GLASTONBURY LANDOWNERS ASSOCIATION, INC.
Income & Expense Comparison 1999-2000
January 1 through October 9, 2000

	Jan 1 - Oct 9, '00	Jan 1 - Oct 9, '99	$ Change	% Change
Income				
Assessment Prior to 1998 Paid	3,002.08	6,926.72	-3,924.64	-56.7%
Bond Account	240.00	740.00	-500.00	-67.6%
Finance Charges	145.70	-10.57	156.27	1,478.4%
Interest Income	2,841.83	2,952.19	-110.36	-3.7%
Land & Dwelling Assessment				
Dwelling Assessment 1998	0.00	3,406.47	-3,406.47	-100.0%
Dwelling Assessment 1999	1,289.00	16,677.13	-15,388.13	-92.3%
Dwelling Assessment 2000	16,133.50	0.00	16,133.50	100.0%
Golden Age Village Assessment	1,470.00	1,470.00	0.00	0.0%
Land Assessment 1998	331.66	4,075.25	-3,743.59	-91.9%
Land Assessment 1999	2,154.99	26,339.69	-24,184.70	-91.8%
Land Assessment 2000	25,495.73	0.00	25,495.73	100.0%
Total Land & Dwelling Assessment	46,874.88	51,968.54	-5,093.66	-9.8%
Late Fee/Finance Charge	491.13	-695.58	1,186.71	170.6%
Misc Income	0.00	15.11	-15.11	-100.0%
Story Road Project	0.00	15,000.00	-15,000.00	-100.0%
Upgrade Fee	0.00	7,816.23	-7,816.23	-100.0%
Total Income	53,595.62	84,712.64	-31,117.02	-36.7%
Expense				
Banking Fees				
NSF	0.00	18.00	-18.00	-100.0%
Total Banking Fees	0.00	18.00	-18.00	-100.0%
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	1,658.75	558.00	1,100.75	197.3%
General Repairs & Maintenance - Other	0.00	110.00	-110.00	-100.0%
Total General Repairs & Maintenance	1,727.15	696.64	1,030.51	147.9%
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	127.51	998.37	-870.86	-87.2%
Supplies	0.00	92.14	-92.14	-100.0%
Total Office Expense	127.51	1,090.51	-963.00	-88.3%
Petty Cash	536.05	0.00	536.05	100.0%
Postage	84.15	136.68	-52.53	-38.4%
Professional Fees				
Accountant	120.00	152.00	-32.00	-21.1%
Bookkeeper	678.00	1,210.56	-532.56	-44.0%
Legal Council/Service	50.00	184.95	-134.95	-73.0%

GLA 00958

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GLASTONBURY LANDOWNERS ASSOCIATION, INC.
Income & Expense Comparison 1999-2000
January 1 through October 9, 2000

	Jan 1 - Oct 9, '00	Jan 1 - Oct 9, '99	$ Change	% Change
Secretarial	1,073.92	698.29	375.63	53.8%
Total Professional Fees	1,921.92	2,245.80	-323.88	-14.4%
Rental	199.00	220.00	-21.00	-9.6%
Road Repairs & Maintenance				
Grading & Graveling	58,320.75	6,210.00	52,110.75	839.1%
Road Signs	237.64	0.00	237.64	100.0%
Snow Plowing	1,911.25	4,085.20	-2,173.95	-53.2%
Surface Binder	15,360.00	5,037.00	10,323.00	204.9%
Road Repairs & Maintenance - Other	1,290.45	0.00	1,290.45	100.0%
Total Road Repairs & Maintenance	77,120.09	15,332.20	61,787.89	403.0%
Story Road-Project	0.00	31,500.00	-31,500.00	-100.0%
Taxes				
Income Tax	189.00	0.00	189.00	100.0%
Total Taxes	189.00	0.00	189.00	100.0%
Water Reservoir	5,440.75	600.00	4,840.75	806.8%
Total Expense	92,396.15	56,493.36	35,902.79	63.6%
Net Income	-38,800.53	28,219.28	-67,019.81	-237.5%

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Glastonbury Landowners Association

Board of Directors Meeting Minutes

November 6, 2000

CONFIDENTIAL – DO NOT COPY

1. Call to Order, Prayer

The meeting was called to order by Eric, 7:10 p.m., at Golden Ratio Woodworks.
PRESENT: Daniel Kehoe, Jr. (President), Eric Newhouse (Vice-President), Jim Phipps (Treasurer), David Tonkin (Secretary), Andrew Field, Philip Hoag, Dan Kehoe, Sr., Christine Johnston, Jon Olsen, Robert Wallace.
ABSENT: Maria Scoble
PROXIES: None
ALSO ATTENDING: William Brennan

2. Reading and Disposition of the Minutes

The September Meeting Minutes were read. Eric Newhouse moved and Robert Wallace seconded that the minutes be approved. The motion passed unanimously.

3. Order of Business

3.1 New Administrative Assistant Hiring Process: Tabled

4. Report of Officers and Committees

4.1 Treasurer's Report Jim Phipps, Treasurer
Jim handed out a list of transactions for the previous month. (see attached)

Jim reported there were some confusion regarding the assessment for Parcel 43-N owned by Sylvian and Emily Ray and William Davis. When the Church turned over its records to GLA, they indicated that William Davis owned 10% and the Rays owned 90% of the parcel and that it was held as tenancy-in-common. Our records showed that the Rays owed $2,754.26 in assessments and William Davis owed $852.79. When Eric Newhouse purchased the property this year, the title was changed to fee simple and the Ray's $2,754.26 of past due assessments (including $120 land assessments for year 2000) were paid to GLA. Upon further investigation, the title company could find no record of deeded ownership of William Davis.
MOTION: Jim Phipps moved and Dan, Sr. seconded to forgive the $852.79 past due assessments for William Davis and that he be billed for the now subdivided land held in fee simple, $120 for the land and $120 for his home on it. The motion carried unanimously.

Jim reported that North Glastonbury parcels 53, 60 and 63 are the only lots owned by the Church. Parcel 53 NG is being held in reserve and is not for sale.

Park County has sent GLA tax assessments for three parcels, one in North Glastonbury, which is for the main entry road, and parcels 96-SG and 102-SG, which are common land parcels. The total tax bill for the year is $94.

Jim reported that we sent out an assessment for parcel 64-NG, which does not have any access from Glastonbury roads. Previously the board had voted to not assess this parcel until there was access. Jim will rescind the assessment.

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Jim outlined a petty cash procedure that he would like GLA to implement. (see attached) In general, it involves keeping track of the monies spent in a log similar to a check book register and must be turned in at the completion of the project.

MOTION: Jim moved and Dan, Sr. seconded to adopt the petty cash procedure. The motion passed.

Eric reported that he and Dean Holm at Guardian Title discussed ways to have our treasurer be contacted whenever there is a sale of land in Glastonbury.

4.2 Architecture Subcommittee Robert Wallace/Dan Kehoe, Sr., Co-Chair
Robert reported on the application of Bruce Ganje for Parcel 26D-SG. The application was just received and is incomplete. Robert will get the missing information before bringing it to the board.

Discussed the status of Robert Riddle's application, the revised driveway to his building site and the change from installing a mobile home to constructing a home on Parcel 95-SG. He is continuing to proceed construction without formal approval of his application. The existing application is for mobile home and a built house. The driveway appears too steep.
MOTION: Andrew moved and Walter seconded to have Philip meet with Robert Riddle to review his application and driveway and discuss ways to modify it to meet Glastonbury road standards. The motion allowed for the spending of up to $200 to hire William Smith or another engineer to assist in reviewing the driveway. The motion passed with one abstention.

ACTION ITEM: David to write a letter addressing the Board's concern and Philip will deliver it to Robert Riddle.

The Board discussed the subdivision of parcels 53-SG and 25-SG being done by the Church. They should be submitting applications for these two subdivisions.
ACTION ITEM: Robert is to write a non-conformance letter to the Church with carbon copy to William Smith regarding Parcels 53-SG and 25-SG.

4.3 Road Committee Eric Newhouse, Co-Chair
MOTION: Philip moved and Eric seconded to authorize parking in the road easement at the end of Sagittarius Skyway next to Parcel 92-SG for visitors of the common use land. The motion included placing a sign indicating the limit of parking and the direction to the common land. The motion passed.

Dan, Jr. reported that the action item to confirm the change in the road easement for Parcel 92-SG/Jim Kelly was completed.

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ACTION ITEMS: The two remaining action items from the October meeting were not completed.

4.4 Complaint Committee Christine Johnston, Chair
ACTION ITEMS: E. Anderson complaint and the Shelter Reclamation Survey from the October meeting. No reports given..

4.5 Land Use Master Plan Committee Dan Kehoe, Jr., Chair
Dan presented William Smith, Operations Manager for the Church, who gave the GLA board a report on the Church's view of the 3/15/99 draft Master Plan. William reviewed the Master Plan with Edward Francis, Murry Steinman, Hertha Lund, Marion Watson, Donald Knittle and Jon Springer and these individuals looked favorably on the Master Plan, but had some concerns. William went over some of the concerns with the board. In general the Church felt comfortable with the residential portion of the Master Plans, North and South, but had some concerns with some of the wording. The Church thought the village area for North Glastonbury was close to agreement, but that the wording was too complex and rigid. The Church did not accept what was laid out for the village area in South Glastonbury.

The board and William Smith discussed various ways to proceed. They agreed that the best route to take to resolve these issues was to request a meeting in writing with the Church board and present the history of the transfer of Glastonbury to the GLA and to get feed back that the Church board has about the Master Plans.

ACTION ITEM: Dan, Jr. reported that he followed up on his action item of sending a letter to the game warden regarding hunting access rules in the Glastonbury Covenants. (see attached).

4.6 Recreation Committee Robert Wallace/Eric Newhouse, Co-Chair
Eric reported that the Church is planning to give 30 acres to North Glastonbury Teaching Center, which includes the old gravel pit provided the gravel pit is regraded and seeded. The TC is willing to give GLA the gravel pit for recreation fields if they regrade and seed it.

4.7 Nominating Committee Christine Johnston & Philip Hoag, Co-Chair
Christine reported that they have found one candidate for each vacancy in North and South Glastonbury. She reviewed the proposed agenda for the annual meeting scheduled for November 11, 2000. Jim said he would determine the number of landowners needed to be presented to have a quorum at the annual meeting.

4.8 Ombudsman Report Regina Wunsch (SG) Joan Murphy (NG) No report.

The meeting adjourned with no further business.
The next meeting will be the GLA Annual Meeting with the landowners. It will be held in Emigrant Hall on Saturday, Nov. 11 at 10 a.m.

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Glastonbury Landowners Association Board of Directors Meeting
November 6, 2000 Agenda

1. Call to Order, Opening Prayer (waiver of notice if required)
2. Reading and Disposition of the October Minutes
3. Order of Business
   3.1 New administrative assistant hiring process
4. Report of Officers and Committees.
   4.7 **Nominating Committee** - Christine Johnston & Philip Hoag CoChair
   4.1 **Treasurer's Report** - Jim Phipps, Treasurer
   4.2 **Architecture Subcommittee** - Robert Wallace/Dan Kehoe, Sr. Co-Chair
   Action Item: Letter to nonfilers (Wallace/Kehoe Sr. w/ Glover)
   4.3 **Road Committee** - Eric Newhouse - Chair
   Action Item: Purchase & placement of "15 MPH" and "Dangerous Curve" signs
   Action Item: Sign at Alexanders in North
   Action Item: Jim Kelly easement - check w/ Jim Tarpey (D. Kehoe, Jr)
   4.4 **Complaint Committee** - Christine Johnston - Chair
   Action Item: E. Anderson complaint re: K Ullrich (D. Kehoe, Jr.)
   Action Item: Shelter reclamation survey (Philip Hoag?)
   4.5 **Land Use Master Plan Committee** - Daniel Kehoe, Jr., Chair
   Action Item: Letter to the game warden re: hunting access rules in the Covenants
   4.6 **Recreation Committee** - Robert Wallace & Eric Newhouse, CoChair
   4.8 **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)
8. **New Business**
   8.1 Agenda for General Membership meeting
9. **Open Floor Comments**
10. Next Meeting and Adjournment

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WILLIAM N. DAVIS
POST OFFICE BOX 186
EMIGRANT, MT 59027

October 24, 2000

Mr. Jim Phipps
Treasurer
Glastonbury Landowners Association
Post Office Box 312
Emigrant, MT 59027

RE: Your October 20, 2000 Statement Concerning Parcel 43, Glastonbury North, Enclosed

Dear Jim,

The statement is in error in that it does not reflect the payment in full of all community assessments which were due and outstanding as of March 30, 2000, the date of sale of the property. Please note that the payment of all outstanding community assessments was a condition for the sale of the property by the Church.

According to the HUD-1 Statement issued by Guardian Title, Inc., 504 East Callendar Street, Livingston , Montana and a confirming telephone conversation I had today with Dean Homes, Vice President of Guardian Title who examined the records at my request, The Glastonbury Landowners Association was paid $2,634.26 on March 31, 2000 for community assessments due as of the sale date, plus $120.00 for the balance of the year 2000 for a total of $2754.26.

The $2,634.26 due the Glastonbury Landowners Association was submitted in the escrow instructions to Guardian Title by Church Universal And Triumphant President, Kathleen Gordon.

I will be happy to render payment, on receipt of an accurate statement, for assessments that will accrue to parcel 43-3 after the sale of the property and its subdivision of September 21, 2000.

Sincerely,

William N. Davis

William N. Davis

copy: Eric Newhouse

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Church Universal and Triumphant®

BUSINESS OFFICE

October 26, 2000

James Phipps
Post Office Box 417
Emigrant, Montana 59027

RE: Parcel No. 43, Glastonbury North

Dear Jim:

I'm enclosing a copy of the GLA Community Assessment Statement addressed to Sylvian Ray that was provided to us for use in collection during the fee simple upgrade of Parcel No. 43, North. It does not include any assessments owed by William Davis.

Our legal advice on this matter was for the upgrade transaction to occur only between the Church and Sylvian and Emily Ray, as they were the deeded owners of record. A title search showed a Notice of Purchaser's Interest by William Davis but not as holding a deeded interest. Therefore, we did not collect an upgrade fee nor delinquent community assessments from William Davis.

I hope this explanation is adequate for your purposes. Please let me know if we can assist further.

Very truly yours,

CHURCH UNIVERSAL AND TRIUMPHANT, INC.

Barbara Hopkins

Barbara C. Hopkins, Corporate Paralegal

/bch
Enclosure

P.O. BOX 5000, GARDINER, MONTANA 59030-5000
PHONE: 406-848-9200 • FAX: 406-848-9508

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Glastonbury Landowners Association
PO Box 312
Emigrant, MT 59027

November 8, 2000

Mr. William Davis
P.O. Box 186
Emigrant, MT 59027

Subject: Review of your October 2000 statement.

Dear William,

The Board has reviewed the actions taken during the escrow procedures for your property completed in March of this year and come up with two significant items.

1- The $2,754.26 received by the Landowners Association was the exact amount due on the Rays assessment statement as of March 23, 2000 and had to be applied to their bill.

2- Although the Church informed the Association that you owned 10% and the Rays owned 90% of the parcel as a tenancy-in common there is no record of you having a documented legal interest in the property. Consequently the assessment for your home should have been billed to the Rays. Since they were also the only documented landowner the land assessment billed to you should never have occurred. Therefore the $852.79 presently billed to you is being canceled.

You will be billed at the rate of $240.00 per year, $120.00 for land and $120.00 for a home starting in January 2001.

Jim Phipps

Treasurer
Glastonbury Landowners Association

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PETTY CASH PROCEDURE

Petty cash advances may be made to any Board member for completion of their tasks. Advances may also be made to a Program Manager or Administrative Assistant if such personnel are employed. Upon issuance of a petty cash check by the treasurer a Petty Cash Log will be provided to keep track of expenditures. Upon completion of the task the Log will be returned to the treasurer with the unspent money. Should additional money be required the original log shall be returned to the treasurer and a new log with any past balance shown on it plus the amount of additional money advanced. An attempt will be made to limit advances to no more than $100.00 however if there will be an immediate need for more than this sum the required amount will be issued.

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PETTY CASH LOG

RESPONSIBLE COMMITTEE ________________________________

DATE	DESCRIPTION OF TRANSACTION	AMOUNT	BALANCE

GLA 00970

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Glastonbury Landowners Association

Board of Directors Meeting Minutes

November 11, 2000

CONFIDENTIAL – DO NOT COPY

1. Call to Order, Prayer

Following the Annual Meeting, this meeting was called to order by Dan Kehoe, Jr. in Emigrant Hall.

PRESENT: Daniel Kehoe, Jr. (President), Eric Newhouse (Vice-President), Jim Phipps (Treasurer), David Tonkin (Secretary), Bruce Ganje, Philip Hoag, Christine Johnston, George Makris, Jon Olsen, Robert Wallace and Walter Wunsch.

ABSENT: None

ALSO ATTENDING: None

The purpose of the meeting was to elect new officers for the board: President, Vice-President, Treasurer, and Secretary.

2. Order of Business

2.1 Election of New Officers

There was a discussion regarding nomination of the officer positions.

MOTION: Robert Wallace moved and Philip Hoag seconded the motion to elect Eric Newhouse as president, George Makris as vice-president, Jim Phipps as treasurer, and David Tonkin as secretary. The motion passed unanimously.

2.2 Election of Committee Chairs

There was a discussion concerning who would replace Eric as the committee chair for the road committee.

MOTION: Dan, Jr. moved and Jon Olson seconded to have Bruce Ganje be the road committee chair with Eric providing assistance for the first several months. The motion passed.

2.3 Unfinished Business

The board discussed Robert Riddler's construction and driveway on Parcel 95-S. Philip reported on his inspection of the driveway. He stated that he did not see an effective way to improve the driveway. Portions of it may be too steep and it enters Hercules Road at a very shallow angle.

MOTION: Philip moved and Dan, Jr. seconded to have David Tonkin and William Smith inspect the road and determine its grade and possible options; then for David to contact GLA's attorney to determine if the GLA has any exposure to its steepness and its angle of entrance to Hercules Road. The motion passed.

The meeting was adjourned with no further business.

The next meeting will be Monday, December 4, 2000 at Golden Ratio Woodworks, 7 p.m.

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Approved: 02 05 01
Amended: 02 06 01 - Final

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GLASTONBURY LANDOWNERS ASSOCIATION, INC.

Balance Sheet

As of November 11, 2000

	Nov 11, '00
ASSETS	
Current Assets	
Checking/Savings	
1st National Bank Checki...	31,899.24
1st National Bank Savings	35,219.49
Total Checking/Savings	67,118.73
Accounts Receivable	
Accounts Receivable	49,114.44
Total Accounts Receivable	49,114.44
Total Current Assets	116,233.17
TOTAL ASSETS	**116,233.17**
LIABILITIES & EQUITY	
Equity	
Beginning Balance	11,816.51
Opening Bal Equity	-90.00
Retained Earnings	123,735.64
Net Income	-19,228.98
Total Equity	116,233.17
TOTAL LIABILITIES & EQUITY	**116,233.17**

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11/11/00

GLASTONBURY LANDOWNERS ASSOCIATION, INC.
Income & Expense Comparison 1999-2000
January 1 through November 11, 2000

	Jan 1 - Nov 11, '00	Jan 1 - Nov 11, '99	$ Change	% Change
Income				
Assessment Prior to 1998 Paid	3,878.35	7,116.95	-3,238.60	-45.5%
Bond Account	240.00	490.00	-250.00	-51.0%
Finance Charges	280.60	15.23	265.37	1,742.4%
Interest Income	2,966.03	3,278.32	-312.29	-9.5%
Land & Dwelling Assessment				
Dwelling Assessment 1998	0.00	3,286.47	-3,286.47	-100.0%
Dwelling Assessment 1999	1,434.50	17,251.63	-15,817.13	-91.7%
Dwelling Assessment 2000	16,976.00	0.00	16,976.00	100.0%
Golden Age Village Assessment	4,410.00	1,470.00	2,940.00	200.0%
Land Assessment 1998	387.65	4,217.02	-3,829.37	-90.8%
Land Assessment 1999	2,530.49	27,654.19	-25,123.70	-90.9%
Land Assessment 2000	27,073.23	0.00	27,073.23	100.0%
Total Land & Dwelling Assessment	52,811.87	53,879.31	-1,067.44	-2.0%
Late Fee/Finance Charge	1,039.77	-644.12	1,683.89	261.4%
Misc Income	0.00	15.11	-15.11	-100.0%
Story Road Project	0.00	15,000.00	-15,000.00	-100.0%
Upgrade Fee	0.00	7,816.23	-7,816.23	-100.0%
Total Income	61,216.62	86,967.03	-25,750.41	-29.6%
Expense				
Banking Fees				
NSF	0.00	18.00	-18.00	-100.0%
Service Charge	0.00	5.00	-5.00	-100.0%
Total Banking Fees	0.00	23.00	-23.00	-100.0%
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	2,716.13	1,199.24	1,516.89	126.5%
General Repairs & Maintenance - Other	0.00	332.70	-332.70	-100.0%
Total General Repairs & Maintenance	2,784.53	1,560.58	1,223.95	78.4%
Gifts/Appreciation	500.00	125.80	374.20	297.5%
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	360.39	1,048.62	-688.23	-65.6%
Miscellaneous	0.00	100.00	-100.00	-100.0%
Supplies	27.10	159.46	-132.36	-83.0%
Office Expense - Other	0.00	137.80	-137.80	-100.0%
Total Office Expense	387.49	1,445.88	-1,058.39	-73.2%
Petty Cash	536.05	100.00	436.05	436.1%
Postage	181.71	324.20	-142.49	-44.0%
Professional Fees				

GLA 00975

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GLASTONBURY LANDOWNERS ASSOCIATION, INC.
Income & Expense Comparison 1999-2000
January 1 through November 11, 2000

	Jan 1 - Nov 11, '00	Jan 1 - Nov 11, '99	$ Change	% Change
Accountant	120.00	152.00	-32.00	-21.1%
Bookkeeper	904.24	1,210.56	-306.32	-25.3%
Legal Council/Service	50.00	184.95	-134.95	-73.0%
Secretarial	1,398.92	1,258.29	140.63	11.2%
Total Professional Fees	2,473.16	2,805.80	-332.64	-11.9%
Rental	274.00	335.00	-61.00	-18.2%
Road Repairs & Maintenance				
Grading & Graveling	58,320.75	15,320.00	43,000.75	280.7%
Road Signs	237.64	0.00	237.64	100.0%
Snow Plowing	1,911.25	4,085.20	-2,173.95	-53.2%
Surface Binder	15,360.00	5,037.00	10,323.00	204.9%
Road Repairs & Maintenance - Other	1,290.45	0.00	1,290.45	100.0%
Total Road Repairs & Maintenance	77,120.09	24,442.20	52,677.89	215.5%
Story Road-Project	0.00	31,500.00	-31,500.00	-100.0%
Taxes				
Income Tax	189.00	0.00	189.00	100.0%
Real Estate	0.00	103.67	-103.67	-100.0%
Total Taxes	189.00	103.67	85.33	82.3%
Water Reservoir	5,440.75	600.00	4,840.75	806.8%
Total Expense	94,437.31	68,019.66	26,417.65	38.8%
Net Income	-33,220.69	18,947.37	-52,168.06	-275.3%

GLA 00976

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Glastonbury Landowners Association

Board of Directors Meeting Minutes

December 4, 2000

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1. **Call to Order, Prayer:** The meeting was called to order by Eric, 7:05 p.m., at Golden Ratio Woodworks.
   PRESENT: Eric Newhouse (President), George Makris (Vice President), Jim Phipps (Treasurer), David Tonkin (Secretary), Bruce Ganje, Philip Hoag, Dan Kehoe Jr., Christine Johnson, Jon Olson, Ian Scott
   ABSENT: Robert Wallace
   PROXIES: None
   ALSO ATTENDING: Rudy Parker, Accountant

2. **Reading and Disposition of the Minutes:**
MOTION: Dan, Jr. moved and George seconded to table the approval of the November meeting minutes until the January meeting. The motion passed unanimously.

