. Table 2 G, 3-5. (Park County Subdivision Regulations) states "a water supply of sufficient volume and water distribution system to fight fires on site shall be provided..Special standards (needed) for subdivisions proposed in areas of high fire hazard. "

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These lots can be a high fire hazard in the summer months as grass fires can spread rapidly. As an example: When we were drilling a well last summer, the driller's diesel that pumps bentonite during drilling had a defective spark arrester and sparked a fire that spread twenty feet in all directions in a matter of seconds. We were however, fortunate to have his water supply right there to put it out, but it showed us how fast a fire can spread in this area during the summer months.

3.) We required a drain field of 300 feet for our septic system. Since the lots 54 and 55 are adjacent to us, chances are they would have the same rocky, sandy soil and require a similar drain field. The draft supplement of the Church Universal and Triumphant Environmental Impact Statement, 1992 showed 42 lots in Glastonbury North with Septic violations and 37 violations in Glastonbury South.

4.) The original Information Report on the Community of Glastonbury states "No environmental impact study has been prepared. No determination has been made as to the possible adverse effects the subdivision (the original 20 acres per parcel subdivision) may have upon the environment and surrounding area, if any."

Because the original environmental effects were to be minimal due to the large parcel sizes, an Environmental Impact Statement was never required when the state did it's other assessments of the Church. However, as more parcels are subdivided it may be in the best interest of present and future residents of Glastonbury for the GLA to voluntarily look into an environmental assessment.

5.) The development of Glastonburys North and South should be a major concern for all of its residents. We should seek to minimize any negative impacts. Haste to get something done, resulting in consequential environmental problems that could have been avoided with a more careful approach should be avoided.

I strongly feet that there is an attitude involved with this subdivision of "the end justifies the means." The following are quotes from William Smith and Daniel Kehoe, Sr. (Glastonbury Land Owners Association Board Member and Master Plan Committee member) given June 15 which are erroneous:

a. Smith said the land north of 55 and 56 is "state land and has limited development potential" even though he knew that to not be the case and knew it was privately owned.

b. Daniel Kehoe, SR. stated, "Glastonbury Land Owners Association are very much looking forward to people breaking up their parcels into minor subdivisions and not major subdivision... so the idea of ten or twenty thousand people being in Glastonbury someday is a bit absurd and there is nothing in any existing covenants that allows for that dense use of property."

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William Smith corroborated, "The Glastonbury Land Owners Association has worked for sometime on a land use master plan that is in progress. It is not finalized yet but is certainly moving into fruition and it does anticipate the development of parcels into four or five lots so that the average density will be somewhere in the 4 acres per household range and it is not anticipated that it is going to get more dense than that."

1. **The fact is there are covenants that allow the density of population outlined in my June 15 memo to the planning board. The Restated Declaration of Covenants 2.06 states, "the Master Plan shall have the force and effect of the covenants in the regulation of land uses, development and growth in the Community, and shall be enforceable by the Association to the same extent as if set forth fully herein."**

2. **The Master Plan for Glastonbury North Schedule of Residential Topographical Areas and Density 3.8 (please see enclosure) allows for twenty nine parcels to be developed into 1.0 acre per residence subdivisions, including lots 54 and 55 (for a total of five hundred and eighty 1 acre lots), seven parcels to be subdivided into 3.3 acres per residence (a total of forty-nine 3.3 acre lots), nine parcels to be subdivided into four acre lots (a total of forty-five 4 acre lots) and fourteen parcels to be subdivided into 5 acre lots (a total of fifty-six 5.0 acre lots).**

   These figures do not include the 126 mobile home lots in Golden Age Village nor does it include the 200 acres reserved for the development of the Village Center (Glastonbury North Master Plan 2.6) which allows for eight businesses per acre, one Institutional unit per 2 acres, and eight Multiple Family units per acre. Also, this does not include the plans for subdivisions and development in the 2,613 acres of Glastonbury South.