3. **Order of Business:**

3.1 **New Administrative Assistant Hiring Process**
MOTION: Dan, Jr. moved and Jon seconded to form a search committee consisting of Jim, David and George to find an administrative assistant to replace Julie Brennan.

3.2 **Election of Committee Chairs** The board agreed to keep the previous chairs for the committees with the addition of Ian Scott being on the Recreation Committee. The committee chairs are then:

- Architectural Sub-Committee - Robert Wallace, Chair and Bruce Ganje, Co-Chair
- Road Committee – Bruce Ganje, Chair and Eric Newhouse, Co-Chair
- Compliant Committee – Christine Johnston, Chair
- Land Use Master Plan Committee – Dan Kehoe, Jr., Chair
- Recreational Committee – Eric Newhouse, Chair; Robert Wallace and Ian Scott, Co-Chair

3.3 **Phone List** The phone list was updated.

4. **Report of Officers and Committees**

4.1 **Treasurer's Report** Jim Phipps – Treasurer:
Jim handed out a list of transactions for the previous month, see attached

Rudy handed out an updated version of the financial report, see attached, and discussed it with the board. The discussion centered on outstanding assessments that have not been paid that total $24,000 with more than $16,000 past due for over 630 days. Discussed ways to collect the past due assessments. Jim noted that it is difficult in placing liens on some of the subdivided properties because we do not have revised legal descriptions that

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are needed before we can place a lien on the property. Discussed calling individuals with assessments past due.
ACTION ITEM: Jim is to bring a list of individuals with past due assessments owed and the amount past due.

4.2 Architecture Subcommittee Robert Wallace/Dan Kehoe, Sr. Co-Chair
MOTION: Dan, Jr. moved and Ian seconded a motion to give preliminary approval upon Robert's and Bruce's review and approval of James Kozlik's application to construct a home on Parcel 43-5 N. Motion passed unanimously.

David reported on his and William Smith's review of Robert Riddle's driveway on Parcel 95 S. Using a hand level they found that the driveway had the following grades:

- 10 to 12 percent the first ~100-feet
- 8 to 9 percent the next ~50-feet
- 15 percent the next ~150-feet
- 17 percent the next ~150-feet
- 8 to 9 percent the next ~50-feet, and
- then the driveway grade was 8 to 12 percent the rest of the way to the building site.

The maximum grade in the Glastonbury standards is believed to be 10 percent. The road was well constructed, wide and in most locations had a drainage ditch on the inside edge. There was no obvious alternate route to lessen the grade. The road entered the main road at 20 to 30 decrees as opposed to the preferred 80 to 90 decrees. William suggested that Robert be required to (1) cut in a ditch along the road where it is missing the first 150-feet of the road, and (2) remove trees in the same stretch to improve the visibility of traffic on the main road. The board also discussed requiring Robert to install some guardrails or barriers at hairpin turns in the driveway to prevent cars from accidentally running off the road.

The board discussed actions to take regarding the situation.
ACTION ITEM: David to write a letter to GLA's attorney giving him the facts and asking him what the board's liability would be if the GLA board did not have Robert to rebuild the road.

Dan, Jr. presented two Letters of Nonconformance, one for subdivisions and the second for building construction. Dan, Jr. recommended that the board send a letter to the Church regarding their subdivision of two parcels in South Glastonbury.
ACTION ITEM: Dan, Jr. to amend the Nonconformance letter and have Robert send it to the Church.

4.3 Road Committee Bruce Ganje – Chair, Eric Newhouse – Co-Chair

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Eric reported the complaints he is receiving from John Alexander about GLA not plowing the snow off the road up to his property. Eric produced a letter addressed to John discussing the snow plowing guidelines. The board agreed to send the letter.

The board discussed the blockage of Gemini Road at parcel 66 N by cars and fence. ACTION ITEM: Dan, Jr. will draft a letter addressing the situation and requesting the removal of the vehicles and fencing.

4.4 Compliant Committee Christine Johnston – Chair
Dan, Jr. presented a compliant letter from Ed Anderson and Kathie Garcia regarding unsightliness of Kathleen Ullrich property and the addition to her house.
MOTION: David moved and Philip seconded for Dan, Jr. to amend and send a letter to Kathleen Ullrich stating that she has 15 days to respond to the compliant. The motion passed unanimously.

4.5 Land Use Master Plan Committee Dan Kehoe Jr. Chair
Dan, Jr. discussed the need to review the master plan comments from the Church. The board agreed to have the past members of the Master Plan committee (Linda Kramer, Regina Wunsch, and William Davies) meet and review possible changes. The board scheduled a meeting on January 22, 2001 to review suggestions by the committee.

4.6 Recreation Committee Robert Wallace/Eric Newhouse – Co-Chair
Eric reported that North Glastonbury TC wants to work with us on the recreational center at the gravel pit.

4.7 Ombudsman Report Regina Wunsch (SG) Joan Murphy (NG) No report

5. New Business
Discussed the need to clean up some of the shelter sites in Glastonbury.
ACTION ITEM: Philip is to head up making a list of shelters in Glastonbury that need cleaning up.

The meeting was adjourned with no further business

The next meeting will be January 8, 2001 held at Golden Ratio Woodworks, 7 pm.

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GLASTONBURY LANDOWNERS ASSOCIATION, INC.

Balance Sheet

As of December 4, 2000

	Dec 4, '00
ASSETS	
Current Assets	
Checking/Savings	
1st National Bank Checki...	20,273.45
1st National Bank Savings	57,594.22
Total Checking/Savings	77,867.67
Accounts Receivable	
Accounts Receivable	48,163.60
Total Accounts Receivable	48,163.60
Other Current Assets	
Undeposited Funds	850.00
Total Other Current Assets	850.00
Total Current Assets	126,881.27
TOTAL ASSETS	**126,881.27**
LIABILITIES & EQUITY	
Equity	
Beginning Balance	11,816.51
Opening Bal Equity	-90.00
Retained Earnings	123,735.64
Net Income	-8,580.88
Total Equity	126,881.27
TOTAL LIABILITIES & EQUITY	**126,881.27**

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Glastonbury Landowners Association Board of Directors Meeting
December 4, 2000 Agenda

1. **Call to Order, Opening Prayer** (waiver of notice if required)

2. **Reading and Disposition of the November Minutes**
   - November 6, 2000
   - November 11, 2000 Annual Meeting
   - November 11, 2000 Board Meeting

3. **Order of Business**
   3.1 **New administrative assistant hiring process**
   3.2 **Election of Committee Chairs**
   3.3 **Phone List**

4. **Report of Officers and Committees.**

   4.1 **Treasurer's Report** - Jim Phipps, Treasurer

   4.2 **Architecture Subcommittee** - Robert Wallace Chair
Action Item: Letter to non-filers (Wallace w/ Glover)

   4.3 **Road Committee** - Eric Newhouse - Chair
   Action Item: Purchase & placement of "15 MPH" and "Dangerous Curve" signs
   Action Item: Sign at Alexander's in North

   4.4 **Complaint Committee** - Christine Johnston - Chair
   Action Item: E. Anderson complaint re: K Ullrich (D. Kehoe, Jr.)
   Action Item: Shelter reclamation survey (Philip Hoag?)

   4.5 **Land Use Master Plan Committee** - Daniel Kehoe, Jr., Chair
   Action Item: Letter to Church Board

   4.6 **Recreation Committee** - Robert Wallace & Eric Newhouse, Co-Chair

   4.7 **Ombudsman Report** - Regina Wunsch (SG) and Margaret Newhouse (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)

10. **Next Meeting and Adjournment**

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GLASTONBURY LANDOWNERS ASSOCIATION, INC.
Income & Expense Comparison 1999-2000
January 1 through December 4, 2000

	Jan 1 - Dec 4, '00	Jan 1 - Dec 4, '99	$ Change	% Change
Income				
Assessment Prior to 1998 Paid	3,878.35	7,116.95	-3,238.60	-45.5%
Bond Account	240.00	745.00	-505.00	-67.8%
Finance Charges	283.60	15.23	268.37	1,762.1%
Interest Income	3,178.26	3,580.51	-402.25	-11.2%
Land & Dwelling Assessment				
Dwelling Assessment 1998	0.00	3,286.47	-3,286.47	-100.0%
Dwelling Assessment 1999	1,490.00	17,913.83	-16,423.83	-91.7%
Dwelling Assessment 2000	17,509.33	0.00	17,509.33	100.0%
Golden Age Village Assessment	4,410.00	5,880.00	-1,470.00	-25.0%
Land Assessment 1998	387.65	4,217.02	-3,829.37	-90.8%
Land Assessment 1999	2,586.00	28,596.39	-26,010.39	-91.0%
Land Assessment 2000	28,629.90	0.00	28,629.90	100.0%
Total Land & Dwelling Assessment	55,012.88	59,893.71	-4,880.83	-8.2%
Late Fee/Finance Charge	1,069.57	-644.12	1,713.69	266.1%
Misc Income	0.00	15.11	-15.11	-100.0%
Story Road Project	0.00	15,000.00	-15,000.00	-100.0%
Upgrade Fee	12,162.50	7,816.23	4,346.27	55.6%
Total Income	75,825.16	93,538.62	-17,713.46	-18.9%
Expense				
Banking Fees				
NSF	0.00	18.00	-18.00	-100.0%
Service Charge	0.00	5.00	-5.00	-100.0%
Total Banking Fees	0.00	23.00	-23.00	-100.0%
General Repairs & Maintenance				
Equipment Repairs	28.40	28.64	-0.24	-0.8%
Snow Fences	439.58	0.00	439.58	100.0%
Weed Control	2,728.63	1,199.24	1,529.39	127.5%
General Repairs & Maintenance - Other	0.00	332.70	-332.70	-100.0%
Total General Repairs & Maintenance	3,196.61	1,560.58	1,636.03	104.8%
Gifts/Appreciation	500.00	125.80	374.20	297.5%
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	360.39	1,069.87	-709.48	-66.3%
Miscellaneous	0.00	137.60	-137.60	-100.0%
Supplies	70.30	159.46	-89.16	-55.9%
Office Expense - Other	0.00	137.80	-137.80	-100.0%
Total Office Expense	430.69	1,504.73	-1,074.04	-71.4%
Petty Cash	536.05	100.00	436.05	436.1%
Postage	218.43	325.52	-107.09	-32.9%
Professional Fees				

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GLASTONBURY LANDOWNERS ASSOCIATION, INC.
Income & Expense Comparison 1999-2000
January 1 through December 4, 2000

	Jan 1 - Dec 4, '00	Jan 1 - Dec 4, '99	$ Change	% Change
Accountant	120.00	410.00	-290.00	-70.7%
Bookkeeper	1,061.74	1,210.56	-148.82	-12.3%
Legal Council/Service	50.00	184.95	-134.95	-73.0%
Secretarial	1,468.92	1,608.29	-139.37	-8.7%
Total Professional Fees	2,700.66	3,413.80	-713.14	-20.9%
Rental	274.00	385.00	-111.00	-28.8%
Road Repairs & Maintenance				
Grading & Graveling	60,285.75	15,320.00	44,965.75	293.5%
Road Signs	237.64	75.00	162.64	216.9%
Snow Plowing	2,138.75	4,085.20	-1,946.45	-47.7%
Surface Binder	15,360.00	5,037.00	10,323.00	204.9%
Road Repairs & Maintenance - Other	1,290.45	0.00	1,290.45	100.0%
Total Road Repairs & Maintenance	79,312.59	24,517.20	54,795.39	223.5%
Story Road-Project	0.00	31,500.00	-31,500.00	-100.0%
Taxes				
Income Tax	189.00	0.00	189.00	100.0%
Real Estate	97.60	103.67	-6.07	-5.9%
Total Taxes	286.60	103.67	182.93	176.5%
Water Reservoir	5,440.75	600.00	4,840.75	806.8%
Total Expense	97,446.91	68,812.83	28,634.08	41.6%
Net Income	-21,621.75	24,725.79	-46,347.54	-187.5%

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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
Kilajewski	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
Ko[illegible]s, Eleanor	0.00	0.00	0.00	[illegible]0	0.00	0.00	0.00	0.00	0.00	[illegible]

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

Letter of Nonconformance

Landowner
P. O. Box
Emigrant, MT 59027

December 4, 2000

Dear Landowner,

The GLA has received a formal complaint from your fellow parcel owners regarding Covenant violations on your property, Parcel __ Glastonbury _____, of a subdivision process not receiving the GLA's approval.

Section 9 of the REstated Covenants directs that all subdivision plans are to be submitted to the GLA for preliminary approval. No subdivision or certificate of survey or plat is of any force or effect without the GLA's approval

These Covenants, while holding a standard for you to follow, also protect you from your neighbors misusing their property. In a more positve light, by following the Covenants and getting GLA approval for your project you have at your disposal the aggregate building and development knowledge of the members of the Board. Some of the problems that have resulted from landowners not applying to the GLA before beginning their projects have resulted in incorrect distances of building from property lines or road easements, roads or driveways crossing onto neighbor's land, or health hazards of wells and septic fields too close together. As you can imagine, these problems were more costly to correct than they would have been if addressed correctly in the beginning of the project. The GLA Board likes to see every application treated in a win-win manner so that Landowners may trust that their applications are quickly addressed and treated in a positive manner.

Per Section 10.02 Enforcement of the Covenants, the Glastonbury Landowners' Association is formally directing you to file an application for subdivision and bring your subdivision into compliance with the Covenants. The Covenants allow a grace period of fifteen (15) days to bring your property into compliance. After that time, the GLA may seek injunctive relief through the Park County District Court. Court actions are expensive and the GLA is empowered to recover the legal costs of prosecuting the violations in the injunctive relief action. The GLA would rather not have to use the courts, but would rather see this matter dealt with in a more neighborly attitude.

Please address this matter immediately and provide the GLA with a subdivision application. If you need help filling out the application please feel free to contact me or any member of the Board. Our next GLA Board meeting is _____ , so please send it in time for us to review it and work out any problems prior to the meeting so that we can get approval at the meeting.

Sincerely,

Robert Wallace
Chairman, Architectural Subcommittee

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

Letter of Nonconformance

Landowner
P. O. Box
Emigrant, MT 59027

December 4, 2000

Dear Landowner,

The GLA has received a formal complaint from your fellow parcel owners regarding Covenant violations on your property, Parcel __ Glastonbury _____, of a building or a property improvement not receiving the GLA's approval.

Section 6.01 directs that all building plans are to be submitted to the GLA for approval before beginning construction of any structure.

These Covenants also protect you from your neighbors misusing their property. In a more positve light, by following the Covenants and getting GLA approval for your project you have at your disposal the aggregate building and development knowledge of the members of the Board. Some of the problems that have resulted from landowners not applying to the GLA before beginning their projects have resulted in incorrect distances of building from property lines or road easements, roads or driveways crossing onto neighbor's land, or health hazards of wells and septic fields too close together. As you can imagine, these problems were more costly to correct than they would have bee if addressed correctly in the beginning of the project.

As a result of people following the Covenants, the Board has helped landowners build safer buildings and save money building safer or better driveways or roadways. The GLA Board likes to see every application treated in a win-win manner so that Landowners may trust that their applications are quickly addressed and treated in a positive manner.

Per Section 10.02 Enforcement of the Covenants, the Glastonbury Landowners' Association is formally directing you to bring your property into compliance with the Covenants. The Covenants allow a grace period of fifteen (15) days to bring your property into compliance. After that time, the GLA may seek injunctive relief through the Park County District Court. Court actions are expensive and the GLA is empowered to recover the legal costs of prosecuting the violations in the injunctive relief action. The GLA would rather not have to use the courts, but would rather see this matter dealt with in a more neighborly attitude.

Please address this matter immediately and provide the GLA with a building application. If you need help filling out the application please feel free to contact me or any member of the Board. Our next GLA Board meeting is _____ , so please send it in time for us to review it and work out any problems prior to the meeting so that we can get approval at the meeting.

Sincerely,

Robert Wallace
Chairman, Architectural Subcommittee

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

John Alexander
P. O. Box
Emigrant, MT 59027

December 4, 2000

Dear John,

Following my recent telephone conversations with you, I would like to clear up the matter of snow removal and maintenance of your road. Per the General Information Report that Royal Teton, Ltd. issued in 1983 when the Glastonbury properties were offered for sale, the road type servicing your parcel and Parcels 63 through 70 in North Glastonbury is listed as "Mountain". The Mountain designation is for roads where four wheel drive vehicles may be required for access and are third on the maintenance priority after the "residential" and "foothill" designated roads.

The GLA strives to make the community roads always accessible per the dictates of the Covenants, but we are limited by our budget and the overall demands of maintaining the roads year-round. In our efforts to balance safety, accessibility and economy, the GLA Board has set the standard of 3" of snowfall as the trigger point to mobilize snow plows. Whereas any snowfall dictates safer driving habits, snowfall less than three inches is not a hindrance to traffic and generally blows off the roads or melts within a day or two. The GLA Board feels from our past experience that the 3" level is a safe and efficient trip point for snowplowing.

If your vehicle has a hard time maneuvering on your mountain road after a light snowfall, the GLA strongly suggests that you consider a vehicle better acclimated to your driving conditions, such as a four wheel drive or even a front wheel drive vehicle. Many residents of Glastonbury have these types of vehicles because, regardless of residential, foothill or mountain road driving, they have found them to be a safer and more useable vehicle in Montana's winter weather.

I hope this gives you a better understanding of where the GLA is obligated to make our roads passable and safe and where a landowner should exercise safety measures and take personal responsibility for their mobility in Montana's climate.

Sincerely,

Eric T. Newhouse

Eric Newhouse
President

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333-4519

To: GLA

From: Ed Anderson and Kathie Garcia

Re: complaint re landowner Kathleen Ullrich

Date: Oct 4th, 2000

We are moving quickly toward subdivision and must complete our preparatory work within 4 months. Therefore, not only are we looking to improvements on our own properties but feel that the problem with parcel owner Kathleen Ullrich's land can no longer be ignored. We are grateful for your expedient attention to the following matters:.

Kathleen Ullrich's property:

!. Unsightly Structure: (Covenant 5.05) Kathleen's property is so unsightly that the Brand's, who are trying to sell their portion of the parcel, were told that their property was devalued $20,000 due to Kathleen's home!.

*** Her property is an eyesore and an embarrassment

*** Her property is strewn with abandoned vehicles. At last count we noticed 4 abandoned vehicles. Especially in winter her vehicles are often left on Capricorn drive at the foot of Venus Way.

There is an accumulation of junk inside and outside of her home.

*** More than a year ago, the Park County representative told Edward that she needed to remove a trailer that looked occupied at the time .

*** Nuisance, respect for the quietude of the neighbors: Kathleen currently owns 3 dogs who bark for hours without end. They run loose and have surrounded me (Kathie) once when I was walking down the road.

*** We are concerned about the structural integrity of the home and the possibility of fire hazard, especially in light of last summer's drought.

As far as we know, Kathleen never got the go ahead to continue building, but has gone ahead adding on to her home in what appears to be a haphazard fashion.. At least twice her second story blew down before it was finished! We are concerned that her home does not have an adequate foundation for three stories.

*** She has employed homeless people who sometimes arrive intoxicated. Last summer one of the men came to my (Kathie's) door trying to bum cigarettes. I do not feel safe with children with some of these characters. Furthermore, the kids in the neighborhood seem attracted to these men whose background is questionable.

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FINAL

Glastonbury Landowners Association

Board of Directors Meeting Minutes

January 8, 2001

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1. Call to Order, Prayer

The meeting was called to order by Eric, 7:17 pm, at Golden Ratio Woodworks. Eric gave an opening prayer.

PRESENT: Eric Newhouse (President), George Makris (Vice President), Jim Phipps (Treasurer), Bruce Ganje, Philip Hoag, Dan Kehoe, Jr., Jon Olson, Robert Wallace, and Walter Wunsch

ABSENT: Christine Johnson, David Tonkin

PROXIES: Christine Johnson to Jon Olson, David Tonkin to Jim Phipps

ALSO ATTENDING: Rudy Parker (Accountant) and Vito Sinopoli (Operates a road sander).

2. Reading and Disposition of the Minutes

Meeting minutes for December were reviewed. November minutes were not reviewed.

MOTION: Dan Kehoe, Jr. moved and George seconded to accept the December minutes as written. The motion passed unanimously.

3. Report of Officers and Committees

3.1 Treasurer's Report Jim Phipps (Treasurer)

Rudy handed out the year end financial report for Year 2000, a balance sheet for January 8, 2001 and a list of outstanding assessments. (see attached) Rudy answered questions about the reports.

Jim handed out a list of transactions for the previous month and a list of incorrect or unknown addresses. (see attached) Jim asked board members to help find correct addresses.

Jim stated that he is doing groundwork to prepare liens for outstanding assessments. This will require some work at the courthouse to determine the identification of recent subdivisions in Glastonbury. He also plans to talk with our attorney about the liens. Jim was unable to estimate the number of hours this would take and asked the board for prior approval to charge GLA for the extra hours. The board gave approval with the stipulation that he keeps track of the number of hours.

3.2 Architecture Subcommittee Robert Wallace/Dan Kehoe, Sr. (Co-Chair)

Robert reported he had completed the construction of his home, and he requested refund of his $250 cleaning deposit. The board approved the request and refunded the cleaning deposit.

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Revised: 02/05/01
Amended: 02/05/01

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Jim reported on Fire Water Requirements regulations the county is considering imposing on all subdivisions. The County Planning Board has developed proposed regulations that will require lots in new subdivisions to have a 2,500 gallons water reservoirs, a developed water source within 1-mile of the property, or automatic sprinkler system installed in homes plus other requirements for protection against wild fires. (see attached) The local Fire Service Area Trustees have informed the county that it does not support the proposed regulations.

Jim reported that a meeting was held January 4, 2001 at the Court House to discuss the regulations. The County Commissioners, Fire Service Area Trustees, County Fire Marshall, County Planning Board and the County Attorney's office were represented at the meeting. In the meeting, the county reported that it is suggesting the proposed regulations to avoid the county being liable if there are fires that destroy homes or buildings. The Fire Service Area Trustees were concerned that the regulations would make them liable for fire damage if they would not be able to respond to a fire in time. The trustees represent a rural volunteer fire fighting department servicing Glastonbury. The Fire Service Area Trustees suggest increasing the distance to a water source to 5 miles. The conclusion of the meeting was that the regulations would be reviewed. No date was set for the review.

Jim suggested that South Glastonbury develop a water source in Lower South that would ease objections or delays in subdivision approvals. Jim also suggested that since the water reservoir for Golden Age Village in North Glastonbury is the main water source for North Glastonbury, GLA should make a contribution to its operation. No action was taken.

The board had a lengthy discussion on this subject and the recent Planning Board's actions of lowering the maximum grades on new roads to 6 percent. The board agreed that Jim could discuss the matter with our attorney when he talked to him about the lien issue discussed above.

3.3 Road Committee Bruce Ganje/Eric Newhouse (Co-Chair)
Philip reported that he meet with JPL road contractor from Belgrade at Glastonbury to inspect 7 miles of potential Glastonbury roads GLA is considering paving. JPL will prepare an estimate to complete the work. Other contractors who could accomplish the work were discussed. If the costs look feasible, a request for bids and a statement of work would be prepared and sent to potential contractors.

Eric introduced Vito Sinapoli, who has been hired to sand roads in North and South Glastonbury. The board reviewed who would be authorized to call Vito and request

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Revised: 02/05/01
Amended: 02/05/01

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sanding of roads. Walter would be authorized for South Glastonbury with Bruce as his second if Walter should be out of town. The board decided that it would be more efficient to have one loading facility to fill Vito's truck with sand located in North Glastonbury instead of having two (i.e. one in North and one in South Glastonbury).

3.4 **Complaint Committee** Christine Johnston (Chair)
No report.

3.5 **Land Use Master Plan Committee** Dan Kehoe, Jr. (Chair)
No report.

3.6 **Recreation Committee** Robert Wallace/Eric Newhouse (Co-Chair)
Eric reported that the Church will be giving 30 acres, including the gravel pit, to North Glastonbury Teaching Center. He reported it is possible that the Church will not want the gravel pit to be used as a recreation area. The committee is following up with meetings with the Church.

3.7 **Ombudsman Report** Regina Wunsch (South Glastonbury) and Joan Murphy (North Glastonbury) No report

The meeting was adjourned at 9:13 pm with no further business

The next meeting will be February 5, 2001 held at Golden Ratio Woodworks, 7 pm.

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Amended: 02/05/01

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GLASTONBURY LANDOWNERS ASSOCIATION, INC.
Income & Expense Comparison 1999-2000
January through December 2000

	Jan - Dec '00	Jan - Dec '99	$ Change	% Change
Income				
Assessment Prior to 1998 Paid	3,878.35	6,919.76	-3,041.41	-44.0%
Bond Account	240.00	755.00	-515.00	-68.2%
Finance Charges	301.60	15.23	286.37	1,880.3%
Interest Income	3,178.26	4,509.92	-1,331.66	-29.5%
Land & Dwelling Assessment				
Dwelling Assessment 1998	0.00	3,417.93	-3,417.93	-100.0%
Dwelling Assessment 1999	1,490.00	18,190.33	-16,700.33	-91.8%
Dwelling Assessment 2000	18,051.00	0.00	18,051.00	100.0%
Golden Age Village Assessment	4,410.00	5,880.00	-1,470.00	-25.0%
Land Assessment 1998	387.65	4,282.75	-3,895.10	-91.0%
Land Assessment 1999	2,706.00	29,262.89	-26,556.89	-90.8%
Land Assessment 2000	29,298.23	0.00	29,298.23	100.0%
Total Land & Dwelling Assessment	56,342.88	61,033.90	-4,691.02	-7.7%
Late Fee/Finance Charge	1,107.87	-644.12	1,751.99	272.0%
Misc Income	0.00	15.11	-15.11	-100.0%
Story Road Project	0.00	15,500.00	-15,500.00	-100.0%
Upgrade Fee	12,162.50	7,816.23	4,346.27	55.6%
Total Income	77,211.46	95,921.03	-18,709.57	-19.5%
Expense				
Banking Fees				
NSF	0.00	18.00	-18.00	-100.0%
Service Charge	0.00	15.00	-15.00	-100.0%
Total Banking Fees	0.00	33.00	-33.00	-100.0%
General Repairs & Maintenance				
Equipment Repairs	28.40	28.64	-0.24	-0.8%
Snow Fences	439.58	658.13	-218.55	-33.2%
Weed Control	2,764.13	1,199.24	1,564.89	130.5%
General Repairs & Maintenance - Other	0.00	332.70	-332.70	-100.0%
Total General Repairs & Maintenance	3,232.11	2,218.71	1,013.40	45.7%
Gifts/Appreciation	500.00	125.80	374.20	297.5%
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	360.39	1,069.87	-709.48	-66.3%
Miscellaneous	0.00	137.60	-137.60	-100.0%
Supplies	70.30	216.71	-146.41	-67.6%
Office Expense - Other	266.39	137.80	128.59	93.3%
Total Office Expense	697.08	1,561.98	-864.90	-55.4%
Petty Cash	536.05	100.00	436.05	436.1%
Postage	218.43	325.52	-107.09	-32.9%
Professional Fees				

GLA 00997

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GLASTONBURY LANDOWNERS ASSOCIATION, INC.
Income & Expense Comparison 1999-2000
January through December 2000

	Jan - Dec '00	Jan - Dec '99	$ Change	% Change
Accountant	120.00	410.00	-290.00	-70.7%
Bookkeeper	1,061.74	1,210.56	-148.82	-12.3%
Legal Council/Service	50.00	184.95	-134.95	-73.0%
Secretarial	1,468.92	1,713.29	-244.37	-14.3%
Total Professional Fees	2,700.66	3,518.80	-818.14	-23.3%
Rental	274.00	385.00	-111.00	-28.8%
Road Repairs & Maintenance				
Grading & Graveling	64,485.75	15,905.00	48,580.75	305.4%
Road Signs	237.64	75.00	162.64	216.9%
Sanding	674.90	0.00	674.90	100.0%
Snow Plowing	3,190.00	4,445.20	-1,255.20	-28.2%
Surface Binder	15,360.00	5,037.00	10,323.00	204.9%
Road Repairs & Maintenance - Other	1,290.45	0.00	1,290.45	100.0%
Total Road Repairs & Maintenance	85,238.74	25,462.20	59,776.54	234.8%
Story Road-Project	0.00	32,500.00	-32,500.00	-100.0%
Taxes				
Income Tax	189.00	0.00	189.00	100.0%
Real Estate	97.60	103.67	-6.07	-5.9%
Total Taxes	286.60	103.67	182.93	176.5%
Water Reservoir	5,440.75	1,643.49	3,797.26	231.1%
Total Expense	103,674.95	72,631.70	31,043.25	42.7%
Net Income	**-26,463.49**	**23,289.33**	**-49,752.82**	**-213.6%**

GLA 00998

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GLASTONBURY LANDOWNERS ASSOCIATION, INC.

Balance Sheet

As of January 8, 2001

	Jan 8, '01
ASSETS	
Current Assets	
Checking/Savings	
1st National Bank Checki...	15,801.71
1st National Bank Savings	57,594.22
Total Checking/Savings	73,395.93
Accounts Receivable	
Accounts Receivable	47,245.18
Total Accounts Receivable	47,245.18
Total Current Assets	120,641.11
TOTAL ASSETS	**120,641.11**
LIABILITIES & EQUITY	
Equity	
Beginning Balance	11,816.51
Opening Bal Equity	-90.00
Retained Earnings	109,474.60
Net Income	-560.00
Total Equity	120,641.11
TOTAL LIABILITIES & EQUITY	**120,641.11**

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01/08/01

GLASTONBURY LANDOWNERS ASSOCIATION, INC.

Accounts Receivable

As of January 8, 2001

	Current	1 - 90	91 - 180	181 - 270	271 - 360	361 - 450	451 - 540	541 - 630	> 630	TOTAL
Adams	0.00	21.82	10.78	11.84	10.78	125.44	5.44	10.13	240.00	436.23
Andersen, Svend	0.00	0.00	0.00	0.00	0.00	120.00	0.00	0.00	0.00	120.00
Barrere, Christine	0.00	10.91	5.39	5.92	26.99	120.00	0.00	0.00	120.00	289.21
Beigel	0.00	167.49	82.65	90.84	82.67	427.24	67.24	125.12	1,841.96	2,885.21
BHES Shelter	0.00	0.00	120.00	0.00	0.00	0.00	0.00	0.00	0.00	120.00
Boise	0.00	31.55	9.64	10.60	35.62	0.00	0.00	13.05	214.95	315.41
Brown, Michael	0.00	28.30	2.17	2.39	5.83	120.00	14.38	33.29	48.43	254.79
Burckley, Steven	0.00	89.38	44.12	48.48	44.12	159.15	39.15	72.85	983.00	1,480.25
Campbell, Deanna	0.00	250.24	120.55	132.46	120.54	236.42	116.42	217.01	2,686.00	3,879.64
Church Universal and Triumphant	0.00	1,470.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,470.00
Cleirbaut	0.00	0.00	0.00	0.00	0.00	240.00	0.00	0.00	0.00	240.00
Collier	0.00	0.00	0.00	0.00	0.00	240.00	0.00	0.00	0.00	240.00
Community Preservation	0.00	93.29	46.04	50.60	46.05	161.10	41.10	76.48	1,026.00	1,540.66
D'Argenzio	0.00	6.00	4.95	6.91	6.29	125.65	0.00	0.00	0.00	149.80
Difo	0.00	156.77	77.37	85.02	77.37	187.34	67.34	125.33	1,724.00	2,500.54
Dowbenko, Uri	0.00	21.83	10.77	11.83	53.97	240.00	0.00	0.00	240.00	578.40
Fanuzzi, John	0.00	52.74	26.03	28.60	26.03	255.43	15.43	28.71	580.00	1,012.97
Fletcher	0.00	0.00	0.00	0.00	0.00	240.00	0.00	0.00	0.00	240.00
Fonseca	0.00	0.00	0.00	0.00	0.00	20.00	0.00	0.00	0.00	20.00
Frazier, Kenneth	0.00	43.66	21.54	23.66	21.54	250.89	10.89	20.27	480.00	872.45
Garcia	0.00	43.66	21.54	23.66	21.54	250.89	10.89	20.27	480.00	872.45
Gelderloos, Pouwell	0.00	0.00	0.00	0.00	0.00	240.00	0.00	0.00	0.00	240.00
Green	0.00	32.00	9.87	10.84	23.11	840.00	7.34	20.27	220.00	1,163.43
Grenier	0.00	21.82	10.78	11.84	10.78	125.44	5.44	10.13	240.00	436.23
Grover	0.00	21.82	10.78	11.84	10.78	125.44	5.44	10.13	240.00	436.23
Hazen, John	0.00	45.73	0.00	0.00	0.00	360.00	195.50	539.97	0.00	1,141.20
Hoag, Philip	0.00	0.00	0.00	0.00	0.00	90.00	0.00	0.00	0.00	90.00
Holder	0.00	189.14	93.35	102.58	93.35	208.92	88.92	165.52	2,080.00	3,021.78
Irwin, Simeon	0.00	0.00	0.00	0.00	0.00	240.00	0.00	0.00	0.00	240.00
Issa	0.00	41.93	20.69	22.73	20.69	250.03	10.03	18.66	461.00	845.76
Jensen, Robert	0.00	0.00	0.00	0.00	0.00	60.00	0.00	0.00	0.00	60.00
Johnson-Rordam, Gail	0.00	12.00	0.00	2.37	10.79	188.00	0.00	0.00	0.00	213.16
Kisthart, William	0.00	0.00	0.00	0.00	0.00	60.00	0.00	0.00	0.00	60.00
Kramer	0.00	10.91	5.39	5.92	26.99	120.00	0.00	0.00	120.00	289.21
LaShomb	0.00	43.66	21.54	23.66	21.54	250.89	10.89	20.27	480.00	872.45
Lee	0.00	0.00	0.00	0.00	0.00	190.00	0.00	0.00	0.00	190.00
Leykamm	0.00	21.83	10.77	11.83	53.97	240.00	0.00	0.00	240.00	578.40
Lindstrom & Gembica	0.00	6.00	0.00	0.00	0.00	117.00	0.00	0.00	0.00	123.00
Lisota, Martin	0.00	9.00	2.29	2.51	11.47	175.00	0.00	0.00	0.00	200.27
Lundberg	0.00	0.00	0.00	0.00	0.00	240.00	0.00	0.00	0.00	240.00
MacDonald, David	0.00	0.00	0.00	0.00	0.00	190.00	0.00	0.00	0.00	190.00
Mack, Randolph A.	0.00	34.56	17.05	18.73	17.05	246.35	6.35	11.82	380.00	731.91
Maniaci, Allen	0.00	56.76	0.00	0.00	0.00	240.00	30.00	0.00	0.00	326.76
Mason, James	0.00	0.00	0.00	0.00	0.00	60.00	0.00	0.00	0.00	60.00
Mayer, Zygmond	0.00	21.83	10.77	11.83	53.97	240.00	0.00	0.00	240.00	578.40
McNeely, Kenneth	0.00	0.00	120.00	0.00	0.00	0.00	0.00	0.00	0.00	120.00
Meijer, Jacob	0.00	0.00	0.00	0.00	0.00	60.00	0.00	0.00	0.00	60.00
Michaels, Kim	0.00	0.00	60.00	0.00	0.00	0.00	0.00	0.00	0.00	60.00
Mueller, Jr.	0.00	7.27	3.59	3.94	17.99	240.00	0.00	0.00	80.00	352.79

GLA 01000

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GLASTONBURY LANDOWNERS ASSOCIATION, INC.
Accounts Receivable
As of January 8, 2001

	Current	1 - 90	91 - 180	181 - 270	271 - 360	361 - 450	451 - 540	541 - 630	> 630	TOTAL
Nelson, Stuart	0.00	0.00	0.00	0.00	0.00	100.00	0.00	0.00	0.00	100.00
Newhouse, Eric	0.00	0.00	0.00	0.00	0.00	240.00	0.00	0.00	0.00	240.00
Newhouse, Sr.	0.00	0.00	0.00	0.00	0.00	120.00	0.00	0.00	0.00	120.00
Patterson, DeWayne	0.00	0.00	0.00	0.00	0.00	120.00	0.00	0.00	0.00	120.00
Pellett	0.00	0.00	0.00	0.00	0.00	120.00	0.00	0.00	0.00	120.00
Pettersen, Ola	0.00	65.48	32.31	35.50	32.31	381.78	21.78	40.52	720.00	1,329.68
Pinardo, Pedro	0.00	38.18	21.60	29.59	134.93	720.00	0.00	0.00	200.00	1,144.30
Pisani	0.00	21.83	10.77	11.83	53.97	240.00	0.00	0.00	240.00	578.40
Quarles	0.00	43.66	21.54	23.66	21.54	250.89	10.89	20.27	480.00	872.45
Schmidt, Judith	0.00	47.19	20.83	22.89	20.83	255.61	17.14	37.49	464.00	885.98
Senart	0.00	258.43	127.54	140.15	127.54	358.06	118.06	219.68	2,842.00	4,191.46
Sherwood	0.00	94.84	10.77	11.83	32.55	240.00	0.00	123.27	240.00	753.26
Siewert, Don	0.00	0.00	0.00	0.00	0.00	240.00	0.00	0.00	0.00	240.00
Silver, Richard	0.00	0.00	0.00	0.00	0.00	60.00	0.00	0.00	0.00	60.00
Slavenas	0.00	0.00	0.00	0.00	0.00	60.00	0.00	0.00	0.00	60.00
Strykert	0.00	21.83	10.77	11.83	53.97	240.00	0.00	0.00	240.00	578.40
Terhorst	0.00	10.91	5.39	5.92	26.99	120.00	0.00	0.00	120.00	289.21
Thorburn	0.00	21.82	10.78	11.84	10.78	125.44	5.44	10.13	240.00	436.23
Thorpe, Dave	0.00	0.00	180.00	0.00	0.00	0.00	0.00	0.00	0.00	180.00
Tisdale	0.00	0.00	0.00	0.00	0.00	240.00	0.00	0.00	0.00	240.00
Trisdale, James	0.00	0.00	0.00	0.00	0.00	240.00	0.00	0.00	0.00	240.00
Tsuru	0.00	43.66	21.54	23.66	21.54	250.89	10.89	20.27	480.00	872.45
Twin Pillars	0.00	0.00	0.00	0.00	0.00	120.00	0.00	0.00	0.00	120.00
Vaughan	0.00	6.00	0.00	6.16	5.61	60.77	0.00	0.00	0.00	78.54
Wallace, Ronald & Dori	0.00	0.00	0.00	0.00	0.00	120.00	0.00	0.00	0.00	120.00
Watson, Marian	0.00	0.00	0.00	0.00	0.00	240.00	0.00	0.00	0.00	240.00
Weise	0.00	21.82	10.78	11.84	10.78	125.44	5.44	10.13	240.00	436.23
Westerbeek, Alie	0.00	12.90	14.13	15.53	70.84	360.00	0.00	0.00	315.00	788.40
TOTAL	**0.00**	**3,772.45**	**1,499.16**	**1,135.66**	**1,576.00**	**14,665.50**	**937.83**	**2,021.04**	**22,266.34**	**47,873.98**

GLA 01001

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WHERE O WHERE HAVE OUR LOT OWNERS GONE

Lot	Owner	Last Known Address
S88-A	Watson, Marian	513 Prairie Ave, Bozeman, MT 59718
S77	Eberhard, Linda	1106 W Park, Livingston, MT 569047
S30	Wuywitka, Nicola	8714-116St., Edmonton, AB T6G1P7, Canada
N61B	McNeely, Kenith & Virginia	
S76	Burckley, Steven	Mail being refused at 1627 W. Main ST., #172, Bozeman
N59	Siewert, Don	2639 Orleans Drive, Bellingham, WA 98229
N10-D	Fletcher, Lilian	30532 Marbella Vis. San Juan Capistrano, CA 92675-1719
S88-A	Kramer, Andrew & Patricia	3250 O'Neal Cir. #A-17,Boulder CO 80301-1434
S22-?	Pisani, Lydia	5495 NW 113th Ct. Miami, FL 33178
N37-?	BHES Shelter	Contact not known
N49-A	New Owner. Name and address not known.	
N62-?	New Owner. Name and address not known.	
N61-A	Simons, Robert	Address not known
N61-B	McNeely, Kenith & Virginia	Address not known
N42-2	New Owner. Name and address not known.	

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PARK COUNTY
RURAL FIRE COUNCIL
414 E. Callendar, Livingston, MT 59047
406-222-4100

revised October 6, 1998

RURAL FIRE COUNCIL SUBDIVISION CHECKLIST

ROADS

1. Roads shall follow the guidelines as determined under VI. GENERAL DESIGN AND IMPROVEMENT STANDARDS – D. STREETS AND ROADS of the Park County Subdivision Regulations.

WATER SUPPLY

A water supply of sufficient volume, and ~~water~~ distribution system to fight fires shall be provided. There are a couple of options for water supply. You need only meet one of these options. The key element is how important this is to providing fire protection to the end user during all types of weather.

1. 2,500 gallon water supply per lot on site is recommended. This can also be a developed water source to meet the needs of the entire subdivision. The water supply, whether it be individual or shared, needs to be accessible by the Fire Department with an approved hydrant system and maintained by the property owners.

2. A developed water source within a reasonable distance of the subdivision. A recommended reasonable distance is approximately 1 mile from a developed water source. This distance may vary depending on road design, adequacy of water source, type of fuels (forest growth) determining the fire hazard, and number of lots available. This would need to maintain a minimum flow of 250 Gallons Per Minute (G.P.M.) for 20 minutes. In areas of high wildfire hazard or in a major subdivision, developers may be asked to meet 250 G.P.M. for 2 hours. Accessibility and an approved hydrant system will be needed to maintain these flows and will be required to be maintained by the property owners.

3. An automatic fire sprinkler system meeting the requirements of NFPA 13D. A letter of certification will be submitted to the Fire District upon completion of each dwelling. The system will be maintained by the property owners.

HOME & PROPERTY

Due to the nature of wild fire danger in rural areas of the County there are 2 classifications of hazard through out the County. Either High fire hazard or Medium fire hazard areas. High fire hazard areas include heads of draws, excessive slopes, dense forest growth, or other hazardous wild fire components.

1. In High fire hazard areas, as determined by the local fire authority, Class A roofs will be required on all buildings as defined under the Montana State Department of Justice Fire & Investigation Bureau and Montana Department of Natural Resources & Conservation Fire Bureau "Fire Protection Guidelines for Wildland Residential Interface Development". Class A or B roofs can be used in Medium fire hazard areas.

2. Vegetation reduction will be to the standards as defined under the Montana State Department of Justice Fire & Investigation Bureau and Montana Department of Natural Resources & Conservation Fire Bureau "Fire Protection Guidelines for Wildland Residential Interface Development".

3. The road will need to be named and signed according to the Park County Rural Addressing system.

REFERENCE MATERIAL

Park County Subdivision Regulations available through the Park County Planning Office.

Fire Protection Guidelines for Wildland Residential Interface Development available from MT Department of Natural Resources and Conservation, Fire Management Bureau, 2705 Spurgin Road, Missoula, MT 59801 or MT Department of Justice, Fire Prevention & Investigation Bureau, 303 North Roberts, Helena, MT 59620.

National Fire Codes published by the National Fire Protection Association, Batterymarch Park, Quincy, MA 02269.

GLA 01003

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FINAL
Glastonbury Landowners Association
Board of Directors Meeting Minutes
February 5, 2001
CONFIDENTIAL – DO NOT COPY

1. **Call to Order, Prayer**
The meeting was called to order by Eric, 7:30 pm, at Golden Ratio Woodworks. David gave an opening prayer.
PRESENT: Eric Newhouse (President), Jim Phipps (Treasurer), David Tonkin (Secretary), Philip Hoag, Christine Johnson, Dan Kehoe Jr., Robert Wallace, and Walter Wunsch
ABSENT: George Makris, Bruce Ganje, Jon Olson, Ian Scott
PROXIES: Bruce Ganje to Eric Newhouse
ALSO ATTENDING: None

2. **Reading and Disposition of the Minutes**
Reviewed the meeting minutes for November 2000 and January 2001.
MOTION: Dan, Jr. moved and Jim seconded to accept the November 6, 2000 minutes as written. The motion passed unanimously.
MOTION: Dan, Jr. moved and Christine seconded to accept the November 11, 2000 Annual and Board meeting minutes as corrected. The motion passed unanimously.
MOTION: Dan, Jr. moved and Philip seconded to accept the January 8, 2001 meeting minutes as corrected. The motion passed unanimously.