William Smith and Daniel Kehoe, Sr., Board Member of The Glastonbury Landowners Association and Master Plan Committee Member are not unaware of these facts and purposely lied to the planning board in denying them. Smith also gave false testimony regarding fire prevention.

c. Smith admitted that the 5,000 gallon cistern proposed for the subdivision "wouldn't be enough to fight a fire." He hopes to rely on the water in Golden Age Village, however, he gave inaccurate facts regarding its distance. Smith said,"Golden Age Village (where a hydrant is available for trucks to refill) is less than a mile, a mile at most. " **However, Golden Age Village is not less than one mile away. The fact is that Golden Age Village and the hydrant is nearly two miles away. I recently clocked it on my odometer. Lots 54 and 55 are some of the furthest parcels away from the Golden Age Village.**

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6. Smith gave only the rosiest picture of well water capacity in Glastonbury North saying "Most water in this area is 250 deep." He then went on to give descriptions of one common water well of 30 gal/min., four wells in the twenty+ gal/min and three in the 12-15 gal/min. range. However he didn't offer any information on the many low yielding wells or the many wells that have been drilled to no avail.

   Bridger Drilling recently drilled a 480' well that yields only 2 gallons on parcel 33. A neighbor, Paul Rantallo's well is 520' and yields only 3 1/2 gal/min. My well goes down 400' for about 5 gal/min. The MDHES SDEIS 3-41 from 1992 also contradicts Smith's rosy picture "The wells within Glastonbury North Subdivision and some adjacent wells that could be affected by development are shown in Figure 3-5. The wells are up to 800 feet deep and often have low yields." (~~See map~~)

   a. The Restated Declaration of Covenants for the Community of Glastonbury declares "Each Landowner that successfully drills a well is required to provide the Association with a report that states the location, depth, flow, quality and cost of the well. A similar report is required for drilling operations that fail to produce a well. This information will be kept in a well log by the Association for inspection by prospective purchasers and other Landowners."

      I petitioned Daniel Kehoe, JR., president of the Glastonbury Landowners Association to view this log and get information about wells that were on parcels next to lots 54 and 55 but was told William Smith had it. Later I was told the GLA does not have the well reports or a well log.

   b. The 1992 DHES SDEIS for CUT 4-34 states:

      Cumulative effects...need to be considered because other development has taken place and will probably take place...the Church mentions plans for eventually adding a community center, a general store, and related facilities. Additional development has the potential to increase soil loss due to road building and house and fallout shelter construction. It could also increase bacterial and nutrient loads to the ground water and, eventually, surface water systems. Further development in this area will result in lower ground water levels and may cause some already marginal wells to go dry. Some gradual increase in sedimentation could be expected as more home-sites are developed in the North Glastonbury Subdivision. The gradual increase of ground water withdrawal in this area will eventually cause some of the wells in the area to experience a reduction in production.

      Ground water development in the area of Glastonbury North by private individuals will have a cumulative effect on ground water availability. Many of the existing bedrock wells produce marginal amounts of water

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and continued withdrawal may have observable reductions in production in wells already completed in this aquifer. These effects may also be applicable to other areas where bedrock aquifers are utilized as development progresses.

To summarize, I hope that every effort is made by the GLA to ensure that Glastonbury development will go in a positive direction and that attempts be made to beautify our community in every way possible. I hope that to also mean that developers supply adequate water for landscaping and personal use.

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7-10-00

This is to give my proxy for all matters to Robert Wallace for the 7-17-00 Meeting of The Glastonbury Landowners Association.

David J Kehoe, Sr.

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Glastonbury Landowners Association

Board of Directors Meeting Minutes

August 14, 2000

CONFIDENTIAL – DO NOT COPY

1. **Call to Order, Prayer**

The meeting was called to order at 7:15 p.m. at Golden Ratio, Emigrant, MT. Opening prayer was given by Daniel Kehoe, Jr.