3. **Report of Officers and Committees**

3.1 **Treasurer's Report** Jim Phipps (Treasurer)
Jim discussed the missing addresses in the GLA's database that lists parcels in Glastonbury and asked board members for any assistance in obtaining correct addresses. He handed out a revised list of property owners. He presented the balance sheet and a list of transactions for January 2001. (see attached)

3.2 **Architecture Subcommittee** Robert Wallace (Chair)
Robert presented James Kozlik's application for building a home on Parcel 43-5 N. The permit does not have a topographical map.
MOTION: Robert moved and Dan, Jr. seconded to approve James Kozlik's application to construct a home on Parcel 43-5 N. The motion passed.

3.3 **Road Committee** Bruce Ganje/Eric Newhouse (Co-Chair)
ACTION ITEM: Purchase and placement of signs on Hercules Road--this item was put on hold.

ACTION ITEM: Sign at Alexander's Parcel in North--board agreed to place a sign indicating the road was a private road with no National Forest Service access.

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Revised: 2/26/01, 3/11/01
Amended: 3/05/01

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ACTION ITEM: Paving of Roads--Eric presented a letter from JTL Group, Inc. offering preliminary paving prices to pave approximately 5.5 to 6.5 miles of Glastonbury roads. The letter gave two options: (1) to pave Sirius Dr. between Story and Aries, Capricorn Dr between Gemini and the bridge at Old Yellowstone Trail Creek Rd., Aries Dr. between Sirius and Capricorn in North Glastonbury and Dry Creek Rd. from Highway 89 to Hercules Rd. in South Glastonbury for a total of 5.55 miles and (2) Sirius Dr. between Aries and Helios at Golden Age Village (GAV), Taurus Rd. between Sirius and Hilarion Way, Yellowstone Trail Creek Rd. between the bridge to Highway 89, Gemini Rd. from Capricorn approximately 0.2 miles north in North Glastonbury and Arcturus Dr. between Dry Creek Rd. and Leo in South Glastonbury for a total of 1 mile. The prices were based on 24-foot wide 3-inches thick asphalt pavement. The prices include only the costs to pave the roads. They do not include costs of grading, compacting or adding subgrade or application of a prime coat to adhere the paving to the subgrade. The prices for the two options are $587,000 and $103,000. Discussed ways to pay for paving of the roads including Rural Development Loans and forming a Local Improvement District, LID.
MOTION: Philip moved and Dan Jr. seconded a motion to send the letter to GLA's attorney to get his option on the types of funding available to GLA. The motion passed. Assigned George Makris to further investigate the funding options.

3.4 Complaint Committee Christine Johnston (Chair)
ACTION ITEM: E. Anderson complaint re. K. Ullrich--Dan reported that he sent a letter to Kathleen. Eric reported that he received a phone call from Kathleen re. the letter GLA sent. Eric will meet with Kathleen to discuss items listed in complaint letter.

ACTION ITEM: Shelter reclamation survey – Tabled

Eric presented a complaint letter from Peter and Caroline Graafland on Parcel 26-B N. The letter complains that the McCann's and Gelderloos' children are driving ATVs on Glastonbury roads and private driveways at excessive speeds.
MOTION: Philip moved and Dan, Jr. seconded a motion for Christine to (1) write a letter to the Graaflands indicating that GLA is responding to their complaint letter, (2) write a letter to the McCanns indicating GLA has received a formal complaint about their children driving ATVs at excessive speeds on Glastonbury roads and indicating that both the driver and the vehicles are required to be licensed by the state before they can legally drive on the roads, (3) write a letter to North Glastonbury Teaching Center indicating that GLA has received a complaint about the McCann's children, who live on property they own, are driving ATVs at excessive speeds and include a copy of the complaint letter. The motion passed unanimously.

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Amended: 3/05/01

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3.5 Land Use Master Plan Committee Dan Kehoe Jr. (Chair)
Dan Jr. handed out copies of the draft Glastonbury's Declaration of Covenants with William Smith's comments highlighted. The board voted to meet Friday, March 2 at 7 p.m. at Golden Ratio Woodworks to discuss William's comments on the Covenants.

3.6 Recreation Committee Robert Wallace/Eric Newhouse (Co-Chair)
Eric reported that Jim Tarpey sent a letter to the Church Universal and Triumphant Board suggesting that the Church donate 20 acres from North and South Glastonbury to GLA (in addition to the 20 acres transferred to the TCs) for recreation purposes.

3.7 Ombudsman Report Regina Wunsch (SG) Joan Murphy (NG) No report

4. Other Business

4.1 Weed Control
Philip reported that he talked with Clay Williams from Park County about weed control in North and South Glastonbury. Philip will draft a letter to Mr. Williams about GLA's weed control program. He will be taking a tour of both North and South Glastonbury to locate areas where more control is needed.

The meeting was adjourned at 9:20 p.m. with no further business

The next meeting will be held March 5, 2001 at Golden Ratio Woodworks, 7 p.m.

NEW ACTION ITEMS
- David to send out copies of the corrected Annual Meeting Minutes to landowners.
- Ordering and placement of "Private Road" sign to Alexander's parcel in North Glastonbury.
- Send letter to GLA's attorney re. paving of Glastonbury roads.
- George to investigate methods of funding paving of roads.
- Christine to write letters regarding Graafland's official complaint letter.
- Philip to draft letter to Clay Williams at Park County re. GLA noxious weed program.

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Amended: 3/05/01

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GLA 01008

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GLASTONBURY LANDOWNERS ASSOCIATION, INC.

Balance Sheet

As of February 4, 2001

	Feb 4, '01
ASSETS	
Current Assets	
Checking/Savings	
1st National Bank Checki...	19,165.12
1st National Bank Savings	57,815.39
Total Checking/Savings	76,980.51
Accounts Receivable	
Accounts Receivable	110,046.01
Total Accounts Receivable	110,046.01
Other Current Assets	
Undeposited Funds	176.00
Total Other Current Assets	176.00
Total Current Assets	187,202.52
TOTAL ASSETS	**187,202.52**
LIABILITIES & EQUITY	
Equity	
Beginning Balance	11,816.51
Opening Bal Equity	-90.00
Retained Earnings	108,955.77
Net Income	66,520.24
Total Equity	187,202.52
TOTAL LIABILITIES & EQUITY	**187,202.52**

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Memo To: GLA Board & MP Committee Memebers
From: Daniel Kehoe, Jr.
MP Committee Chair
Date: January 28, 2001

In order to bring everyone up to date on the Master Plan discussions and in preparation for the joint MP Committee/GLA Board MP meeting, I have copied the MPs for North and South with William Smith's notes for your study. These notes reflect William's different discussions with Edward Francis, the CUT Board and a CUT committee that was studying the MP.

I'm also enclosing copies of a letter to Patrick Wolberd and the GCPC, the GLA's forerunner, and several CUT letters to and from the GLA. The first letter has underlines and notes that are not for editorial purposes, it was the only copy I have. I'm looking for a clean copy. These letters are good timelines of the promises and agreements from which the GLA Board has been acting in good faith regarding our steps to mold a MP in keeping with the Church's original intent for the parcels removed from or never brought into the Glastonbury Covenants.

On November 6th of last year, William reported the thinking of the Church Board in regards to the Master Plan to the GLA Board. On the positive side, the Church could see putting the former reserved lands of Glastonbury North into the MP. On the downside, they acted as if they had not seen any of these previous letters from the Church and did not appear to be willing to put either the Lindorfer property or the 20 some parcels in low Glastonbury South under the Covenants. I feel that when the Church Board becomes aware of Glastonbury's history they will act in a more honorable and good faith way towards fulfilling the promises of the past.

For the GLA's part, I think one simple, however large scale, change that the GLA makes is to place the parcels across the creek in low South back into residential designation similar to the adjacent parcels (5 tracts from 20 acre parcels). This would move it out of Village Center designation and back into its original residential designation. Any cluster building or schools (large ones that is) that would be planned in that area would be done with waiver requests on a case by case basis.

The GLA's next Board meeting is February 5th. While we won't have time to go over the MP, we will be able to line up a date for a Master Plan meeting. The most likely dates are Feb 8th or 9th (Thur & Fri) or the following Thursday or Friday (15th or 16th). Please get back to me by email (DanKehoe2@aol.com) or at the Board meeting as to which date will be best. Friday would probably be best since it isn't followed by a workday.

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FINAL

Glastonbury Landowners Association

Board of Directors Meeting Minutes

March 5, 2001

CONFIDENTIAL – DO NOT COPY

1. **Call to Order, Prayer**
The meeting was called to order by Eric, 7:10 p.m., at Golden Ratio Woodworks. Eric gave the opening prayer.
PRESENT: Eric Newhouse (President), George Makris (Vice-Present), Jim Phipps (Treasurer), David Tonkin (Secretary), Bruce Ganje, Christine Johnston, Dan Kehoe, Jr., Jon Olson, Ian Scott, Robert Wallace, and Walter Wunsch
ABSENT: Philip Hoag
PROXIES: Philip Hoag to Eric Newhouse
ALSO ATTENDING: Rudy Parker (Bookkeeper), Davies Anderson (Master Plan Committee Member), Pedro Pinardo

2. **Reading and Disposition of the Minutes**
Reviewed the meeting minutes for February.
MOTION: Dan, Jr. moved and Bruce seconded to accept the February 5, 2001 minutes as amended. The motion passed unanimously.

3. **Report of Officers and Committees**

3.1 **Treasurer's Report** Jim Phipps (Treasurer)
Rudy presented the balance sheet for March 2001. He noted that out of the $94,357 in accounts receivable, $54,000 is for the year 2001 assessments, $12,000 is for year 2000 assessments and the rest, $28,000, is for assessments for previous years. The board discussed imposing new liens to include interest. It was noted that interests are automatically included. Jim is planning to talk with our attorney about the details of filing liens on properties where assessments have not been paid.

3.2 **Architecture Subcommittee** Robert Wallace (Chair)
Robert presented a letter from Phil Lawson regarding installation of fire reservoir tank in South Glastonbury. Discussed the issue of the County Planning Department requiring individuals to follow requirements that have not been formally approved by the county. Jim reported that the fire reservoir issue is going before the County Board this week and there is a bill before the state legislature that addresses some of our concerns. It appears that the Planning Board is trying to have a no growth policy.
MOTION: George moved and Ian seconded for Eric, George, Dan Jr., and Jim (if available) to talk with our attorney regarding the Planning Commission's restrictive requirements for subdivisions, get his advice on how best to proceed and ask him if we should start a petition in Paradise Valley on the restrictive mandates of the Planning Commission to help resolve the issue. Motion passed.

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Amended: 4/2/01 (as corrected) -FINAL

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Robert presented Dan Sr.'s subdivision on Lot 1E, Parcel 37 S to subdivide the lot into three lots. Parcel 37 S had been subdivided before into five lots. The subdivision is still a minor subdivision (a parcel can be subdivided twice and be classified a minor subdivision if each subdivision divides the land into five or less lots) and meets the Master Plan requirements of a minimum of 2 acres per lot.
MOTION: Robert moved and Bruce seconded to accept the subdivision as proposed. The motion passed with one abstention.

3.3 Road Committee Bruce Ganje (Chair) Eric Newhouse (Co-Chair)
Eric introduced Pedro Pinardo's proposal to extend Hesperus Lane south through his Parcel 32 S along the western boundary with Parcel 31 S and 30 S, across the Lindorfer property owned by the Church and intersecting Dry Creek Road. This road would provide a second entrance to Arcturus Drive and a shorter route to parcels 28 S to 47 S. Padro would be willing to grant a 60-foot easement for the road. The board recommended Pedro to (1) get an estimate for the proposed road, (2) talk with the neighbors to determine if they support the action, (3) think about who will pay for the road, maintain it and own it, and (4) return to the board with a proposal.

Eric proposed that GLA purchase a grader. The board reviewed previous discussions on this option. Ian suggested that GLA put out a request to four contractors for yearly bids with specifications and requirements for specific pieces of equipment for the road maintenance work. For ease in administrating, Eric suggested that bids be broken down into various sections of roads that are normally graded one at a time. The board agreed to Ian's proposal.
MOTION: George moved and Dan, Jr. seconded for Bruce and Ian to share chairmanship of the Road Committee with Eric and Walter as members of the Committee. Bruce and Walter would oversee North Glastonbury and Ian and Eric overseeing North Glastonbury. The motion passed.
Because of Ian's and Bruce's positions on the Road Committee, the board agreed to add Ian and Bruce to the list of board members allowed to sign checks.

ACTION ITEM: Purchase and placement of signs on Hercules Road - Tabled
ACTION ITEM: Ordering and placement of sign at Alexander's Parcel in North - Tabled

3.4 Complaint Committee Christine Johnston (Chair)
Christine reported her conversation with the parties involved with Graafland's complaint re: ATVs and presented three letters addressing the issue. (see attached) The board approved sending the letters.

Eric reported on Philips and his meeting concerning Kathleen Ulrich property. They found that Kathleen's sense of cleaning up is to move material behind the house. Her property is filled

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with old cars and junk and the second story addition to her house is still half built and reportedly has fallen down several times. Eric noted that GLA has received complaints about the unkempt state of her property for many years.
MOTION: Dan Jr. moved and Christine seconded to talk with our attorney about taking legal action against Kathleen. The motion passed with one abstention.

ACTION ITEM: Shelter reclamation survey – Tabled

3.5 Land Use Master Plan Committee Dan Kehoe, Jr. (Chair)
Dan Jr. reported on the Master Plan Committee's recommendation to focus on including the village center areas in the Master Plan and to leave working out the details of some of William Smith's comments until later. Last year, William Smith submitted some comments on the Master Plan to GLA and spoke of the Church Universal and Triumphant Board's desire to delete the village center areas and some of the reserve land from the Master Plan. Dan reported that the Master Plan Committee thought that deleting the village areas from the Master Plan would be a fundamental change from what was agreed upon by Edward Francis and the Church previously, and that it would significantly affect the value of the Glastonburys. Dan presented a letter to the Church for approval. (see attached) It was suggested allow board members to wait until Wednesday evening to make comments on the proposed letter.
MOTION: George moved and David seconded to approve the letter (as modified through comments received by Dan Jr.) on Wednesday, March 7th. The motion passed.

3.6 Recreation Committee Robert Wallace/Eric Newhouse (Co-Chair)
Robert reported his conversation with the Elders of Church Universal and Triumphant. He presented a letter that he proposed we send to the presidents of the Church regarding the Church donating land to GLA for recreational purposes. The board agreed that the letter should be a personal letter from Robert.

3.7 Ombudsman Report Regina Wunsch (SG) Joan Murphy (NG) No report

4. Other Business

4.1 Weed Control No report

The meeting was adjourned at 9:30 p.m. with no further business.

The next meeting will be held April 2, 2001 at Golden Ratio Woodworks, 7 p.m.

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Amended: 4/2/01 (as corrected) -FINAL

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NEW ACTION ITEMS

- David to send out copies of the corrected Annual Meeting Minutes to landowners.
- Eric, George, Dan Jr. to meet with attorney to discuss 1) Kathleen Ulrich's situation and 2) the actions of the Planning Commission.
- Jim to meet with attorney to discuss filing liens.
- Dan Jr. to send letter to Church re: Master Plan.
- Christine to send letters re: Graafland's complaint.

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GLASTONBURY LANDOWNERS ASSOCIATION, INC.

Balance Sheet

As of March 5, 2001

	Mar 5, '01
ASSETS	
Current Assets	
Checking/Savings	
1st National Bank Checki...	33,426.32
1st National Bank Savings	58,037.41
Total Checking/Savings	91,463.73
Accounts Receivable	
Accounts Receivable	94,357.01
Total Accounts Receivable	94,357.01
Total Current Assets	185,820.74
TOTAL ASSETS	**185,820.74**
LIABILITIES & EQUITY	
Equity	
Beginning Balance	11,816.51
Opening Bal Equity	-90.00
Retained Earnings	108,955.77
Net Income	65,138.46
Total Equity	185,820.74
TOTAL LIABILITIES & EQUITY	**185,820.74**

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Glastonbury Landowners Association

March 5, 2001

Christine Johnston
GLA Board Member
P.O. Box 967
Emigrant, Montana 59027
406-333-4074

Pieter and Caroline Graafland
1605-8610 Jasper Ave.
Edmonton, AB, T5H 3S5
Canada

Re: Notification of Complaint Filed

Dear Pieter and Caroline,

Thank you for taking the time to communicate your concerns regarding the use of All Terrain Vehicles on Glastonbury land. The Glastonbury Landowners Association has jurisdiction on Glastonbury roads, but does not have jurisdiction on the roads or driveways on private property. I checked with Park County in reference to their laws for the use of ATV vehicles. The vehicles and driver must be licenced and the vehicle must be registered and then they can be used on both paved and unpaved roads. They can be used on Park Service roads without either being licensed or registered.. I have included the letters to both the Macann family and the Gelderloos family. I have spoken to both families and they are willing to comply with the following restrictions for the use of All Terrain Vehicles which we have indicated:

1) the vehicles must be licenced and registered
2) the driver must be licensed
3) the rules of the road must be followed (speed limits, stop signs etc.)
4) ATV vehicles may not be used on private property without owners permission

I did speak with Mrs. Wortelboer. She said there may have been a misunderstanding, because she did not actually see an incidence with the ATV vehicles, she only saw them near the location of the high voltage electrical transformer. Nonetheless, after speaking with both families, I do believe their will be compliance. If you find there are any further disturbances in this regard, please feel free to contact me.

Sincerely,

Christine Johnston

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Glastonbury Landowners Association

February 26, 2001

Christine Johnston
Board Member
P.O. Box 967
Emigrant, Montana 59027
406-333-4074
christine_e_johnston@yahoo.com

Michael and Janice McCann
P.O. Box 983
Emigrant, Montana 59027

Dear Michael and Janice,

I am sending you the letter the Glastonbury Landowners Association received which I spoke with you about in our phone conversation on February 26. In our conversation, you agreed to speak with you boys regarding their use of all terrain vehicles and the formal complaint which has been made by the Graaflands. Although the Glastonbury Landowners Association does not regulate the issues of the All Terrain Vehicles on private property, we do regulate the Glastonbury roads and therefore ask that only licenced drivers use the vehicles within the posted speed limits and abide by all other rules of the road and that the vehicles are licenced and registered. You stated that you agreed with these conditions and would address with your sons not using the vehicles on private property other than your own.

Thank you for your willing cooperation in this matter.

Sincerely,

Christine Johnston

cc: North Glastonbury Teaching Center
cc: Pieter and Caroline Graafland
cc: Pouwel and Marian Gelderloos

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

Letter of Nonconformance

William Smith
Church Universal and Triumphant
P. O. Box 5000
Corwin Springs, MT 59030

March 5, 2001

Dear William,

The GLA is concerned that four of Church Universal and Triumphant subdivisions - on Parcels 25 and 53 of Glastonbury South and Parcels 53 and 54 in Glastonbury North - have not been sent to the GLA for approval. Several GLA Board members have spoken with you in August of last year requesting the application paperwork, but we still have not seen any applications yet.

Section 9 of the Restated Covenants directs that all subdivision plans are to be submitted to the GLA for preliminary approval and that no subdivision or certificate of survey or plat is of any force or effect without the GLA's approval of the subdivision.

Per Section 10.02 Enforcement of the Covenants, the Glastonbury Landowners' Association is formally requesting that the Church file an application for these subdivisions and bring these subdivisions into compliance with the Covenants. The Covenants allow a grace period of fifteen (15) days to bring the property into compliance. Failing to come to an amicable adherence to the Covenants by landowners, the GLA's only recourse is to seek injunctive relief through the Park County District Court. Court actions are expensive and the GLA would rather not have to use the courts, but would rather see this matter dealt with in a more neighborly attitude.

Please address this matter immediately and provide the GLA with a subdivision application. Our next GLA Board meeting is April 2nd, so please send it in time for us to review it prior to the meeting so that we can approve it at the meeting.

Sincerely,

Robert Wallace
Chairman, Architectural Subcommittee

cc: Jim Tarpey

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GLA 01021

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FINAL

Glastonbury Landowners Association

Board of Directors Meeting Minutes

April 2, 2001

CONFIDENTIAL – DO NOT COPY

1. **Call to Order, Prayer**

The meeting was called to order by Eric, 7:20 pm, at Golden Ratio Woodworks. Robert Wallace gave the opening prayer.

PRESENT: Eric Newhouse (President), George Makris (Vice-Present), Jim Phipps (Treasurer), Bruce Ganje, Dan Kehoe, Jr., Ian Scott, Robert Wallace and Walter Wunsch

ABSENT: Philip Hoag, David Tonkin (Secretary), Christine Johnston

PROXY: David Tonkin to Jim Phipps

ALSO ATTENDING: Rudy Parker (Bookkeeper), Rosie Moonheart

2. **Reading and Disposition of the Minutes**

MOTION: Dan Kehoe, Jr. made the motion that the minutes of the last meeting be approved as corrected. This was seconded by George Makris. The motion passed unanimously.

3. **Report of Officers and Committees**

3.1 Treasurer's Report: Jim Phipps (Treasurer)

Rudy Parker reviewed GLA financial status. Jim Phipps suggested that we invest a sum of $40,000 in 90-day CDs if there would be no immediate need of cash. This resulted in a review of road maintenance activities to be conducted soon. It was determined that there would be no requirement for large amounts of cash within the next 90 days and approval was given to purchase the CDs.

3.2 Architecture Committee: Rosie Moonheart presented her plans to build a chicken coop on her property and was asking approval to proceed. This was discussed and the following motion was made.

MOTION: The proposed hen house is approved on South Glastonbury 35D following the landowner first obtaining approval of the neighbors. This was seconded by Robert Wallace and approved unanimously.

The Church has not submitted subdivision plans to the Architecture Committee for approval prior to proceeding with subdividing some of their property within Glastonbury. Eric has discussed this with both William Smith and Jim Tarpey. Last month Robert Wallace sent a letter to the Church requesting that they submit plans to the GLA for approval. We have not yet received a response.

3.3 Road Committee Report: There was a discussion as to what we should be doing to maintain and improve the community roads, including using mag chloride, oiling, asphalt, etc. It was decided that we will compose a letter to the landowners asking if they would be agreeable to paying an additional assessment to pave some portions of the roads. George Makris will compose the letter.

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3.4 Complaint Committee: Kathleen Ullrich Property: Eric reported on the discussions he had with our attorney as to what we can do legally--within the requirements of the Glastonbury Covenants--to enforce the cleanup of her property. He is to inform us of the options open to us after his review. Eric has informed Kathleen that she should submit a construction plan for her continued development, but he has not hear back from her.

3.5 Land Use Master Plan Committee: No report.

3.6 Recreation Committee: No report.

3.7 Ombudsman Report: No report.

The meeting adjourned at 9:34 p.m.

The next meeting will be held May 9, 2001 at Golden Ratio Woodworks, 7 p.m .

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Amended: 6/9/01

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FINAL

Glastonbury Landowners Association

Board of Directors Meeting Minutes

May 9, 2001

CONFIDENTIAL – DO NOT COPY

1. **Call to Order, Prayer**

The meeting was called to order by Eric, 7:15 pm, at Golden Ratio Woodworks. Bruce gave the opening prayer.

PRESENT: Eric Newhouse (President), Jim Phipps (Treasurer), David Tonkin (Secretary), Bruce Ganje, Philip Hoag, Dan Keyhoe Jr., Robert Wallace

ABSENT: George Makris, Christine Johnston, Jon Olson, Ian Scott, and Walter Wunsch

PROXIES: George Makris to Dan Keyhoe

ALSO ATTENDING: None

2. **Reading and Disposition of the Minutes:**

The April meeting minutes were distributed. Approval of the minutes was tabled

3. **Report of Officers and Committees**

3.1 **Treasurer's Report** Jim Phipps (Treasurer)

Jim reported that he bought two treasurer bonds worth $40,000. He rented a safe deposit box in which to place them. He also was able to obtain legal descriptions for the subdivisions in Glastonbury in preparation to file liens. The board discussed the problems of filing liens on properties owned as tenancy-in-common. The liens will have to be against all individuals who own the property even if only one of the individuals is in arrears on their assessments. Jim reported that he received payment from an individual who owed a significant amount on unpaid back assessments.

3.2 **Architecture Subcommittee** Robert Wallace (Chair)

Jim presented an agreement with George Makris (owner of Parcel 20-S), Paradise Valley Volunteer Fire Department, Glastonbury and Park County stating that if GLA installs a 10,000 gallon reservoir on Parcel 20 S, it will satisfy Park County's Planning Board's restrictions on subdivisions in South Glastonbury.

MOTION: Dan Jr. moved and Robert seconded to accept the document and to authorize Eric to get the parties to sign the agreement and invest up to $2,500 for the construction of the reservoir. The motion passed.

Robert presented before the board five subdivisions for GLA approval. The subdivisions were for:

- Preliminary approval of subdividing Parcel 42-N.
- Final approval of subdividing Parcel 25-S pending final inspection.
- Preliminary approval of subdividing Parcel 64-S.
- Final approval of subdividing Parcel 43-S.
- Final approval of subdividing Parcel 53-S.

File: MtgMins 05 09 01.doc
Revised: 5/19/01
Amended: 6/9/01

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It was agreed to approve the subdivisions as presented pending full payment of all assessments. Dan Jr. noted that with final approval of Parcel 25-S subdivision, we need to file a lien on Hazen's property for unpaid back assessments.

3.3 Road Committee Bruce Ganje (Chair), Eric Newhouse (Co-Chair)
Eric reported that he recently talked with John Alexander. The board agreed to write a letter to John that he cannot block Glastonbury roads.

3.4 Complaint Committee Christine Johnston (Chair)
Eric reported on his inspection of Kathleen Ullrich's progress in cleaning up her property. Some progress has been made but not nearly enough to constitute compliance. The board decided to write up a detailed list of what is in non-compliance and send it to Kathleen Ullrich.

Eric reported on William Pitt's nuisance compliant against Robert Riddle for riding a snowmobile in front of William's house on Sagittarius Skyway. The board agreed that riding snowmobiles cannot be banned in high South Glastonbury because the roads up there are considered mountain roads that may not be plowed in the winter. Philip suggested that we write a letter to William Pitt stating (1) we cannot restrict use of normal snowmobile riding in high South because we do not guarantee the roads will be plowed, and (2) Pitt cannot obstruct passage of others on any Glastonbury roads, including Sagittarius Skyway.

3.5 Land Use Master Plan Committee Dan Kehoe Jr. (Chair)
Discussed the need to file an injunction against the Church from selling any of the restricted land they own which is listed as part of the village areas of both North and South Glastonbury in the original documentation for Glastonbury and letters from the Church.

MOTION: Dan Jr. moved and Philip seconded to find an attorney who can file an injunction against the Church, get an opinion on the issue, obtain a cost estimate and then contact everyone on the board to determine if we should file the injunction. The motion passed. Dan Jr. will follow through with the motion.

3.6 Recreation Committee Robert Wallace/Eric Newhouse (Co-Chair) No report

3.7 Ombudsman Report Regina Wunsch (SG) Joan Murphy (NG) No report

4. Other Business

4.1 Weed Control Philip Hoag reported that he met with Clay Williams of Park County and toured North Glastonbury. Based on the tour, he and Clay developed a list of parcels where noxious

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weeds need to be controlled in North Glastonbury. Clay will be sending a letter to the owners of these properties stating that they need to address the weed problem. Dan Jr. will ask if Dan Sr. is willing to tour South Glastonbury with Clay Williams and develop a list of parcels in South Glastonbury that have a weed control problem.

MOTION: Jim moved and Philip seconded to extend the weed control support program another year. The motion passed.

Philip agreed to take over the management of the program.

The board agreed to contract out the spraying of Glastonbury roads for noxious weeds.

The meeting was adjourned at 9:20 p.m. with no further business

The next meeting will be held June 4, 2001 at Golden Ratio Woodworks, 7 p.m.

NEW ACTION ITEMS

- Eric will review the water reservoir agreement with George Makris and sign it.
- Write a letter to John Alexander stating he cannot block Glastonbury roads.
- Write a letter to William Pitt regarding his compliant.
- Dan Jr. will follow through on approved injunction items.
- Dan Jr. will ask if Dan Sr. will follow up on weed control tour.
- Philip will contract for weed spraying.

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Revised: 5/19/01
Amended: 6/9/01

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Glastonbury Landowners Association, Inc.
PO BOX 312
EMIGRANT, MT 59027

AGREEMENT REGARDING INSTALLATION OF 10,000 GALLON POND ON TRACT 20-A, SOUTH GLASTONBURY

This agreement is to establish consensus with all listed below that a 10,000 gallon pond on Tract 20-A, South Glastonbury, belonging to George Makris will meet the needs of a water supply for the Paradise Valley Fire Department's use in controlling fires on all tracts in Lower South Glastonbury.

Furthermore, once all parties sign this agreement the Glastonbury Landowners Association (GLA) will pay for this installation and organize the contract to do the work, but it must be accepted that the Paradise Valley Fire Service Area will reimburse the GLA for 50% of the final bill. This pond will include a dry hydrant and conform to the Paradise Valley Fire Department's specifications for access and ability to hook to their water trucks and fire trucks to this hydrant. Expences subsequent to the initial installation will be the responsibility of the GLA.

_____ Date_____
GEORGE MAKRIS, Property Owner

_____ Date_____
DAVID RIGLER, Chairman, Paradise Valley Fire Service Area Board of Trustees

_____ Date_____
PHIL LAWSON , Fire Chief, Paradise Valley Fire Department

_____ Date_____
ERIC NEWHOUSE, President Glastonbury Landowners Association

_____ Date_____
ED SCHILLING, Park County Commissioner

_____ Date_____
ED CARRELL, Park County Commissioner

_____ Date_____
DAN B. GUTEBIER, Park County Commissioner

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FINAL

Glastonbury Landowners Association

Board of Directors Meeting Minutes

June 9, 2001

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1. **Call to Order, Prayer**

The meeting was called to order by Eric, 7:15 pm, at Golden Ratio Woodworks. Dan, Jr. gave the opening prayer.

PRESENT: Eric Newhouse (President), George Makris (Vice-President), Jim Phipps (Treasurer), David Tonkin (Secretary), Bruce Ganje, Philip Hoag, Dan Keyhoe Jr., Ian Scott, Robert Wallace, Walter Wunsch

ABSENT: Christine Johnston, Jon Olson

PROXIES: Jon Olson to Robert Wallace

ALSO ATTENDING: None

2. **Reading and Disposition of the Minutes**

MOTION: Dan, Jr. moved and Robert seconded approval of the April meeting minutes. The motion passed.

MOTION: Dan, Jr. moved and George seconded to approve the May meeting minutes as written. The motion passed.

Reviewed the June 5, 2001 meeting minutes for the special road meeting. Need to have a "Notice of Meeting" waiver signed by all not in attendance of this meeting to document the requirement of notice was waived.

MOTION: Dan, Jr. moved and Robert seconded to approve the June 5, 2001 meeting minutes as amended. The motion passed.

3. **Report of Officers and Committees**

3.1 **Treasurer's Report** Jim Phipps (Treasurer)

Jim suggested that we should be paying John Fanuzzi for use of his building at Golden Ratio (GLA board meetings) and maybe should credit this against his back assessments.

MOTION: Dan, Jr. moved and Philip seconded to pay John Fanuzzi up to $30 for the use of a room in his building for GLA's meetings and apply it to his outstanding assessments. The motion passed. Eric will talk to John about this.

Jim said he is planning to start filing liens on properties with unpaid assessments of over $1,000. There are several like this where the property is held as joint-tenancy-in-common. It was agreed that in these cases, the lien needs to be filed against all tenants even if only one of the tenants was delinquent in their assessments.

MOTION: Philip moved and Bruce seconded to give Jim (1) the right to submit to a collection company any grossly delinquent assessments (one who refuses GLA's mail or there has been no attempt to pay their assessment in the last 2 years and (2) is required to submit to a collection company if they have not made any payments in 3 years. The motion passed.

MOTION: David moved and George seconded that we file liens on any property with delinquent assessments and is for sale. Motion failed.

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MOTION: Bruce moved and David seconded that GLA send 1 month prior to submitting an account to a collection company a final bill notice to the owner of the property that is stamped in red "Final Notice" on the envelope. The motion passed.

3.2 Architecture Subcommittee Robert Wallace (Chair)
Robert agreed to check on the road being built in high South Glastonbury

The board agreed for Robert or Eric to write a letter to Park County commissioners stating that according to our covenants any subdivision approved by them that has *not* been approved by GLA is null and void.

MOTION: Dan Jr. moved and Philip seconded to move the water reservoir further down Virgo Way. Motion passed.

3.3 Road Committee Bruce Ganje (Chair), Eric Newhouse (Co-Chair)
Discussed how to finance paving approximately 4.6 miles of Glastonbury roads and that GLA would have to level out the vertical alignment and make any horizontal changes to Dry Creek Road if we wanted these improvements before it is paved.

The board reviewed the motion from the June 5 meeting to pave 2.6 miles of roads in North Glastonbury and provide an equal sum of money to pave South Glastonbury roads. The board agreed to pursue paving 4.6 miles of roads.

3.4 Complaint Committee Christine Johnston (Chair)
The board discussed Kathleen Ullrich's situation. The board agreed it was time to have the county remove her car that she has parked at the bottom of North Glastonbury north entrance. Discussed lack of significant change to the cleaning up of her property.

3.5 Land Use Master Plan Committee Dan Kehoe, Jr. (Chair)
Regarding filing an injunction against the Church to prevent them from selling any of the restricted land they own that is listed as part of the village areas of both North and South Glastonbury in the original documentation for Glastonbury and letters from the Church: Dan, Jr. reported that our attorney is not the best person to file injunctions and we should look for another attorney to handle it.

MOTION: Dan, Jr. moved and David seconded to contract an attorney and pay him up to $1,500 to file injunctions against the Church regarding the reserved land they have promised to make a part of the Glastonbury's village centers and against Kathleen Ullrich to allow us to hire someone to clean up her property. The motion passed.

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3.6 Recreation Committee Robert Wallace/Eric Newhouse (Co-Chair)
Eric reported the progress made in having the Church donate some land to GLA for recreational uses.

3.7 Ombudsman Report Regina Wunsch (SG) Joan Murphy (NG) No report

4. Other Business

4.1 Weed Control No report

4.2 Secretarial Help The board discussed using Michelle Strykert as office help to assist Jim in filing liens and assist in taking meeting minutes.
MOTION: David moved and Ian seconded to hire Michelle at $12 per hour as an independent contractor for this position. The motion passed with one abstention.

The meeting was adjourned at 10:35 p.m. with no further business

The next meeting will be held July 9, 2001 at Golden Ratio Woodworks, 7 pm.

NEW ACTION ITEMS

- Eric will talk with John Fanuzzi about paying him for GLA's use of a room to hold Board meetings.
- Robert to check on the construction of a private road in high South Glastonbury.
- Robert or Eric to write a letter to Park County informing them that any subdivisions approved by them are null and void unless they are first approved by GLA.
- Dan, Jr. to file injunctions against the Church and Kathleen Ullrich.
- David to hire Michelle Strykert as office help.

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Revised: 8/6/01
Amended: 8/18/01

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GLASTONBURY LANDOWNERS ASSOCIATION, INC.

Balance Sheet

As of June 2, 2001

	Jun 2, '01
ASSETS	
Current Assets	
Checking/Savings	
1st National Bank Checki...	36,524.33
1st National Bank Savings	33,782.11
Certificate of Deposit 1	20,000.00
Certificate of Deposit 2	20,000.00
Total Checking/Savings	110,306.44
Accounts Receivable	
Accounts Receivable	73,663.99
Total Accounts Receivable	73,663.99
Total Current Assets	183,970.43
TOTAL ASSETS	**183,970.43**
LIABILITIES & EQUITY	
Equity	
Beginning Balance	11,816.51
Opening Bal Equity	-90.00
Retained Earnings	108,766.57
Net Income	63,477.35
Total Equity	183,970.43
TOTAL LIABILITIES & EQUITY	**183,970.43**

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06/02/01

GLASTONBURY LANDOWNERS ASSOCIATION, INC.
Income & Expense Comparison 2000-2001
January 1 through June 2, 2001

	Jan 1 - Jun 2, '01	Jan 1 - Jun 2, '00	$ Change	% Change
Income				
Assessment Prior to 1998 Paid	1,121.96	2,989.14	-1,867.18	-62.5%
Bond Account	-500.00	-10.00	-490.00	-4,900.0%
Finance Charges	193.86	124.70	69.16	55.5%
Interest Income	966.72	1,723.31	-756.59	-43.9%
Land & Dwelling Assessment				
Dwelling Assessment 1998	240.00	0.00	240.00	100.0%
Dwelling Assessment 1999	350.00	1,105.00	-755.00	-68.3%
Dwelling Assessment 2000	1,356.36	10,924.37	-9,568.01	-87.6%
Dwelling Assessment 2001	12,308.67	0.00	12,308.67	100.0%
Golden Age Village Assessment	2,940.00	1,470.00	1,470.00	100.0%
Land Assessment 1998	360.00	319.60	40.40	12.6%
Land Assessment 1999	550.00	1,530.99	-980.99	-64.1%
Land Assessment 2000	1,526.12	18,895.88	-17,369.76	-91.9%
Land Assessment 2001	20,961.79	0.00	20,961.79	100.0%
Total Land & Dwelling Assessment	40,592.94	34,245.84	6,347.10	18.5%
Late Fee/Finance Charge	778.71	439.12	339.59	77.3%
Total Income	43,154.19	39,512.11	3,642.08	9.2%
Expense				
General Repairs & Maintenance				
Equipment Repairs	0.00	28.40	-28.40	-100.0%
Snow Fences	60.00	40.00	20.00	50.0%
Total General Repairs & Maintenance	60.00	68.40	-8.40	-12.3%
Gifts/Appreciation	0.00	500.00	-500.00	-100.0%
Office Expense				
Copying & Mailing	54.80	119.24	-64.44	-54.0%
Miscellaneous	10.00	0.00	10.00	100.0%
Supplies	84.73	0.00	84.73	100.0%
Office Expense - Other	77.01	0.00	77.01	100.0%
Total Office Expense	226.54	119.24	107.30	90.0%
Petty Cash	0.00	80.80	-80.80	-100.0%
Postage	98.66	82.17	16.49	20.1%
Professional Fees				
Accountant	70.00	120.00	-50.00	-41.7%
Bookkeeper	533.40	580.00	-46.60	-8.0%
Legal Council/Service	275.00	50.00	225.00	450.0%
Secretarial	266.25	660.50	-394.25	-59.7%
Total Professional Fees	1,144.65	1,410.50	-265.85	-18.9%
Rental	44.50	199.00	-154.50	-77.6%
Road Repairs & Maintenance				
Grading & Gravelling	3,762.50	38,585.33	-34,822.83	-90.3%
Sanding	245.00	0.00	245.00	100.0%
Snow Plowing	825.00	1,911.25	-1,086.25	-56.8%

GLA 01037

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GLASTONBURY LANDOWNERS ASSOCIATION, INC.
Income & Expense Comparison 2000-2001
January 1 through June 2, 2001

	Jan 1 - Jun 2, '01	Jan 1 - Jun 2, '00	$ Change	% Change
Surface Binder	0.00	15,360.00	-15,360.00	-100.0%
Road Repairs & Maintenance - Other	0.00	330.45	-330.45	-100.0%
Total Road Repairs & Maintenance	4,832.50	56,187.03	-51,354.53	-91.4%
Taxes				
Income Tax	50.00	189.00	-139.00	-73.6%
Total Taxes	50.00	189.00	-139.00	-73.6%
Water Reservoir	0.00	3,032.00	-3,032.00	-100.0%
Total Expense	6,456.85	61,868.14	-55,411.29	-89.6%
Net Income	**36,697.34**	**-22,356.03**	**59,053.37**	**264.2%**

GLA 01038

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FINAL

Glastonbury Landowners Association

Board of Directors Meeting Minutes

August 6, 2001

CONFIDENTIAL – DO NOT COPY

1. **Call to Order, Prayer**

The meeting was called to order by Eric, 7:30 p.m., at Golden Ratio Woodworks. Eric gave the opening prayer.

PRESENT: Eric Newhouse (President), Jim Phipps (Treasurer), David Tonkin (Secretary), Philip Hoag, Christine Johnston, Dan Keyhoe, Jr., Ian Scott

ABSENT: Bruce Ganje, George Makris (Vice President), Jon Olson, Robert Wallace and Walter Wunsch

PROXIES: Bruce Ganje to Eric Newhouse, George Makris to Dan Kehoe, Jr.

ALSO ATTENDING: None

2. **Reading and Disposition of the Minutes**

MOTION: Philip moved and Christine seconded to approve the June 9, 2001 meeting minutes as amended. The motion passed.

3. **Report of Officers and Committees**

3.1 **Treasurer's Report** Jim Phipps (Treasurer)

Jim handed out balance sheet and list of transactions for June and July, 2001. (see attached)

3.2 **Architecture Subcommittee** Robert Wallace (Chair)

Discussed plans to construct the fire pond required by the county. Discussed authorizing Eric to dig the pond at $50/hour. It was agreed this was too hasty of an action without knowing what kinds of soil conditions exist at the site. Discussed potential weed problems in an open pond. Agreed to authorize Eric to dig a test pit and report back to the board on his findings.

3.3 **Road Committee** Bruce Ganje (Chair), Eric Newhouse (Co-Chair)

Discussed finances of the paving job. Jensen's paving bill was $288,000, including $8,000 for hauling gravel; Archie Mann's bill was $15,000 for South Glastonbury prep work and approximately $2,400 for prepping North Glastonbury. Discussed Patrick O'Hare's bill for renting his sheepsfoot roller. The bill included hourly cost for the roller, mobilization and demobilization cost and cost to assemble the roller. The board agreed to pay the bill except for the charges for assembling the sheepsfoot. These charges were considered unreasonable. Total cost for the paving was approximately $305,000. Our loan is for $250,000; GLA is paying the rest (approximately $55,000). The Church is paying 1% of the loan yearly for the term of the loan. Eric reported that the County is considering paying us for hauling the gravel (it was really their job to haul the gravel but our time frame prevented them from doing so). The County has verbally agreed to maintain the paving on Dry Creek Road. Discussed writing a letter to the County confirming this. It was suggested to wait writing this letter until the issue of the county paying for the hauling of the gravel is resolved. Reportedly the County is looking into doing some touch-up work on Dry Creek Rd.

File: MtgMins 08 06 01
Revised: 08/18/01
Amended: 9/15/01

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Eric submitted two cell phone bills (June and July) which had $354 and $200 of charges beyond his normal 600-minute paid for charges.
MOTION: Philip moved and Ian seconded for GLA to pay these excess charges in Eric's cell phone bills.

Michelle Strykert is expected to send in a bill for her work on the emergency GLA meeting approving the spending of money on paving the roads.

Jim reported that he worked out with the bank to make payments on the loan on a quarterly basis. The Church will be paying their 1 % of the loan on a yearly basis.
MOTION: Jim moved and Dan, Jr. seconded to approve making quarterly loan payments. Motion passed.

The bank is requesting three individuals to be co-signers for the loan. Two private individuals from North Glastonbury have agreed to be two of the co-signers. Ian was to be third, but he is not sure he can do it. The board agreed to try and have just two co-signers. The bank wants the GLA president and the treasurer to sign the loan for GLA.
MOTION: Philip moved and Ian seconded to authorize Eric and Jim to finish the negotiations for the loan and sign it. The motion passed.

The bank wants a list of the landowners so they can mail out a sales flyer. Jim objected to giving the list and noted we have not done so for the Church. There are individuals who want to keep their names off of such lists. It was agreed that we could include flyers from the bank if they would like to give them to us for our next major mailing.

3.4 Complaint Committee Christine Johnston (Chair) No Report

3.5 Land Use Master Plan Committee Dan Kehoe, Jr. (Chair)
Dan, Jr. reported that he contacted attorney Chris Williams about filing an injunction against the Church. Chris said the wording in the letters that Edward Francis and others from the Church used (regarding restricted land was to be for the village areas of both North and South Glastonbury) is too vague to file an injunction. Dan will work on a letter to the Church with copies to the Church board members and Elders addressing our concerns.

3.6 Recreation Committee Robert Wallace/Eric Newhouse (Co-Chair)
Eric presented the warrantee deed from the Church for 20 acres in North Glastonbury deeded to GLA for recreational purposes. Ian reported that he received approximately $3,000 in donations to pay for the first part of the development of the land. The first items that need to be completed are to drill a well and build a soccer field.

File: MtgMins 08 06 01
Revised: 08/18/01
Amended: 9/15/01

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MOTION: Dan, Jr. moved and Ian seconded to open a bank account under the name "Paradise Valley Recreation Center" (PVRC) to deposit the donated money for the recreation committee with the authorized signatures for the account to be Eric Newhouse, Ian Scott, Robert Wallace and Jim Phipps. There was a discussion about whether there should be a separate account and whether the land committee should be separate from GLA. Eric reported they are talking to individuals outside of Glastonbury and the name "Glastonbury" would hinder donations from some individuals. It was agreed the name would be temporary until further discussion. The motion passed.

Discussed the need to have liability insurance for the recreation facilities. The insurance should cover people playing volleyball, soccer and baseball to start.

3.7 Ombudsman Report Regina Wunsch (SG) Margaret Glenn (NG) No report

4. Other Business

4.1 Election Committee
MOTION: Dan, Jr. moved and Ian seconded for Christine Johnson and Philip Hoag to be on the election committee. The motion passed.

4.2 Weed Control
Eric reported that he purchased a tractor and mower that can be used to cut the weeds along the edges of Glastonbury roads.

The meeting was adjourned at 9:30 p.m. with no further business.

The next meeting will be held September 10, 2001 at Golden Ratio Woodworks, 7 p.m.