PRESENT: Daniel Kehoe, Jr. (President), Eric Newhouse (Vice-President), Jim Phipps (Treasurer), David Tonkin (Secretary), Daniel Kehoe, Sr., Christine Johnston, Andrew Field, Robert Wallace, Walter Wunsch.

ABSENT: Maria Scoble, Jon Olsen, Philip Hoag

PROXY: Maria Scoble to Jim Phipps, Jon Olsen to Robert Wallace

ALSO ATTENDING: Julie Brennan

2. **Reading and Disposition of the Minutes**

MOTION: David made the motion and Christine seconded it to accept the amended minutes. The votes carried unanimously.

3. **Order of Business**

3.1 Approval of Procedure for Recording Minutes

Reviewed and discussed procedures for writing minutes.

MOTION: Dan, Sr. made the motion and David seconded it to accept the amended procedure. The vote carried unanimously.

3.2 Project Facilitator: Tabled

4. **Report of Officers and Committees**

4.1 Treasurer's Report: Jim Phipps, Treasurer

Jim sent out all but approximately 16 statements. He discussed the statements and why they were late. Jim will speak to Barbara Hopkins about several matters.

4.2 Architecture Subcommittee: Robert Wallace/Daniel Kehoe, Sr., Co-Chair

1. The Church property where the Comptons lived is being subdivided.
2. The Hazen property has completed subdivision.

4.3 Road Committee: Eric Newhouse, Co-Chair

ACTION ITEM: Eric to contact Archie Mann re: completion of the road items that the Church agreed to pay for.

ACTION ITEM: David to purchase "15 MPH" and "Dangerous Curve" signs and have Archie put them up.

ACTION ITEM: Dan, Jr. to place sign and lock and chain.

ACTION ITEM: Dan, Jr. to contact weed sprayer for spraying the edge of the roads for knapweed in North and South Glastonbury.

The board approved hiring Jim Trisdale. He will mow the easements at $30/hour. Jim Trisdale has a tractor attachment. Due to the extreme fire conditions, the board requires that

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Jim has a fire extinguisher with him while he mows. Eric Newhouse presented the attached work order to be used when contracting work out.

MOTION: David moved and Daniel, Sr. seconded that once a board member works in excess of an average of five hours on GLA business that board member can be paid $15 to $20 per hour. The board member must fill out a work order and get an approval from at least three other board members. Payee will be an independent contractor. The motion carried with one abstention.

4.4 Complaint Committee: Christine Johnston, Chair No report.

4.5 Land Use Master Plan Committee: Dan Kehoe, Jr., Chair
William Smith will make a presentation to the Church board.

4.6 Fire Water Reservoir Committee: Walter Wunsch, Chair
Landscaping around stet.
ACTION ITEM: Reflectors need to be place on the guard posts.

4.7 Nominating Committee:
The board formed a nominating committee for the November elections.
Christine Johnston and Philip Hoag will co-chair.

Next Meeting and Adjournment
The meeting was adjourned at 9 p.m. Next meeting will be September 11, 2000 at 7 p.m.

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Glastonbury Landowners Association Board of Directors Meeting
August 14, 2000 Agenda