NEW ACTION ITEMS

- Eric will dig an inspection pit where the new fire fighting pond will be constructed to check on soil conditions.
- Eric and Jim will finish negotiating the loan with the bank and sign it.
- Dan, Jr. will write letter to Church regarding the village areas.
- Jim will start a new account with the bank for developing the recreation land.
- David to hire Michelle Strykert as office help.

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GLA 01044

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GLASTONBURY LANDOWNERS ASSOCIATION, INC.

Balance Sheet

As of August 5, 2001

	Aug 5, '01
ASSETS	
Current Assets	
Checking/Savings	
1st National Bank Checki...	51,651.35
1st National Bank Savings	34,024.07
Total Checking/Savings	85,675.42
Accounts Receivable	
Accounts Receivable	68,037.49
Total Accounts Receivable	68,037.49
Total Current Assets	153,712.91
TOTAL ASSETS	**153,712.91**
LIABILITIES & EQUITY	
Equity	
Beginning Balance	11,816.51
Opening Bal Equity	-89.99
Retained Earnings	108,766.57
Net Income	33,219.82
Total Equity	153,712.91
TOTAL LIABILITIES & EQUITY	**153,712.91**

GLA 01045

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08/05/01

GLASTONBURY LANDOWNERS ASSOCIATION, INC.
Income & Expense Comparison 2000-2001
January 1 through August 5, 2001

	Jan 1 - Aug 5, '01	Jan 1 - Aug 5, '00	$ Change	% Change
Income				
Assessment Prior to 1998 Paid	1,121.96	2,989.14	-1,867.18	-62.5%
Bond Account	-500.00	-10.00	-490.00	-4,900.0%
Finance Charges	205.86	124.70	81.16	65.1%
Interest Income	1,707.30	2,564.06	-856.76	-33.4%
Land & Dwelling Assessment				
Dwelling Assessment 1998	240.00	0.00	240.00	100.0%
Dwelling Assessment 1999	390.00	1,189.00	-799.00	-67.2%
Dwelling Assessment 2000	1,608.03	11,935.87	-10,327.84	-86.5%
Dwelling Assessment 2001	14,610.34	0.00	14,610.34	100.0%
Golden Age Village Assessment	2,940.00	1,470.00	1,470.00	100.0%
Land Assessment 1998	360.00	319.60	40.40	12.6%
Land Assessment 1999	710.00	1,614.99	-904.99	-56.0%
Land Assessment 2000	2,024.45	20,303.87	-18,279.42	-90.0%
Land Assessment 2001	23,560.12	0.00	23,560.12	100.0%
Total Land & Dwelling Assessment	46,442.94	36,833.33	9,609.61	26.1%
Late Fee/Finance Charge	835.05	439.12	395.93	90.2%
Total Income	49,813.11	42,940.35	6,872.76	16.0%
Expense				
General Repairs & Maintenance				
Equipment Repairs	0.00	28.40	-28.40	-100.0%
Snow Fences	60.00	40.00	20.00	50.0%
Weed Control	1,448.00	0.00	1,448.00	100.0%
Total General Repairs & Maintenance	1,508.00	68.40	1,439.60	2,104.7%
Gifts/Appreciation	72.02	500.00	-427.98	-85.6%
Insurance/Liability	4,625.51	4,550.53	74.98	1.7%
Office Expense				
Copying & Mailing	54.80	127.51	-72.71	-57.0%
Miscellaneous	10.00	0.00	10.00	100.0%
Supplies	154.71	0.00	154.71	100.0%
Office Expense - Other	77.01	0.00	77.01	100.0%
Total Office Expense	296.52	127.51	169.01	132.6%
Petty Cash	0.00	236.05	-236.05	-100.0%
Postage	160.18	84.15	76.03	90.4%
Professional Fees				
Accountant	70.00	120.00	-50.00	-41.7%
Bookkeeper	901.04	678.00	223.04	32.9%
Legal Council/Service	715.58	50.00	665.58	1,331.2%
Secretarial	608.50	751.00	-142.50	-19.0%
Total Professional Fees	2,295.12	1,599.00	696.12	43.5%
Rental	44.50	199.00	-154.50	-77.6%
Road Repairs & Maintenance				
Grading & Graveling	7,697.50	49,322.53	-41,625.03	-84.4%

GLA 01046

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08/05/01

GLASTONBURY LANDOWNERS ASSOCIATION, INC.
Income & Expense Comparison 2000-2001
January 1 through August 5, 2001

	Jan 1 - Aug 5, '01	Jan 1 - Aug 5, '00	$ Change	% Change
Paving	20,233.45	0.00	20,233.45	100.0%
Sanding	245.00	0.00	245.00	100.0%
Snow Plowing	825.00	1,911.25	-1,086.25	-56.8%
Surface Binder	0.00	15,360.00	-15,360.00	-100.0%
Road Repairs & Maintenance - Other	0.00	330.45	-330.45	-100.0%
Total Road Repairs & Maintenance	29,000.95	66,924.23	-37,923.28	-56.7%
Taxes				
Income Tax	50.00	189.00	-139.00	-73.6%
Total Taxes	50.00	189.00	-139.00	-73.6%
Water Reservoir	0.00	3,840.75	-3,840.75	-100.0%
Total Expense	38,052.80	78,318.62	-40,265.82	-51.4%
Net Income	**11,760.31**	**-35,378.27**	**47,138.58**	**133.2%**

GLA 01047

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TRANSACTIONS JUNE 1 THROUGH JULY 31, 2001

Date	Check	Transaction	Amount
6-4		Deposit	+$2710.00
6-5	335	Archie Mann, NG roadwork	-$2460.00
6-5	336	Guardian Title, copies of recorded documents	-$80.00
6-7	337	Rudy Parker, Bookkeeping service	-$499.14
6-7	338	Western States Insurance	-$4,625.51
6-7	339	Jim Phipps, Loan & Lien related tasks	-$327.75
6-7	340	Personalize It, Rubber stamp	-$14.50
6-18	341	Berg Law Firm, Invoice #41841, Phone conversations, Paving related	-$163.58
6-18	342	Archie Mann , N G road work	-$1475.00
6-26	343	Philip Hoag, Invoice #06252001 Paving related expense	$340.00
6-28	344	Eric Newhouse, Paving related expense	-$1500.00
6-29	345	The Peak, Flagman meals	-$160.25
7-2	346	Arrowhead Pest Mgt. N&SG road spraying	-$1,448.00
7-2	347	Newhouse construction, Invoice #236 Paving related expence	-$3,010.00
7-3		Deposit, Cash CD's	+$40,000.00
7-3		Deposit, CD interest	+$498.63
7-12	348	Newhouse Construction,Paving related	-$668.20
7-12	349	Philip Hoag, Paving related	-$140.00
7-20		Deposit	+$3,926.00
7-23	350	Berg Law Firm, Invoice #42180 Paving related	-$197.00
7-23	351	Eric Newhouse, Ribbon cutting expense	-$72.02
7-23	352	Archie Mann Excavating, NG Road Prep	-$2,415.00
7-23	353	Archie Mann Excavating SG Road prep	-$12,000.00

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GLASTONBURY LANDOWNERS ASSOCIATION
2000 OFFICERS AND DIRECTORS

President	Daniel Kehoe Jr.	Box 499 Emigrant, MT 59027	131 Arcturus Drive, Emigrant, MT
Vice President	Eric Newhouse	Box 967 Emigrant, MT 59027	11 Scenic Lane, Emigrant, MT
Secretary	David Tonkin	Box 111 Emigrant, MT 59027	185 Hercules, Emigrant, MT
Treasurer	James Phipps	Box 417 Emigrant, MT 59027	17 Gemini Road, Emigrant ,MT
Directors			
	Andrew Field	Box 500 Emigrant,MT 59027	10 Scorpio Way, Emigrant, MT
	Philip Hoag	Box 206 Emigrant, MT 59027	85 Tarus Road, Emigrant, MT
	Christine Johnson	Box 907 Emigrant, MT 59027	15 Virgo Way, Emigrant, MT
	Daniel Kehoe Sr.	Box 436 Emigrant, MT 59027	123 Arcturus Drive, Emigrant,MT
	Jon Olson	Box 380 Emigrant, MT 59027	260 Capricorn Drive, Emigrant, MT
	Marie Scoble	Box 1686 Emigrant, MT 59027	176 Capricorn Drive, Emigrant.MT
	Robert Wallace	Box 547 Emigrant, MT 59027	19 Venus Way, Emigrant, MT
	Walter Wunsch	Box 36 Emigrant, MT 59027	27 Polaris Way, Emigrant, MT

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GLASTONBURY LANDOWNERS ASSOCIATION
2001 OFFICERS AND DIRECTORS

President	Eric Newhouse	Box 967 Emigrant, MT 59027	11 Scenic Drive, Emigrant, MT
Vice President	George Markis	Box 377 Emigrant, MT 59027	14 Virgo Way, Emigrant, MT
Secretary	David Tonkin	Box 111 Emigrant, MT 59027	183 Hercules, Emigrant, MT
Treasurer	James Phipps	Box 417 Emigrant, MT 59027	17 Gemini Road, Emigrant, MT
Directors			
	Bruce Gange	Box 193 Emigrant, MT 59027	24 Agula Lane, Emigrant, MT
	Philip Hoag	Box 206 Emigrant, MT 59027	85 Tarus Road, Emigrant, MT
	Christine Johnson	Box 907 Emigrant, MT 59027	15 Virgo Way, Emigrant, MT
	Daniel Kehoe Jr.	Box 499 Emigrant, MT 59027	130 Arcturus Drive, Emigrant, MT
	Jon Olsen	Box 380 Emigrant, MT 59027	260 Capricorn Drive, Emigrant, MT
	Ian Scott	Box 1137 Emigrant, MT 59027	243 Capricorn Drive, Emigrant, MT
	Robert Wallace	Box 547 Emigrant, MT 59027	19 Venus Way, Emigrant, MT
	Walter Wunsch	Box 36 Emigrant, MT 59027	27 Polaris Way, Emigrant , MT

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jp1109490@ONEMIN.COM

From: John T. Glover, Jr. <johnglover@montana.com>
To: James Phipps <ajp@mcn.net>
Sent: Tuesday, July 24, 2001 8:38 AM
Subject: Re: Mail

I did check the packet I received from you to see if pages were stuck together, but no luck. I don't have the 2000 officer/director list or the affidavit. Sorry. I will look forward to getting the financial statement in a day or so. Thanks.

----- Original Message -----
From: James Phipps
To: John Glover
Sent: Monday, July 23, 2001 6:05 PM
Subject: Mail

John- Please check your mail again. The package I mailed to you had a list of Officers for both 2000 and 2001. It also contained the package submitted to the State for forming a nonprofit corporation.

The financial statement was mailed this morning.

Jim

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jp1109490@ONEMIN.COM

From: John T. Glover, Jr. <johnglover@montana.com>
To: James Phipps <ajp@mcn.net>
Cc: <enewhouse@mcn.net>
Sent: Monday, July 23, 2001 2:44 PM
Subject: GLA

Jim - Received your mailing. Can you provide me with a similar list of the officers and directors for 2000?

Also, by way of a checklist, I still need a current financial statement for the Association and a copy of the affidavit, if any, submitted to the MT Dept. of Revenue (If you cannot find any such affidavit let me know and I will have Eric sign another one). I need the last two documents in order to get the Tax Clearance Certificate from the Dept. of Revenue which I need in order to file the Reinstement Application with the Secretary of State. Chicken and egg thing and alot of red tape, you see.

Thanks.

JTG

7/23/01

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Fax Transmission
Page 1 of 3

Memo To: David Tonkin
From: Daniel Kehoe
Date: June 27, 2001

RE: GLA

Enclosed is the Resolution with edits by the Board (paragraph 2) and the changes the lawyer, John Glover, had. I'm also sending his cover letter FYI. I'll give you the originals for our records at the next Board meeting,
Daniel

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BERG, LILLY & TOLLEFSEN, P.C.
A PROFESSIONAL CORPORATION
ATTORNEYS AT LAW

MICHAEL J. LILLY
GIG A. TOLLEFSEN
RIENNE H. McELYEA
DANIEL F. BUCKLEY
JOHN T. GLOVER JR.

JOHN P. NESBITT

OF COUNSEL:
BEN E. BERG, JR.

1 WEST MAIN ST.
BOZEMAN, MONTANA 59715

TELEPHONE: 406-587-3101
FAX: 406-587-3240

Fax Transmission

To:	**Daniel Kehoe, Jr.**	**From:**	**John T. Glover, Jr.**
Company:		**Date:**	**June 27, 2001**
FAX#:	**522-1503**		

You should receive 2 pages including this one.
If you do not receive all pages, please call Lisa at 406-587-3181.

Message: RE: Resolution

Dan - I hope you can read my handwritten notes. If not, call. These changes are really housekeeping in nature and more style over substance.

The 147 who did not attend the meeting or mail in a vote were "absent." Any members who attended but did not vote either way "abstained." There is a difference. There is no need to mention the number of members who were absent since it can be calculated by the number of votes cast at the meeting. I had thought to eliminate the reference to the 147 abstaining, but then changed my mind; the Resolution should show that zero abstained.

Glad you got it worked out.

JTG

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FINAL

Glastonbury Landowners Association

Board of Directors Meeting Minutes

September 10, 2001

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1. **Call to Order, Prayer**

The meeting was called to order by Eric, 7:15 p.m., at Golden Ratio Woodworks. Bruce gave the opening prayer.

PRESENT: Eric Newhouse (President), Jim Phipps (Treasurer), David Tonkin (Secretary), Philip Hoag, Christine Johnston, Dan Kehoe, Jr., Ian Scott, Walter Wunsch

ABSENT: George Makris (Vice-President), Jon Olson

PROXIES: George Makris to Dan Kehoe, Jr.

ALSO ATTENDING: Svend Anderson, Mary Boudreau, Pouwell Gelderloos, Arlene Hoag, Charlotte Mizzi, Elizabeth Thorpe, Cheryl Upshaw and Uri Dowbenko.

2. **Reading and Disposition of the Minutes**

MOTION: Jim moved that we read meeting minutes at the meetings rather than send them out before each meeting. The board discussed this option and decided not to act on the motion. David read the August meeting minutes.

MOTION: Dan moved and Bruce seconded to approve the August meeting minutes as amended. The motion passed.

3. **Report of Officers and Committees**

3.1 Treasurer's Report Jim Phipps (Treasurer)

Jim passed out two handouts: "Transactions - August 1 Through September 6, 2001" and "GLA Balance Sheet, as of Sept. 8, 2001." (see attached) He reported that the paving figure on page 2 of the Balance Sheet may not include everything related to paving and that some items may be located under other categories.

Jim reported that he opened an account for the recreation committee and deposited the donations that we have received. He said he believed GLA needed to create a set of bylaws for the committee. The board agreed to send out thank you letters to those who had made contributions.

Jim reported that the loan for the paving was a 15-year $250,000 loan at 8.5% interest. The quarterly payments are $7,556.32. If we desire, we can change our quarterly payments to yearly. The interest is on the unpaid balance and we can prepay the loan with no prepayment penalties.

Jim said he will be taking a vacation that will extend past the next meeting date. He gave Walter GLA's checkbook and Eric our mailbox key so he can pick up our mail. He requested any checks we receive in the mail and copies of the checks we write be given to our bookkeeper by the end of the month so he can update our balance sheets.

File: MtgMins 09 10 01.doc
Revised: 8/18/01
Amended: 10/1/01

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MOTION: Jim moved to throw out the ballots from the special Landowners Meeting for voting on the loan to pave our roads. Dan, Jr. moved to amend the motion to keep the ballots for a minimum of one year unless legally notified otherwise. Bruce seconded the amended motion. The amended motion passed.

3.2 **Architecture Subcommittee** Robert Wallace (Chair)
Robert presented Pouwell Gelderloos' subdivision of parcel 7B in North Glastonbury for preliminary approval. The proposal is to subdivide the parcel into three lots approximately 1.3, 1.47 and 1.6 acres. Robert noted that the master plan calls for minimum parcel size of 2 acres. He also noted the Master Plan has not been approved and that the plan allows for waivers.

Pouwell presented his plan to the meeting stating he has worked with the federal Rural Development Agency and has developed specifications and general plot plans under their guidance. His plan is to build one home on each parcel. He presented a picture of the type of a home he hopes to build on the new parcels.

Eric read into the record Janet Jensen's (owner of parcel 6B-4) fax opposing the proposed subdivision. (see attached) Svend Anderson (parcel 8), Mary Boudreau(6B-1), Arlene Hoag (7C), Charlotte Mizzi and Elizabeth Thorpe (6B-3) and other near-by landowners also expressed opposition to the subdivision. The objections were (1) lot sizes--three lots versus two lots, (2) additional traffic on Taurus Road, (3) potential groundwater problems, and (4) setting precedent of accepting smaller parcel sizes than called for in the Master Plan. Arlene noted that their well was running dry. It was suggested that Patrick Woldberd (7B) may be planning to subdivide his land.

The board discussed what the Glastonbury Covenants say about minimum lot sizes and read into the record sections 9.03, 9.07, 3.7.1 and 3.7.2 from the G. Covenants. Robert noted that even though the Master Plan prohibits singlewide mobile homes, the board has approved several singlewide trailers.

MOTION: Philip moved and Christine seconded to contact our attorney and have him review our Covenants to determine (1) if the 2-acre minimum parcel size listed in the Master Plan which has not been ratified should be followed (2) how much weight comments from neighboring parcels should have in making a decision whether to accept the preliminary subdivision plan, and (3) what problems are there for the board to invoke the minimum 2-acre limit in the Master Plan when a landowner is subdividing land into lots less than 2 acres. The motion passed. Eric is to discuss this with our attorney.

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Eric suggested that we ask the Church to sign over the mining rights they have on the Glastonbury lands into a Conservancy Trust to protect us from running into the same problems the Jackson Creek development (near Livingston) is having with the owner of the mineral rights (not the landowners) selling them to a coal gas firm who is now planning to drill for gas there.

3.3 Road Committee Bruce Ganje (Chair), Eric Newhouse (Co-Chair)
Eric reported that since Walter reported that there was a previous agreement to pay O'Hare the cost to prepare the roller for use, GLA paid the bill in full.

Eric reported that he has not been able to dig the test pit at the pond in lower South Glastonbury. He also reported he received a $3,500 bid to build the pone from Chad Standish.
MOTION: David moved that we accept the Chad Standish $3,500 offer to construct the fire fighting pond in low South Glastonbury. Dan, Jr. amended the motion to allow Eric and David to spend up to $500 to modify the design to include a plastic liner depending on results of a test pit constructed in the area of the pond. Robert seconded the amended motion. The amended motion passed.

Walter is to check the previous meeting minutes regarding the use of snowmobiles on Glastonbury roads

3.4 Complaint Committee Christine Johnston (Chair)
Eric submitted a letter from William Pitt requesting his property be removed from the GLA.
MOTION: Dan, Jr. moved and Philip seconded to not accept William's request and for David to write him a letter so stating. The motion passed.

Eric presented a letter from John and Pat Brettschneider (parcel 80S) requesting the cleanup of of large pieces of equipment on parcel 81S.
MOTION: Philip moved and Ian seconded for Christine to write a letter to the Brettschneiders indicating we have received their letter and the action we will take.

3.5 Land Use Master Plan Committee Dan Kehoe, Jr. (Chair)
Dan, Jr. reported that he and George Makris are working on a letter to the Church regarding the restricted lands. They expect to have the letter ready this month.

3.6 Recreation Committee Robert Wallace/Eric Newhouse (Co-Chair) No Report

3.7 Ombudsman Report Regina Wunsch (SG) Joan Murphy (NG) No report

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Revised: 8/18/01
Amended: 10/1/01

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4. Other Business

4.1 Election Committee No report

4.2 Weed Control No Report

The meeting was adjourned at 10:00 pm with no further business

The next meeting will be held October 1, 2001 at Golden Ratio Woodworks, 7 p.m.

NEW ACTION ITEMS

- David is to send out thank you letters to those who donated money to the Recreation Committee.
- Eric is to ask our attorney for his opinions concerning our obligations to follow the Master Plan's minimum parcel size standards in subdivisions.
- Eric and David to (1) inspect the soil near the new fire-fighting pond and determine if a pond liner is needed or not and (2) direct Standish to construct the pond.
- David is to write a letter to William Pitt.
- Christine Johnston to write a letter and work on resolving Brettschneider's complaint.
- Dan, Jr. to write letter to Church regarding the village areas.
- David to hire someone for office help.
- Walter to check previous meeting minutes for a resolution regarding use of snowmobiles on Glastonbury roads.

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Revised: 8/18/01
Amended: 10/1/01

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GLASTONBURY LANDOWNERS ASSOCIATION, INC.