1. Call to Order, Opening Prayer (waiver of notice if required)
2. Reading and Disposition of the May and June Minutes
3. Order of Business
   3.1 Approval of Procedure for Recording Minutes
   3.2 Project Facilitator
4. Report of Officers and Committees.
   4.1 **Treasurer's Report** - Jim Phipps, Treasurer
   4.2 **Finance Committee** - Jim Phipps, Chair
   4.3 **Architecture Subcommittee** - Robert Wallace/Dan Kehoe, Sr. Co-Chair
   Action Item: Letter to nonfilers (Wallace/Kehoe Sr. w/ Glover)
   4.4 **Road Committee** - Eric Newhouse - Chair
   Action Item: Contact Archie Mann re: completion of Church road job (E. Newhouse)
   Action Item: Purchase & placement of "15 MPH" and "Dangerous Curve" signs
   Action Item: Buy and place info sign on High South gate (D Kehoe, Jr)
   Action Item: Gate at Alexanders in North
   Action Item: Jim Kelly easement - check w/ H. Lund (D. Kehoe, Jr)
   Action Item: Contact weed sprayer (D. Kehoe, Jr)
   4.5 **Complaint Committee** - Christine Johnston
   4.6 **Land Use Master Plan Committee** - Daniel Kehoe, Jr., Chair
   Action Item: Letter to the game warden re: hunting access rules in the Covenants
   4.7 **Fire Water Reservoir Committee** - Walter Wunsch, Chair
   Action Item: Landscaping around tank
   4.8 **Nominating Committee** - establish committee for upcoming elections
   4.9 **Ombudsman Report** - Regina Wunsch (SG) and Joan Murphy (NG)
5. **Recreation Committee**
6. **Unfinished Business**
7. **Tabled Business**
   7.1 Parcel Subdivision Road Maintenance (D. Kehoe)
   7.2 Tree removal guideline (P. Hoag)
   7.3 Accounting Procedures (J. Phipps)
8. **New Business**
   8.1 Quarterly info letter/newsletter to landowners what's been done and what's going to be done
9. **Open Floor Comments**
10. Next Meeting and Adjournment

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Agenda Item 3.1 Approved 8/14/00

Procedure For Minutes

Per an approved motion of the 11/11/99 meeting of the GLA Board of Directors, "**The Minutes routinely include those matters that are motion items and action follow-up items.**" The Minutes are not a transcript of the Board meetings, but a recording of the decisions and actions of the Board.

1. **Call To Order**. Following the recording of the call to order, list under separate lines and headings: "Present", "Absent", and "Proxy" for the Board members and "Also Attending" for any non-Board members in attendance.

2. Motions. On their own lines, record On recording motions, for the ease of reading, a consistency in recording the motion is appreciated. A concise way to begin the motions is "_(Name)__ moved and __(Name) seconded the motion ..." This allows everyone to quickly read who moved and seconded and then read the motion and the vote.

On motions from the Architectural Subcommittee/Project Review Committee, the format follows the above with the motion containing all the following pertinent information, preferably in this order: "...motion to approve the (building, preliminary or final subdivision) project application for a (house, shed, subdivision, etc.) on Parcel (or Tract) number North (or South) by (landowner's name).

All motions must have a vote reported.

The chairman of the meeting (usually the president) cannot move or second a motion and only votes in case of a tie vote. The chairman can informally get a consensus on minor issues to determine a course of action without a motion being made.

3. **Attachments to Minutes**. Where written letters, proposals or reports are presented for discussion or report, these documents (or copies) are attached to the Minutes and reported as attached in the Minutes. Whenever the Treasurer submits the Profit and Loss Report and the Balance Sheet it is attached.

4. **Action and follow-up Items**. For committees that have Action Items and Follow-up Items on the agenda, such as the Road Committee, they are reported in the Minutes on their own line with a "Follow-up" intro. This makes it easier in reviewing Minutes to checklist various items.

4. Generally using New Times Roman or a serif ("little feet") font for the Minutes makes them easier to read as each letter leads the eye to the next letter. Ariel or sans serif fonts can be used in headlines because they arrest the eyes attention and do not flow.

Sample Minutes with notes with general guidelines:

Glastonbury Landowners Association - 14 point
Board of Directors Meeting Minutes - 11 point
June 21, 1999

Body - 12 point
Margins - 1 inch
Space between sections - 4 point

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1. Call to Order, Prayer: The meeting was called to order by _____. at _____ PM at _____, Emigrant, MT. Opening prayer was offered by _____.

Note: If a Board member is an officer list their title in parenthesis after their name.
PRESENT: Daniel Kehoe, Jr. (president), Andrew Field (vice-president), Maria Scoble (treasurer), Jim Phipps (secretary), David Newhouse, Walter Wunsch, Philip Hoag, and Patrick Wolberd.
ABSENT: Horus Brailsford, Linda Kremer, Eric Newhouse, and Dan Kehoe, Sr.
PROXY REC'D: Linda Kremer to Maria Scoble.
ALSO ATTENDING: Roeloff Varkivisser, Joan Murphy

2. Reading and Disposition of the Minutes: The Minutes of the _____ meeting were unanimously approved (or "approved as corrected" or "as amended" as the case may be).

3. Order of Business:

3.1 Executive Assistant applications: Jim Phipps and Patrick Wolberd replaced Daniel on the executive assistant interviewing team.
AC. Action item: The time for the interviewing was set for the following Monday evening.

4.1 Treasurer Report: Roeloff Varkivisser presented the attached Balance Sheet and the Income and Expenditure Report.

4.2 Finance Committee: No report.

4.3 Architecture Subcommittee: Andrew Field, chair. Andrew reported on the application for preliminary approval for the construction of a log home/dance studio on Parcel 56 North (Pittendorfer/Rakela parcel owner).
MOTION: Andrew moved and Philip seconded the motion that a preliminary approval for a building project application on Parcel 56 North be given to Rik Pittendorfer and Kathleen Rakela.

4.4 Road Committee: David Newhouse, chair.
FOLLOW-UP: STOP signs by GAV: David Newhouse reported that the STOP signs are in place on Sirius by Helios.
FOLLOW-UP: Gate by Pitt property: David placed the GLA gate from Parcel 56 S by the posts in high South, but has to get the hardware to attach it to the post..
MOTION: _____ made the motion, seconded by _____, to ... .The motion passed _____ (unanimously, 4 to 1, 1 abstaining).

4.5 Noxious Weed Committee: No report.

4.6 Complaint Committee: No report.

4.7 Master Plan Committee: Daniel Kehoe, Jr. chair. No report.

The meeting ended at _____ PM with no further business.

The next meeting will be _____ at __ PM.

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Glastonbury Landowners Association

Board of Directors Meeting Minutes

September 11, 2000

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1. **Call to Order, Prayer**

The meeting was called to order at 7:20 p.m. at Golden Ratio, Emigrant, MT.
PRESENT: Eric Newhouse (Vice-President), Jim Phipps (Treasurer), David Tonkin (Secretary), Daniel Kehoe, Sr., Christine Johnston, Robert Wallace, Walter Wunsch.
ABSENT: Daniel Kehoe, Jr. (President), Philip Hoag, Andrew Field, Maria Scoble, Jon Olsen
PROXY: Daniel Kehoe, Jr. to Daniel Kehoe, Sr.
ALSO ATTENDING: Julie Brennan

2. **Reading and Disposition of the Minutes**

MOTION: Dan, Sr. motioned and David seconded that we accept the amended minutes. The vote carried unanimously.

3. **Order of Business**

Discussion about how to store the minutes.
MOTION: Eric made the motion and Dan, Sr. seconded it that we compile the minutes, put them on a floppy disk and store disk in a bank in a safety deposit box. The vote carried unanimously.

4. **Report of Officers and Committees**

4.1 Treasurer's Report: Jim Phipps, Treasurer
Jim reported that Barbara Hopkins agreed to pay GLA the remaining portion of the back dues collected on the Patwell property (Parcel 25 South) that was sold and converted to fee simple. Barbara also reported that Parcel 94 South was in the process of being sold and converted to fee simple. Jim noted that the Hazen property subdivision has not been reviewed by GLA.

4.2 Architecture Subcommittee: Robert Wallace/Daniel Kehoe, Sr., Co-Chair
Parcel 71 South/Walter Wunsch: Robert reported on the application for preliminary approval of the construction of a cottage industry building.
MOTION: Robert made the motion and Dan, Sr. seconded that preliminary approval be given to Walter Wunsch's project with the following provisions:

1. The building will have a residential look.
2. The road easement along Hercules Road and Polaris Way cannot be used for parking for employees.
3. The drain field must be set back from the property lien and road easement in accordance with Glastonbury standards, etc.
4. Any changes to the plans must be in accordance with the Glastonbury standards.