Balance Sheet

As of September 8, 2001

	Sep 8, '01
ASSETS	
Current Assets	
Checking/Savings	
1st National Bank Checking	12,098.69
1st National Bank Savings	34,150.14
Paradise Valley Recreation Cent	2,000.00
Total Checking/Savings	48,248.83
Accounts Receivable	
Accounts Receivable	66,502.98
Total Accounts Receivable	66,502.98
Total Current Assets	114,751.81
TOTAL ASSETS	**114,751.81**
LIABILITIES & EQUITY	
Liabilities	
Long Term Liabilities	
Road Pavement Loan	250,000.00
Total Long Term Liabilities	250,000.00
Total Liabilities	250,000.00
Equity	
Beginning Balance	11,816.51
Opening Bal Equity	-89.99
Retained Earnings	108,766.57
Net Income	-255,741.28
Total Equity	-135,248.19
TOTAL LIABILITIES & EQUITY	**114,751.81**

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09/08/01

GLASTONBURY LANDOWNERS ASSOCIATION, INC.
Income & Expense Comparison 2000-2001
January 1 through September 8, 2001

	Jan 1 - Sep 8, '01	Jan 1 - Sep 8, '00	$ Change	% Change
Income				
Assessment Prior to 1998 Paid	1,121.96	2,989.14	-1,867.18	-62.5%
Bond Account	-500.00	-10.00	-490.00	-4,900.0%
Donation	2,000.00	0.00	2,000.00	100.0%
Finance Charges	263.59	143.20	120.39	84.1%
Interest Income	1,833.37	2,687.27	-853.90	-31.8%
Land & Dwelling Assessment				
Dwelling Assessment 1998	240.00	0.00	240.00	100.0%
Dwelling Assessment 1999	390.00	1,209.00	-819.00	-67.7%
Dwelling Assessment 2000	1,698.03	14,503.87	-12,805.84	-88.3%
Dwelling Assessment 2001	15,777.01	0.00	15,777.01	100.0%
Golden Age Village Assessment	2,940.00	1,470.00	1,470.00	100.0%
Land Assessment 1998	360.00	324.60	35.40	10.9%
Land Assessment 1999	710.00	1,754.99	-1,044.99	-59.5%
Land Assessment 2000	2,234.45	23,371.10	-21,136.65	-90.4%
Land Assessment 2001	25,713.45	0.00	25,713.45	100.0%
Total Land & Dwelling Assessment	50,062.94	42,633.56	7,429.38	17.4%
Late Fee/Finance Charge	1,583.66	491.13	1,092.53	222.5%
Total Income	56,365.52	48,934.30	7,431.22	15.2%
Expense				
General Repairs & Maintenance				
Equipment Repairs	0.00	28.40	-28.40	-100.0%
Snow Fences	60.00	40.00	20.00	50.0%
Weed Control	1,448.00	537.50	910.50	169.4%
Total General Repairs & Maintenance	1,508.00	605.90	902.10	148.9%
Gifts/Appreciation	72.02	500.00	-427.98	-85.6%
Insurance/Liability	4,625.51	4,550.53	74.98	1.7%
Office Expense				
Copying & Mailing	54.80	127.51	-72.71	-57.0%
Miscellaneous	10.00	0.00	10.00	100.0%
Supplies	154.71	0.00	154.71	100.0%
Office Expense - Other	77.01	0.00	77.01	100.0%
Total Office Expense	296.52	127.51	169.01	132.6%
Petty Cash	0.00	336.05	-336.05	-100.0%
Postage	160.18	84.15	76.03	90.4%
Professional Fees				
Accountant	70.00	120.00	-50.00	-41.7%
Bookkeeper	901.04	678.00	223.04	32.9%
Legal Council/Service	715.58	50.00	665.58	1,331.2%
Secretarial	608.50	961.50	-353.00	-36.7%
Total Professional Fees	2,295.12	1,809.50	485.62	26.8%
Rental	134.50	199.00	-64.50	-32.4%
Road Repairs & Maintenance				

GLA 01062

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GLASTONBURY LANDOWNERS ASSOCIATION, INC.
Income & Expense Comparison 2000-2001
January 1 through September 8, 2001

	Jan 1 - Sep 8, '01	Jan 1 - Sep 8, '00	$ Change	% Change
Grading & Graveling	9,442.50	49,322.53	-39,880.03	-80.9%
Paving	312,377.45	0.00	312,377.45	100.0%
Road Signs	0.00	120.00	-120.00	-100.0%
Sanding	245.00	0.00	245.00	100.0%
Snow Plowing	825.00	1,911.25	-1,086.25	-56.8%
Surface Binder	0.00	15,360.00	-15,360.00	-100.0%
Road Repairs & Maintenance - Other	0.00	330.45	-330.45	-100.0%
Total Road Repairs & Maintenance	322,889.95	67,044.23	255,845.72	381.6%
Taxes				
Income Tax	50.00	189.00	-139.00	-73.6%
Total Taxes	50.00	189.00	-139.00	-73.6%
Water Reservoir	0.00	5,440.75	-5,440.75	-100.0%
Total Expense	332,031.80	80,886.62	251,145.18	310.5%
Net Income	-275,666.28	-31,952.32	-243,713.96	-762.7%

GLA 01063

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Park County Planning Office

Jackie Robbins
Park County Planning Office
414 East Callender Street
Livingston, Montana 59047

Phone: 406-222-4144
Fax: 406-222-4159

NOTICE OF PUBLIC HEARING

The Park County Planning Board will hold a public hearing at 1:30 PM, Thursday September 20th, 2001 in the Community Room in the City County Building at 414 East Callender Street, Livingston, MT.

The reason for the public hearing is to consider a subdivision application.

The application was submitted by Pouwel and Marian Gelderloos. They are proposing splitting a 4.375 acre lot into three lots. The parcel is located in the NW 1/4 section 32, T5S R8E. The parcel accessed from Bradford Way in North Glastonbury. The parcel is described as Tract 7-B, Subdivision 306 as filed in the Park County Clerk and Recorders Office.

This notice is sent to landowners who own property within 300 feet of the proposed subdivision using addresses supplied by the applicant

Both written and oral testimony will be considered at the public meeting. For further information, please contact Jackie Robbins at the County Planning Office, during the afternoon, at 222-4144.

Chloris Zimmerman
Chair of the County Planning Board

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Janet E. Jensen
14 Burwell Street
Union, NJ 07083
(908) 686-4179; (908) 686-0709 Fax

September 7, 2001

Robert Wallace, Architectural Subcommittee
Glastonbury Landowners Associates (GLA), Fax No. 333-4742
David Tonkin, Sec., GLA Fax No. 333-4571
Eric Newhouse, President, GLA Fax No. 333-4226

Re: NW 1/4 section 32, T5S R8E

To All the above and other Board Members of GLA:

I am writing to you as a homeowner in North Glastonbury adjacent to the lands proposed to be split therein, the application of which was submitted by Pouwel and Marian Gelderloos. I have been notified by the Park County Planning Office that a public hearing will be held at 1:30 on September 20 in Livingston in connection with the above, a copy of which I am attaching hereto.

At the Glastonbury Landowners Association Meeting which will be held Monday evening, Sept. 10 @ 7 p.m. at The Golden Ratio, please present my position as follows:

I am vigorously objecting to this proposal being accepted because I believe this will be a first in Glastonbury for such small parcels of land to be subdivided and the density will be too great to maintain the uniformity, harmony and beauty of the surrounding land. This proposal is also inconsistent with the Master Plan of the Community in which only certain areas were designated for greater density and which would effectively alter the character of the Community.

We moved to Glastonbury to escape crowding and population density. We did not expect to find it occurring in North Glastonbury in defiance of the Master Plan which was considered quite sometime ago. Why should this same situation be rehashed once again? We are diligent in improving our land and property; however this is now a base deception upon the residents of Glastonbury and our property.

I am asking the Board to reject the above application for sub-divisions. If we are not now astute as to how we handle this assessment of our liberties and rights, we will lose in the end and this will be a catalyst for other developers and persons to seize the opportunities for development who have no real concern for our Community, but only monetary gain.

Respectfully submitted, Janet Jensen and family
Attachment - Notice of Public Hearing, Park County Planning Board

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Subject: Glastonbury Landowners Association
Date: Tue, 21 Aug 2001 09:39:14 -0500
From: "John Brettschneider (rxce20)" <rxce20@email.sps.mot.com> **Internal**
To: "John Brettschneider (rxce20)" <rxce20@email.sps.mot.com>

To: Glastonbury Landowners Association
Fr: John and Pat Brettschneider
Re: Introduction and issues

Hello:

We are pleased to be the new owners of Lot #80 in Glastonbury South. My wife and I have already made the first improvements by employing Harold Marchington to build us an access road to our intended home site.

We will be unable to begin actual home construction for certain years. However; we do wish to make other additional improvements such as a water well as our pocketbooks will permit.

This brings up a point of concern that you are most certainly aware of. There are several pieces of large construction equipment on lot #81. These have sat unattended, unused, and unmoved since our original visit-to-purchase last February. There is also other construction material including a large steel culvert, and a bunch of debris that can be fairly characterized as "junk". It is an obvious "eyesore". I am enclosing a photograph taken from our intended home site. This "junk" detracts from our view, and diminishes the value and character of our investment. If it is left to remain, it will detract from the quiet enjoyment of our property. I believe that it is at present unwise of us to engage in any additional land improvements until this trash issue has been resolved

5.04 "Refuse shall not be allowed to accumulate"
5.05 "eyesores shall not be allowed"
5.05a "junk cars, or equipment, scrap piles in open view of other parcels... ...."

I would say that the crane, bulldozer, culvert, other construction equipment, and assorted trash qualifies as "junk" under the Declaration Of Covenants.

10.01 grants the Association the right to enforce all regulations. We therefore petition the Landowners Association to please request that the violations be corrected, and the "eyesores" be removed by the land owner of lot #81 within some sane and reasonable time frame as outlined under 10.02.

On another note; our records at "closing" do not seem to indicate an escrow of pro rated land owners fees for the time frame of April 2000 through the end of the year. Nor do we have an indication of how these fees are to be paid in the future. Please tell us how the Landowner Association fees are to be [illegible]

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do not wish to be in arrears.

We look forward to being good neighbors, and hope to have good relations with the Land Owners Association.

Thank you

John & Pat Brettschneider

3700 Bell Springs Rd.
Dripping Springs Texas
78620

e-mail rxce20@email.mot.com
(512) 858-4430 (H)
(512) 996-4226 (W)

John Brettschneider (rxce20) <rxce20@email.sps.mot.com>
IC Layout Manager
SPS / IES / Advanced eDRAM Center / phone: (512) 996-4226

John Brettschneider (rxce20)
IC Layout Manager <rxce20@email.sps.mot.com>
SPS / IES / Advanced eDRAM Center / phone: (512) 996-4226
Netscape Conference Address
Netscape Conference DLS Server

Reputation is what they say about you. Integrity is what you are.

Additional Information:
Last Name
First Name John Brettschneider (rxce20)
Version 2.1

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8/1/01

I give my proxy for the August & September GLA meeting to Daniel Kehoe Jr.

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Subj: **O'Hare Construction invoice and proper meeting notices**
Date: 8/23/2001 9:01:10 PM Mountain Daylight Time
[redacted]m: spectec@wtp.net (SpecTec)
[redacted]mbganje@aol.com ('Bruce Ganje'), christine_e_johnston@yahoo.com ('Christine Johnston'), DanKehoe2@aol.com ('Daniel Kehoe, Jr.'), CDTonkin@aol.com ('David Tonkin'), enewhouse@mcn.net ('Eric Newhouse'), gcmakris@yahoo.com ('George Makris'), Scotsman@mca.net ('Ian Scott'), AJP@mcn.net ('Jim Phipps'), vondir@prodigy.net ('Jon Olsen'), yrpub@wtp.com ('Philip Hoag'), eaglemac@imt.net ('Robert Wallace'), Wunsch@mcn.net ('Walter Wunsch')

Dear Board Members:

This week I received a call from O'Hare Construction in regards to non payment for the work performed on Dry Creek Road in preparation for pavement. I learned from Jim Phipps that you discussed this matter at your last meeting and feel that the charges on O'Hare's bill are high. On first impressions I felt likewise; however when I review similar invoices with various contractors, I found it very difficult to assess these and hard to contest.

In defense of the integrity and honor of O'Hare Construction, I can only say that he agreed to help us out at a moment when no other source was available within two hours notice. He charged exactly the standard equipment and labor rates per his unsuccessful bid on the Dry Creek preparatory project. In view of the circumstances, he could have required a higher rate or he could have refused to help us. Eric, Philip and myself were all in agreement that this was a key piece of equipment which would have a significant positive affect on the quality and longevity of the pavement.

[redacted]In view of these circumstances, it is my recommendation that we [redacted]kly pay this bill. I also like to repeat what I have told Eric a month ago, that in view of Archie Mann's outstanding performance on the Dry Creek Project, we do not penalize him for not providing the proper rolling equipment which he was required per contract. Or at least if the Board wishes to penalize him for that, he only be charged half.

As an important side note, I would also like to request that we return to conducting regularly scheduled and announced meetings as required per bylaws with written agenda. I did not receive notice of the August meeting until it was already half an hour in session. This is especially concerning since I requested almost two weeks prior to that of Eric to conduct a meeting as soon as possible so we could bring closure to the pavement project.

Respectfully,

Walter Wunsch

---------- Headers ----------
Return-Path: <spectec@wtp.net>
Received: from rly-zc01.mx.aol.com (rly-zc01.mail.aol.com [172.31.33.1]) by air-zc02.mail.aol.com (v80.17) with ESMTP id MAILINZC26-0823230110; Thu, 23 Aug 2001 23:01:10 -0400
Received: from smtp1.avistacom.net (mail-vip.216-229-182-35.avistacom.net [216.229.182.35]) by rly-zc01.mx.aol.com (v80.17) [redacted]ESMTP id MAILRELAYINZC17-0823230028; Thu, 23 Aug 2001 23:00:28 -0400
[redacted]ceived: from com (wtpbz-47.wtp.net [206.26.77.117])
by smtp1.avistacom.net (8.11.0/8.11.0) with SMTP id f7O30H728876;
Thu, 23 Aug 2001 20:00:18 -0700 (PDT)
From: "SpecTec" <spectec@wtp.net>

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2001-10-01_BDGN.pdf

GLA 01070

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FINAL
Glastonbury Landowners Association
Board of Directors Meeting Minutes
October 1, 2001
CONFIDENTIAL – DO NOT COPY

1. Call to Order, Prayer

The meeting was called to order by Eric, 7:15 p.m, at Golden Ratio Woodworks. Christine gave the opening prayer.
PRESENT: Eric Newhouse (President), George Makris (Vice-President), David Tonkin (Secretary), Philip Hoag, Christine Johnston, Dan Keyhoe, Jr., Jon Olson, Ian Scott
ABSENT: Jim Phipps (Treasurer), Walter Wunsch
PROXIES: Walter Wunsch gave David Tonkin his proxy
ALSO ATTENDING: Regina Wunsch, Svend Anderson, Pouwell Gelderloos, Charlotte Mizzi, Elizabeth Thorpe, and Cheryl Upshaw

2. Reading and Disposition of the Minutes

MOTION: Dan, Jr. moved and Christine seconded to approve the amended September meeting minutes. The motion passed.

Eric indicated Janet Naclerio is moving here and looking for a secretarial job. Her number is 717-432-8044

3. Report of Officers and Committees

3.1 Treasurer's Report Jim Phipps (Treasurer) No Report

3.2 Architecture Subcommittee Robert Wallace (Chair)

William Smith submitted his subdivision for final approval. Eric read into the minutes William's letter requesting approval of the subdivision. Eric to check previous minutes.

Pouwell Gelderloos presented his proposed subdivision and noted that it meets the average minimum acreage size of 2 acres. Dan, Jr. noted the 2 acres average minimum was per 20-acre parcel and not just for a subdivision. 7-B (N6)

Eric read into the minutes our attorney's letter answering questions about the legality of reviewing a parcel against the Draft Master Plan and how much weight to give to comments from neighbors. (see attached)

Eric read into the minutes his letter that he sent to Pouwell Gelderloos. (see attached)

MOTION: Philip moved and David seconded to make null and void the the letter Eric sent to Pouwell, dated September 19, 2001. The motion passed.

File: MtgMins 10 01 01.doc
Revised: 08/30/01
Amended: 11/30/01

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Cheryl reported that Ron Wallace, owner of Parcel 8 N: (1) wanted to know about the gate along North Fork of Fridley Creek for the 20-foot creek bank access easement, (2) agreed to allow people to travel the creek easement, but wanted to prevent dogs from having access, (3) wanted children to not trespass on his land to the spring on his property from the creek easement, (4) wanted to prevent people walking across his property to gain access to the creek easement, (5) wondered who carries the liability of someone who injurs himself walking along the creek easement, and (6) does not want individuals to camp, build forts or campfires along the creek in the easement. It was noted that landowners must post "No Trespassing" signs and/or fence their property to prevent people from walking across it, and that Ron cannot dictate what other property owners do on their property in the creek easement.

Charlotte Mizzi voiced her objection to the proposed subdivision because of increase traffic problems on Taurus Road in the form of traffic noise and the increase wash boarding of the gravel road. She disagrees with utilizing the 2 acre average density to judge the proposed subdivision.

Elizabeth Thorpe objected to the proposed subdivision because it was not in accordance with the Master Plan.

MOTION: David moved and Christine seconded to hold a special meeting of GLA board members only on October 11, 2001 to review and vote on the proposed subdivision and to report back with the results of the vote to the parties involved. The motion passed.

Eric read into the minutes Section 9.07 of the Covenants which discusses the GLA Board's right to set density standards.

MOTION: Philip moved and Dan, Jr. seconded GLA to consider establishing interim density standards similar to Schedule 3.8 of the Draft Master Plan with a minimum acre size and provisions for handling variances for future subdivisions. The motion passed.

Dan, Jr. suggested we approve the Master Plan in two phases: one for the land outside of the village centers and one for the village centers.

The board discussed the water reservoir in South Glastonbury. They agreed to install a liner and have Philip oversee its completion.

3.3 Road Committee Bruce Ganje/Ian Scott (Co-Chair) No report

3.4 Complaint Committee Christine Johnston (Chair) See ombudsman report

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3.5 Land Use Master Plan Committee Dan Kehoe, Jr. (Chair) No report

3.6 Recreation Committee Robert Wallace/Eric Newhouse (Co-Chair) No Report

3.7 Ombudsman Report Regina Wunsch (SG) Joan Murphy (NG)
Regina reported a problem between the Watsons (Parcel S 88-A) and William Pitt (Parcel S 89) regarding the gate at high South Glastonbury and has talked with both parties in the last month. (see attached) Regina suggested GLA (1) notify all landowners in writing as to when the subject gate is to remain open and when it is to be closed, (2) notify residents that parking in the road easement is not allowed and there is parking available at the end of Sagittarius Skyway, (3) repair the gate and latch on the subject gate, (4) have someone on the Board other than Eric respond to any complaints between the Watsons and William Pitt to prevent any feeling of bias.

Eric read the Watson's letter into the minutes. (see attached)

MOTION: Philip moved and Ian seconded for the secretary to write a letter to William Pitt requesting that he stop harassing individuals who have a legal right to be in high South Glastonbury, including property owners in Glastonbury and their guests, service and emergency vehicles, real estate representatives, etc. or a restraining order will be sought against him. The motion passed.

MOTION: Philip moved and Dan, Jr. seconded to install a post to be used to lock open the gate. The motion passed.

The board agreed to write a letter to Glastonbury residents and landowners stating (1) the subject gate will remain open during the year except during the general big game, rifle-hunting season (starting October 23, 2001) excluding bow and late seasons (and ending November 25, 2001) and when it will be closed--but not locked and (2) parking is not allowed on Glastonbury road easements except in special locations such as the end of Sagittarius Skyway.

4. Other Business

4.1 Election Committee No report

4.2 Weed Control No Report

The meeting was adjourned at 10:30 p.m. with no further business.

The next meeting will be held October 11, 2001 at Golden Ratio Woodworks, 7 p.m.

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Revised: 08/30/01
Amended. 11/30/01

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NEW ACTION ITEMS

- Eric is to check past meeting minutes regarding William Smith's request for final approval of his subdivision.
- David is to write a letter to William Pitt regarding rights of people to drive up Sagittarius Skyway.
- David to write a letter to residents and landowners regarding the gate in high South Glastonbury.
- Philip to organize for the completion of the water reservoir in South Glastonbury.

File: MtgMins 10 01 01.doc
Revised: 08/30/01
Amended: 11/30/01

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OMBUDSMAN REPORT—SOUTH GLASTONBURY
10/1/01

RE: WILLIAM PITT AND MARIAN AND DAVID WATSON

9/21/01

William Pitt reported that the gate in high South has been left open on numerous occasions and parts of the latch taken off several times. He said he had been closing the gate because hunters were coming up to check out where to hunt when the season begins. The gate was being left open and there is a danger of the gate swinging into the windshield of cars when it is not closed properly. Someone again tried to dismantle part of the latch. He's been repairing it, but is running out of parts. He thought that the Watsons were the ones leaving the gate open and dismantling the latch.

He said Eric called him and threatened to tear out the gate with his backhoe. He thinks the Watsons complained to Eric and Eric is siding with the Watsons, because Eric and members of his family built the Watson's house.

He said the gate has been very effective in keeping non-resident hunters out of high South.

9/23/01

The Watsons said they are not dismantling the latch and have been closing the gate most of the time, but thought August was too early to close it. When they bought their property they were told by David and Eric Newhouse they would have to close the gate during the general hunting season---mid October to Thanksgiving. They were willing to close the gate for that time period, but not earlier, because it was a nuisance to have to do it. They said the gate seemed to be very effective in keeping out unwanted hunters last year and saw no reason to close it earlier. They thought the GLA closed the gate in August and complained to Eric about it.

When they moved in the gate did not have a latch, the latch appeared later. They thought William Pitt put it up and were upset he did not notify them. They said the latch was

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hard to open and two fire trucks, the FedEx man, their window washers and other visitors couldn't open it and turned back thinking the gate was locked.

They mentioned that a cement truck had accidentally dribbled some cement on William Pitt's easement when doing cement work for them. William Pitt had left a not too friendly message on their machine telling them to clean it up. Marian started to remove the cement, but hurt her back. When she went back later after her back had recovered, William Pitt had removed the cement and thrown the pieces unto the Watson's property.

9/25/01

I notified William Pitt that the Watsons were not dismantling the latch and they were only willing to close the gate during the general hunting season, as required by the GLA when they bought the property.

He said that he was never explicitly told by the GLA when the gate was to be closed and that it was only during the general hunting season. He said that Dan Kehoe Jr. put the latch on the gate.

He brought up that when the Watsons had cement work done, they had the cement truck dump its excess cement on his easement. When he complained to them they did not have anyone clean it up and he had to remove it himself. I explained that the Watsons thought it was an accident and tried to clean it up. He said there was still a big chunk that he couldn't move near the culvert. He was not sure whether it would cause drainage problems.

He stated he was concerned about hunters parking on the road easements and the GLA doing nothing about it. I told him he could report those parking on his easement for trespassing. Those parking on neighboring easements he could advise that it was against the covenants and report them to the GLA, if they did not move. He did not think the GLA would notify the offenders that parking in the easements was a violation of the covenants.

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9/26/01

I updated Marian Watson that William said he wasn't told the gate was to be closed only during general hunting season. She said she didn't believe him. She agreed that a written notification to all current and future landowners affected by the gate would be helpful. She also would like 1) to see landowners notified that they should not park on the road easements, but at the end of the road where parking space was available, and 2) the GLA to take the gate off of its hinges after the general hunting season and attach it when the hunting season begins, so no one can close it at other times in the year.

I told Marian that William Pitt had brought up the cement issue and stated the truck had purposely dumped its excess cement on his property. He didn't hear from them and thought they weren't cleaning it up. I told Marian that I told informed him that she thought it was an accident and tried to clean it up. I advised her about the large chunk of cement near the culvert and that it might cause drainage problems. She said she would look for it and have Warren Newhouse, who was coming up to do some work for her that day, remove it.

RECOMMENDATIONS:

1) Notify all landowners affected by the gate in writing when the gate is to be closed and that it is to remain open at all other times. Give a copy of the notice to all new landowners with their building application forms.
2) Notify residents that parking on road easements is not allowed and parking is available at the end of the road on the common use land.
3) Inspect the latch on the gate to see if something can be done to make it more obvious how to open it. Otherwise remove it and secure the gate in a different manner so it doesn't swing open by itself.
4) If the Watsons have a complaint regarding anything involving William Pitt, have a Board member other than Eric, anyone he is working with or anyone else who has worked on the Watson's house respond to it. Then no claims of bias can be made. Also do not have Walter respond to it, since William Pitt works for him. William

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PIETER AND CAROLINE GRAAFLAND
#1605-8610 Jasper Ave, Edmonton, AB, T5H 3S5, Canada
Ph: 780 420-6873, e-mail: caropiet@telusplanet.net

Edmonton, AB, September 24, 2001

To: GLA Board and Master Plan Committee
Mr. Eric Newhouse, President
Emigrant, MT, USA

Dear Sir,

We received word that your Board is planning to put in place by resolution a new, far stretching, requirement to restrict the minimum size of a lot in North Glastonbury to 2 acres.