The motion passed.

Parcel 30-D N: Robert presented the application to construct a green house on his parcel.
MOTION: Dan, Sr. made the motion and Christine seconded it that we approve the application for the green house.

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Parcel 95 South: Eric presented xx's application for installing a doublewide mobile home. The Architecture Committee noted that the drain field and well locations need to be located in accordance with Glastonbury standards and that the grade of the road to the building location appeared to be too steep.
MOTION: Dan, Sr. made the motion and David seconded it that a phone call approval be given after receiving written material that the slope and alignment of the road meets Glastonbury standards. The vote carried unanimously.

4.3 Road Committee: Eric Newhouse, Co-Chair
Report on Action Items:

1. Eric will meet with William Smith to get him to sign off on the completion of the road work the Church agreed to pay for and release the funds held by the Church.
2. David will purchase "15 MPH" and "Dangerous Curve" signs.
3. Dan, Jr. has ordered the information sign to be placed on the high South gate.
4. The board discussed the placement of a gate on Gemini Road at the start of Alexander's property (Parcel 65) and installing a "No Hunting" sign. The board agreed to not allow the installation of a gate, but agreed to the placing of a "No Hunting' sign.

MOTION: David made the motion and Dan, Sr. seconded it to keep all Glastonbury roads open for emergency vehicles and Glastonbury residents. The motion passed unanimously.

5. Jim Kelley easement was tabled.

4.4 Complaint Committee: Christine Johnston, Chair No report.

4.5 Land Use Master Plan Committee: Dan Kehoe, Jr., Chair No report.

4.6 Fire Water Reservoir Committee: Walter Wunsch, Chair No report.

4.7 Recreation Committee No report.

Next Meeting and Adjournment
The meeting was adjourned at 9:40 p.m. Next meeting will be October 9, 2000 at 7 p.m.

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Glastonbury Landowners Association Board of Directors Meeting
September 11, 2000 Agenda

1. Call to Order, Opening Prayer (waiver of notice if required)
2. Reading and Disposition of the May and June Minutes
3. Order of Business
4. Report of Officers and Committees.
   - 4.1 **Treasurer's Report** - Jim Phipps, Treasurer
   - 4.2 **Finance Committee** - Jim Phipps, Chair
   - 4.3 **Architecture Subcommittee** - Robert Wallace/Dan Kehoe, Sr. Co-Chair
     Parcel 71S W. Wunsch building
     Action Item: Letter to nonfilers (Wallace/Kehoe Sr. w/ Glover)
   - 4.4 **Road Committee** - Eric Newhouse - Chair
     Action Item: Contact Archie Mann re: completion of Church road job (E. Newhouse)
     Action Item: Purchase & placement of "15 MPH" and "Dangerous Curve" signs
     Action Item: Buy and place info sign on High South gate (D Kehoe, Jr)
     Action Item: Gate at Alexanders in North
     Action Item: Jim Kelly easement - check w/ Jim T
arpey (D. Kehoe, Jr)
   - 4.5 **Complaint Committee** - Christine Johnston
   - 4.6 **Land Use Master Plan Committee** - Daniel Kehoe, Jr., Chair
     Action Item: Letter to the game warden re: hunting access rules in the Covenants
   - 4.7 **Nominating Committee** - Christine Johnston & Philip Hoag CoChair
   - 4.8 **Ombudsman Report** - Regina Wunsch (SG) and Joan Murphy (NG)
5. **Recreation Committee**
6. **Unfinished Business**
7. **Tabled Business**
   - 7.1 Parcel Subdivision Road Maintenance (D. Kehoe)
   - 7.2 Tree removal guideline (P. Hoag)
   - 7.3 Accounting Procedures (J. Phipps)
8. **New Business**
9. **Open Floor Comments**
10. Next Meeting and Adjournment

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9 September 00

Daniel Kehoe Jr. gives his proxy for the GLA Board meeting to Daniel Kehoe Sr.

Daniel Kehoe

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Glastonbury Landowners Association

Board of Directors Meeting Minutes

October 9, 2000

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1. Call to Order, Prayer: The meeting was called to order by Daniel Kehoe, Jr. at 7:20 p.m. at Golden Ratio Woodworks, Emigrant, MT. Opening prayer was offered by Christine Johnston.
PRESENT: Daniel Kehoe, Jr. (President), Eric Newhouse, (Vice President), Jim Phipps (Treasurer), Philip Hoag, Christine Johnston, Andrew Field, Dan Kehoe, Sr. and Walter Wunsch
ABSENT: Maria Scoble, Jon Olsen, Robert Wallace, and David Tonkin (Secretary).
PROXY REC'D: Maria Scoble to Jim Phipps.
ALSO ATTENDING: Rudy Parker

2. Reading and Disposition of the Minutes: Upon motion by Dan and seconded by Eric, the Minutes of the September 11th meeting were unanimously approved as corrected.

3. Order of Business:

3.1 Executive Assistant applications: Julie Brennan resigned as executive assistant. The matter of hiring an assistant was tabled until the next meeting when David Tonkin could attend.

4.0 Reports of Officers and Committees

4.7 Nominating Committee: Christine Johnston & Philip Hoag, Co-Chair. Christine reported that there were only two people running for the Board in South Glastonbury and three running for the Board in North. A Board member made some phone calls to people who ran in last years election to get more candidates to run.

4.1 Treasurer Report: Jim reported on the members taking advantage of the Boards offer to help with the weed spraying. He also reported on the new system he had set up to track petty cash. Attached to these Minutes is the list Jim compiled of recent payments and deposits. He will make this list a part of the regular Treasurer's Report. Jim also requested any Board members knowing of land sales to notify him. The Board discussed ways to keep abreast of land sales.

The Board then discussed the wording of the Covenants in regard to the timing of issuance of assessments. Due to the wording the consensus of the Board is that subdivisions will be invoiced as such on the following January. this both encourages subdivisions and allows the Secretary and Treasurer more time to keep the membership rolls up to date without stalling issuance of follow-up statements during the year. The membership rolls need to be up to date by the November GLA Board elections. The Board agreed by consensus to keep all the records in Microsoft Word format, backed up onto 3.5" floppies or CD ROM if possible..

ACTION ITEM: Eric will talk to the title companies in Livingston re: Covenants and notification of land transactions.

MOTION: Phillip moved and Dan seconded the motion to appoint Andrew chair of the committee to price out and build a Glastonbury website. The website will be used to advertise Glastonbury and to post the Minutes of the meetings. The motion passed unanimously. Rudy Parker was added to the committee.

Rudy Parker gave the attached financial report.

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4.2 Finance Committee: No report.

4.3 Architecture Subcommittee: Robert Wallace and Dan Kehoe, Sr., Chair. Dan reported on the application for preliminary approval for the construction of a manufactured home on Tract 18B by Neil and Linda Kremer.
MOTION: Dan moved and Walter seconded the motion to approve the project subject to the further approval of the concrete foundation. The motion passed unanimously.

4.5 Complaint Committee: Christine Johnston, Chair.
Eric reported on the expected complaint from Kathie Garcia and Edward Anderson regarding eyesores and nuisances on their parcel due to actions of Kathleen Ullrich.

MOTION: Andrew moved and Dan seconded the motion that Daniel begin the Complaint Procedure of phone calling and writing the notification letter upon receipt of the complaint. The motion passed unanimously.

The Board then discussed the issue of unreclaimed shelter exteriors. Phillip suggested that a survey be made to list the shelters and their needs. The Board agreed.

ACTION ITEM: Survey shelters and list specific needs. (Philip Hoag?)

4.4 Road Committee: Eric Newhouse, Chair.
FOLLOW-UP ITEM: Eric went over the Church road job with William Smith and sent a letter requesting final payment to the Church.
FOLLOW-UP ITEM: Daniel reported that he put up the signs on the gate at High South and fixed the chain so that the gate could be shut, but not locked.
ACTION ITEM: Eric will contact Richard Johnson to put up the snow fences and a lockable chain or cable gate on the Dowbek property road that leads to the Story property.
ACTION ITEM: Eric will follow up with Archie Mann regarding cleaning up the gravel/weed piles along Hercules Drive in High South.

4.6 Master Plan Committee: Daniel Kehoe, Jr., Chair. Daniel reported that he gave an overview of the Master Plan with Charlotte Mizzi, the new head of Community Services at the Church.

4.8 Recreation Committee: Robert Wallace & Eric Newhouse, C-Chair. No report.

4.9 Ombudsmen Report. No reports.

5.0 Unfinished Business.

6.0 New Business.

The meeting ended with no further business. The next meeting was set for November 6, 2000.

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Glastonbury Landowners Association Board of Directors Meeting
October 9, 2000 Agenda

1. Call to Order, Opening Prayer (waiver of notice if required)
2. Reading and Disposition of the September Minutes
3. Order of Business
   3.1 New administrative assistant hiring process
4. Report of Officers and Committees.
   4.1 **Treasurer's Report** - Jim Phipps, Treasurer
   Timing of assessment billings
   Computer w/ software of database & Minutes
   4.2 **Finance Committee** - Jim Phipps, Chair
   4.3 **Architecture Subcommittee** - Robert Wallace/Dan Kehoe, Sr. Co-Chair
   Parcel 56S Kremer's building
   Action Item: Letter to nonfilers (Wallace/Kehoe Sr. w/ Glover)
   4.4 **Road Committee** - Eric Newhouse - Chair
   Action Item: Contact W. Smith re: completion of Church road job (E. Newhouse)
   Action Item: Purchase & placement of "15 MPH" and "Dangerous Curve" signs
   Action Item: Buy and place info sign on High South gate (D Kehoe, Jr)
   Action Item: Gate at Alexanders in North
   Action Item: Jim Kelly easement - check w/ Jim Tarpey (D. Kehoe, Jr)
   4.5 **Complaint Committee** - Christine Johnston
   E. Anderson complaint re: K Uhlrich
   Action to galvanize shelter reclamation process
   4.6 **Land Use Master Plan Committee** - Daniel Kehoe, Jr., Chair
   Action Item: Letter to the game warden re: hunting access rules in the Covenants
   4.7 **Nominating Committee** - Christine Johnston & Philip Hoag CoChair
   4.8 **Ombudsman Report** - Regina Wunsch (SG) and Joan Murphy (NG)
5. **Recreation Committee**
6. **Unfinished Business**
7. **Tabled Business**
   7.1 Parcel Subdivision Road Maintenance (D. Kehoe)
   7.2 Tree removal guideline (P. Hoag)
   7.3 Accounting Procedures (J. Phipps)
8. **New Business**
9. **Open Floor Comments**
10. Next Meeting and Adjournment

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GLASTONBURY LANDOWNERS ASSOCIATION, INC.

Balance Sheet

As of October 9, 2000

	Oct 9, '00
ASSETS	
Current Assets	
Checking/Savings	
1st National Bank Checki...	26,143.60
1st National Bank Savings	35,095.29
Total Checking/Savings	61,238.89
Accounts Receivable	
Accounts Receivable	57,517.51
Total Accounts Receivable	57,517.51
Total Current Assets	118,756.40
TOTAL ASSETS	**118,756.40**
LIABILITIES & EQUITY	
Equity	
Beginning Balance	11,816.51
Opening Bal Equity	-90.00
Retained Earnings	124,266.02
Net Income	-17,236.13
Total Equity	118,756.40
TOTAL LIABILITIES & EQUITY	**118,756.40**

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