We as owners of Lot 26 B strongly oppose to this procedure.

1. In the Land Use Master Plan, as defined a few years ago, it was agreed that the minimum lot size in Glastonbury of two acres was based on the average of the original size of the parcel. That meant that we, as owners of a 20-acre original lot, theoretically could subdivide to max. 10 home sides. We now have 5 lots and are in the process to increase that to 7 (still one less than stated in our original plan as mentioned in our January 22, 1999 letter to you, which was never been answered). With 7 lots the average lot size on lot 26, based on the original lot size of 20 acres, will than be 2.85 acres. This is still 42% above your minimum requirement of 2 acres.
2. The Master Land Use Plan has never come into effect. But this, in our opinion, does not give you any reason and/or authority to change this plan and the agreements already in place by sole resolution of your Board. This is a very important matter and should be voted on by the complete membership.
3. In our opinion your proposal is also an example of bad planning. You will make the total planning process for many of your members much more rigid and inflexible. There is no reason that a lot of, for example 1.5 acres, is not feasible and not acceptable for county and state authorities. Much depends on the individual situations. Further, in North Glastonbury there are already 11 lots of less than 2 acres. It is, in our opinion, unfair to cut of other members from having this possibility.
4. We would advice you to put in effect the Master Land Use Plan as soon as possible and let the membership vote on it. By doing so the uncertain situation which exits now will come to an end and we as members will be freed from changes and new requirements all the time (please see our letter of Jan 22, 1999).
5. We would strongly advice you not to embark on the same way as the Mother church is now on, namely to cut off the membership in partaking in the decision making process. In the Aquarium Age policies like "Father Knows Best (i.e. important decisions by resolutions of the Board) are totally outdated and not tolerable any more. We trust to receive the final Master Land Use Plan soon, including a ballot sheet.

You're Sincerely,

Pieter and Caroline Graafland

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GLA 01080

PROXY

Re- GLA Mtg 10-1-01 7pm

to David Tomkin

or George Harris

or Dan Keuoe, Jr.

Debra Winter

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FINAL
Glastonbury Landowners Association
Board of Directors Meeting Minutes
November 5, 2001
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1. Call to Order, Prayer

The meeting was called to order by Eric, 7.15 p.m., at Golden Ratio Woodworks. David Tonkin gave the opening prayer.

PRESENT: Eric Newhouse (President), George Makris (Vice President), David Tonkin (Secretary), Christine Johnston, Jim Phipps, Robert Wallace, Ian Scott, Jon Olson, Walter Wunsch, Daniel Kehoe, Jr., Rudy Parker, Bruce Ganje, Philip Hoag.

ABSENT: None

PROXIES: None

ALSO ATTENDING: Pouwell Gelderloos, Penelope Price (secretary).

2. Reading and Disposition of the Minutes

MOTION: Dan Jr. moved and Ian seconded to approve the amended October 1, 2001 and the October 11th, 2001 special meeting minutes. The motion passed.

3. Report of Officers and Committees

3.1 Treasurer's Report Jim Phipps (Treasurer)

Rudy Parker reviewed the Balance Sheet. (see attached) Rudy notified the board that he would be unable to keep the books after January 1, 2002, but that Clare Parker, Rudy's wife, would be able to continue in his place.

Jim Phipps presented the board with a list of untraceable Glastonbury landowners. See attached.

ACTION: Jim is looking for somebody to take on the job of picking up and distributing GLA mail.

Eric has the key to the safety deposit box.

3.2 Architecture Subcommittee Robert Wallace (Chair)

Pouwell Gelderloos was present at the meeting to participate in the ongoing discussion about development at the Subdivision of Tract 7-B North.
Eric read Berg, Lilly & Tollefsen letter regarding Glastonbury subdivision. (see attached letter)

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MOTION: Ian Scott moved and Robert Wallace seconded the motion for the GLA to accept the variance made by Park County Planning Dept. for a 40 ft. right-of- way.
Motion passed, 6 in favor, 3 against, 2 abstentions.

MOTION: David moved and Walter seconded to abandon the October 11, 2001 motion provision that we are not giving approval to the Gelderloos subdivision until legal council is obtained regarding this issue before final approval or disapproval of this subdivision. Motion passed unanimously.

Philip Hoag read Mason letter to the board regarding original intent of the subdivision road was for a single-family dwelling. Daniel Kehoe read to the board from the Glastonbury Covenants stating that it was the responsibility of the GLA to protect the original intent of the landowners.

Pouwell reported to the board that he had a letter of approval from Park County for access to his subdivision. He had contacted the Wolberds about access through their property. They had offered to sell him 2 acres of their land for $5,000. Pouwell was not in favor of this option.

Eric noted that there were legal ramifications if the board favored either party in their voting. It was decided that this discussion should continue at a future meeting. A recommendation was made to Philip and Pouwell to seek professional arbitration in this matter.

3.3 Road Committee Ian Scott/Bruce Ganje (Co-Chair)

The board discussed how to address the issue of balancing the funds spent between North and South Glastonbury on paving the roads this summer. George Makris said there was a legal obligation to do this as it was written into the form used for voting during the special landowners meeting in June 2001 that discussed whether to pave or not to pave the roads. A recent spending of funds on the South Glastonbury reservoir was discussed as possibly offsetting the imbalance. The assessments for North are 281 and for South 256. Only a 25 assessment difference.
ACTION: Philip Hoag will suggest road projects for South to balance out the expenditure of monies between North and South Glastonbury.

Philip reported on the progress of the Reservoir in South Glastonbury.
ACTION: Robert Wallace will get a valve for the pump.

3.4 Complaint Committee Christine Johnston

Secretary has written letters regarding gate in High South and these will be sent out to South Glastonbury residents.

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3.5 Land Use Master Plan Committee Daniel Kehoe, Jr. (Chair)
The board discussed the Glastonbury Master Plan.
ACTION: Dan is working on a letter to Church Headquarters to arrange a meeting to discuss village centers becoming part of the Master Plan.

MOTION: David Tonkin moved and George Makris seconded to hire a Title Company to find out who owns the mineral rights. Motion passed unanimously. Eric will get involved in this issue.
ACTION: Daniel Kehoe will find a suitable Title Company.

3.6 Recreation Committee Robert Wallace/Eric Newhouse (Co-Chair)

ACTION: Draw up by-laws for the Recreation Committee.

ACTION: The Recreation Committee will meet and report back to the GLA Board after holding a Recreation Committee meeting.

The Board discussed the Recreation Committee having a separate account.

3.7 Ombudsman Report Regina Wunsch (SG) and Margaret Newhouse (NG). No report.

Other Business:

4.1 Election Committee
George Makris will chair the Annual Meeting at the Emigrant Hall. Eric apologized for being absent.
Christine noted that proxy votes had been given by members to the entire GLA board. The wording on the letter sent to members would have to be reviewed so that this would not happen in future. Christine asked if the Teaching Centers could vote. The T.C. boards would have to apply to become part of the GLA. There was no time to do this before the upcoming election.

4.2 Weed Control No report

The meeting adjourned at 11:00 p.m. with no further business.

The next meeting will be the annual meeting held in Emigrant Hall at 10 a.m., November 10, 2001.

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New Action Items

- Jim is looking for somebody to take on the job of picking up and distributing mail.
- Philip Hoag will suggest some road projects for South Glastonbury.
- Robert Wallace will get a valve for the South Glastonbury water reservoir.
- Daniel Kehoe, Jr. is working on a letter to Church Headquarters.
- Daniel Kehoe, Jr. will find a suitable Title Company re. mineral rights.
- Recreation Committee will draw up by-laws.
- Recreation Committee will report back to the GLA Board.

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Glastonbury Landowners Association

Board of Directors Meeting Agenda

November 5, 2001

1. **Call to Order, Opening Prayer**

2. **Reading and Disposition of the November Minutes**
   - October 1, Board Meeting
   - October 10, 2001 Special Board Meeting

   Action Item: Hire Michelle Strykert

3. **Report of Officers and Committees.**

   3.1 **Treasurer's Report** - Jim Phipps, Treasurer

   3.2 **Architecture Subcommittee** - Robert Wallace Chair
   Action Item: Check on Road in High South
   Action Item: Eric to check past meeting minutes re Wm. Smith's subdivision
   Action Item: Philip to oversee water reservoir construction

   3.3 **Road Committee** - Eric Newhouse - Chair
   Action Item: Write letter to William Pitt regarding high South gate
   Action Item: Write letter to Glastonbury residents re high South Gate

   3.4 **Complaint Committee** - Christine Johnston - Chair
   Action Item: Response to compliant letter

   3.5 **Land Use Master Plan Committee** - Daniel Kehoe, Jr., Chair
   Action Item: Write letter to Church

   3.6 **Recreation Committee** - Robert Wallace & Eric Newhouse, Co-Chair

   3.7 **Ombudsman Report** - Regina Wunsch (SG) and Margaret Newhouse (NG)

4. **Other Business**

5. **Next Meeting and Adjournment**

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GLASTONBURY LANDOWNERS ASSOCIATION, INC.

Balance Sheet

As of November 1, 2001

	Nov 1, '01
ASSETS	
Current Assets	
Checking/Savings	
1st National Bank Checking	15,042.16
1st National Bank Savings	34,248.09
Paradise Valley Recreation Cent	2,000.00
Total Checking/Savings	(51,290.25
Accounts Receivable	
Accounts Receivable	63,435.59
Total Accounts Receivable	63,435.59
Total Current Assets	114,725.84
TOTAL ASSETS	**114,725.84**
LIABILITIES & EQUITY	
Liabilities	
Long Term Liabilities	
Road Pavement Loan	250,000.00
Total Long Term Liabilities	250,000.00
Total Liabilities	250,000.00
Equity	
Beginning Balance	11,816.51
Opening Bal Equity	-89.99
Retained Earnings	108,766.57
Net Income	-255,767.25
Total Equity	-135,274.16
TOTAL LIABILITIES & EQUITY	**114,725.84**

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11/01/01

GLASTONBURY LANDOWNERS ASSOCIATION, INC.
Income & Expense Comparison 2000-2001
January 1 through November 1, 2001

	Jan 1 - Nov 1, '01	Jan 1 - Nov 1, '00	$ Change	% Change
Income				
Assessment Prior to 1998 Paid	1,121.96	3,002.08	-1,880.12	-62.6%
Bond Account	-500.00	240.00	-740.00	-308.3%
Donation	2,000.00	0.00	2,000.00	100.0%
Finance Charges	291.99	157.70	134.29	85.2%
Interest Income	1,931.32	2,966.03	-1,034.71	-34.9%
Land & Dwelling Assessment				
Dwelling Assessment 1998	240.00	0.00	240.00	100.0%
Dwelling Assessment 1999	390.00	1,409.00	-1,019.00	-72.3%
Dwelling Assessment 2000	1,863.03	16,611.00	-14,747.97	-88.8%
Dwelling Assessment 2001	16,351.17	0.00	16,351.17	100.0%
Golden Age Village Assessment	5,880.00	1,470.00	4,410.00	300.0%
Land Assessment 1998	360.00	331.66	28.34	8.5%
Land Assessment 1999	758.43	2,344.99	-1,586.56	-67.7%
Land Assessment 2000	2,399.45	26,453.23	-24,053.78	-90.9%
Land Assessment 2001	26,774.29	0.00	26,774.29	100.0%
Total Land & Dwelling Assessment	55,016.37	48,619.88	6,396.49	13.2%
Late Fee/Finance Charge	1,652.46	556.93	1,095.53	196.7%
Total Income	61,514.10	55,542.62	5,971.48	10.8%
Expense				
General Repairs & Maintenance				
Equipment Repairs	0.00	28.40	-28.40	-100.0%
Snow Fences	60.00	40.00	20.00	50.0%
Weed Control	3,004.00	2,728.63	275.37	10.1%
Total General Repairs & Maintenance	3,064.00	2,797.03	266.97	9.5%
Gifts/Appreciation	72.02	500.00	-427.98	-85.6%
Insurance/Liability	4,625.51	4,550.53	74.98	1.7%
Office Expense				
Copying & Mailing	54.80	360.39	-305.59	-84.8%
Miscellaneous	10.00	0.00	10.00	100.0%
Supplies	154.71	27.10	127.61	470.9%
Office Expense - Other	77.01	0.00	77.01	100.0%
Total Office Expense	296.52	387.49	-90.97	-23.5%
Petty Cash	0.00	536.05	-536.05	-100.0%
Postage	160.18	181.71	-21.53	-11.9%
Professional Fees				
Accountant	70.00	120.00	-50.00	-41.7%
Bookkeeper	1,013.54	904.24	109.30	12.1%
Legal Council/Service	715.58	50.00	665.58	1,331.2%
Secretarial	608.50	1,398.92	-790.42	-56.5%
Total Professional Fees	2,407.62	2,473.16	-65.54	-2.7%
Rental	209.50	274.00	-64.50	-23.5%
Road Repairs & Maintenance				

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GLASTONBURY LANDOWNERS ASSOCIATION, INC.
Income & Expense Comparison 2000-2001
January 1 through November 1, 2001

	Jan 1 - Nov 1, '01	Jan 1 - Nov 1, '00	$ Change	% Change
Grading & Graveling	9,442.50	60,285.75	-50,843.25	-84.3%
Paving	312,377.45	0.00	312,377.45	100.0%
Road Signs	0.00	237.64	-237.64	-100.0%
Sanding	245.00	0.00	245.00	100.0%
Snow Plowing	825.00	1,911.25	-1,086.25	-56.8%
Surface Binder	0.00	15,360.00	-15,360.00	-100.0%
Road Repairs & Maintenance - Other	0.00	1,290.45	-1,290.45	-100.0%
Total Road Repairs & Maintenance	322,889.95	79,085.09	243,804.86	308.3%
Taxes				
Income Tax	50.00	189.00	-139.00	-73.6%
Real Estate	113.66	0.00	113.66	100.0%
Total Taxes	163.66	189.00	-25.34	-13.4%
Water Reservoir	400.00	5,440.75	-5,040.75	-92.7%
Total Expense	334,288.96	96,414.81	237,874.15	246.7%
Net Income	**-272,774.86**	**-40,872.19**	**-231,902.67**	**-567.4%**

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BERG, LILLY & TOLLEFSEN
A PROFESSIONAL CORPORATION

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FAX: (406) 587-3240

October 18, 2001

VIA FAX 222-4199

Park County Commissioners
414 E. Callendar
Livingston, Montana 59047

RE: Glastonbury Subdivision

Dear Commissioners:

This office represents the Glastonbury Landowners Association, Inc. At the request of the Board of Directors of the Association I would like to bring to your attention an important issue regarding Park County's approval of further subdivisions within the community of Glastonbury in the Emigrant area. The Restated Declaration of Covenants for the Community of Glastonbury have been legally adopted and are on file and of record with the Park County Clerk and Recorder at Roll 124, Page 548, as Document No. 262163. The Covenants are legally effective and enforceable. Section 9 of the Covenants deals with further subdivision within the community, and authorizes and empowers the Association to review and approve or disapprove any proposed subdivision of lots within the Community of Glastonbury on the basis of certain objective standards. All Glastonbury lot owners are required to submit all such proposals for subdivision to the Association.

Occasionally, a lot owner who fears that his or her subdivision proposal may not receive favorable treatment from the Association bypasses this required procedure and submits an application directly to the County, or submits such an application before the Association's review process is complete. In an effort to avoid such end runs and the possible ensuing litigation which could result from County approval of a subdivision without corresponding Association approval under the Covenants, the Association requests that the Park County Commissioners and the Park County Planning Office keep this precondition in mind when evaluating subdivision applications pertaining to properties within the Glastonbury community. Your cooperation in this regard will be much appreciated.

In this connection, a subdivision application has been submitted to the County by Pouwel Gelderloos for Parcel # 7B that was recently approved by the Park County subdivision committee and granted a variance on the 60 foot easement requirement. Please be advised that the Glastonbury Landowners Association has not given any approval to this proposed subdivision and takes the position that without its written approval, such subdivision, even if given final approval by the County, is prohibited under the Covenants and voidable as a breach thereof.

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Thank you for your consideration of the Association's concerns in this regard as noted in this letter. Please feel free to call this office with any questions.

Sincerely,

John T. Glover, Jr.

Cc: Glastonbury Landowners Association

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FINAL
Glastonbury Landowners Association
Special Board of Directors Meeting Minutes
November 12, 2001
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1. **Call to Order, Prayer**
The meeting was called to order by Eric, 7:35 p.m/, at Golden Ratio Woodworks. David Tonkin gave the opening prayer.
PRESENT: Eric Newhouse (President), George Makris (Vice-President), Jim Phipps (Out-Going Treasurer), David Tonkin (Secretary), Cynthia Dodge-Blocker, Philip Hoag, Dan Kehoe, Jr., Charlotte Mizzi, Jon Olson, Ian Scott, Walter Wunsch
ABSENT: None
PROXIES: None
ALSO ATTENDING: Pouwell Gelderloos, William Smith, and Elizabeth Thorpe.

2. **Order of Business**

2.1 **Election of Officers** Eric started the GLA election process for the officers by passing around a sheet of paper for people to sign up for the office of their choosing.

- David Tonkin was elected President.
- Robert Wallace was elected Vice-President.
- Cynthia Dodge-Blocker was elected Treasurer.
- Philip Hoag was elected Secretary (provided a secretary was hired to take the meeting minutes and do the secretarial duties).

David took over the chair for the meeting after being voted into office.

2.2 **Election of Committee Chairs** The following committee chairs were filled:

- Architecture Subcommittee – Robert Wallace and Bruce Ganje were elected to co-chair this committee with Jon Olson as a committee member.
- Road Subcommittee – Bruce Ganje and Philip Hoag were elected to co-chair this
- sub committee with Eric Newhouse, Charlotte Mizzi and Walter Wunsch as committee members.
- Complaint Committee – Charlotte Mizzi was elected to chair this committee.
- Land Use Master Plan Committee – Dan Kehoe, Jr. and Eric Newhouse were elected to co-chair this committee with Charlotte Mizzi, Cynthia Dodge-Blocker, Jon Olson, Pouwell Gelderloos, and Elizabeth Thorpe as members.
- Recreation Committee – Eric Newhouse was elected as chair with Pouwell Glederloos, Charlotte Mizzi, Ian Scott and Robert Wallace as committee members.
- Weed Committee – Philip Hoag and Bruce Ganje were elected as co-chairs with Jon Olson as a committee member.
- Web site committee – George Makris was elected as chair.

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Walter read into the minutes Regina Wunsch's memo regarding the election of ombudsman. (see attached) The board agreed that Regina, and not Paula Kehoe, was the elected ombudsman for South Glastonbury and that the board should determine if any of the write-in candidates for North Glastonbury wanted the position.

3. Reports of Officers and Committees

3.1 Treasurer's Report Jim Phipps (out-going Treasurer)
Jim brought up some miscellaneous matters necessary to transfer his duties to the new treasurer.

The board decided David, Cynthia, Eric, Dan, Jr., Walter and Robert would be authorized to sign checks for GLA. The decision of who would be able to sign the checks for the Recreation Committee was tabled until that committee could meet and make a recommendation to the GLA Board.

The board decided that David and Eric would be board members that are authorized to have keys for GLA's safe deposit box.

Cynthia will pick up mail in GLA's post office box.

David's database for Glastonbury parcels will be used as the master list.

Jim will meet with Cynthia to transfer the Treasurer's files.

3.2 Architecture Subcommittee Robert Wallace (Chair)
Robert presented a number of proposals for building on and subdividing parcels.

William Smith's subdivisions of parcels 42 N, 54 N and 55 N were presented for final approval. William asked for a developer variance so he would not have to pay the $120 land assessment for the new subdivided tracts until they are sold. He would continue to pay the $120 dollar land assessment fee for each parcel and a $120 home assessment on the tract that has his home on it.

MOTION: Dan, Jr. moved and Philip seconded to give final approval for the subdivisions. The motion carried.

ACTION ITEM: Ask our attorney "If GLA should accept the suggested developer's variance, would GLA then be required to pay previous developers who were not granted the variance?"

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FINAL
Glastonbury Landowners Association
Special Board of Directors Meeting Minutes
November 12, 2001
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MOTION: Robert moved and Ian seconded to give final approval for subdividing parcels 36 S and 40 S with the proviso that the road easements in the subdivided lands would be expanded to 60 feet to meet the county's new standards. The motion passed with one abstention.

MOTION: Robert moved and Bruce seconded to give preliminary approval of subdividing tract 26-B N. The motion carried.

MOTION: Robert moved and Jon seconded to give preliminary approval of a 5 lot minor subdivision of tract 42-B S with the proviso to expand the road easement in the tract to 60 feet. The motion carried.

MOTION: Robert moved and Bruce seconded to give preliminary approval for subdividing parcel 12 N with the proviso to expand the road easement to 60 feet. The motion carried.

MOTION: Robert moved and Bruce seconded to approve a preliminary site plan for arcel 108 S. The motion carried.

MOTION: Robert moved and Jon seconded to give final approval of the construction on parcel 71 S. The motion carried.

MOTION: Robert moved and Ian seconded to approve construction of the driveway to the home site on parcel 83 S. The motion carried.

Eric read into the minutes a letter from GLA's attorney regarding Pouwell's proposed subdivision. (see attached) Philip presented letters from the Hoags, Masons and Mark's Arc that the road easement into tract 7-B N was intended only for a single-family residence. Philip said the easement was originally intended to be 20 or 30 feet wide instead of the 40 foot easement used by the surveying firm who created the original subdivision. William Smith read into the minutes a letter from James Bennett (original owner of tract 7-B N) stating no objections were expressed against future subdivisions of tract 7-B N by the other owners of parcel 7 N when it was being divided into tracts. (see attached) The main issue is the location of the easement into tract 7-B and the fact that it runs right in front of Philip Hoag's house. Discussed options to move the easement to the other side of tract 7-C. William Smith noted that Patrick Wolberd is planning to subdivide his tract 7-A.
MOTION: Ian moved and Walter seconded to give preliminary approval of Pouwell's proposed subdivision of tract 7-B into three lots. The motion carried with six in favor, three against and two abstentions.

The meeting was adjourned at 11:45 pm with no further business
The next meeting will be held December 3, 2001 at Golden Ratio Woodworks, 7 p.m.

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Memorandum

To: GLA Board of Directors

From: Regina M. Wunsch

Date: 11/12/2001

Re: Ombudsman election results

I would like to rescind my agreement to the suggestion made by Board member George Makris at the GLA meeting on Saturday, Nov. 9, to be co-ombudsman with Paula Kehoe. I believe, that upholding this agreement under the given circumstances is not proper.

When George announced the ombudsman election results I had the impression from his comments and his subsequently offering her the position that Paula Kehoe had been elected by write-in voters. When George suggested we work as a committee after Paula declined the position, I agreed to because I believe it is important that the person serving has the mandate of as many members as possible, even though only one person has availed himself of the ombudsman service in the last two years, and the value of the position is mainly symbolic,

After the meeting when I was leaving the Hall, I learned from George that I had actually been elected as ombudsman and he thought he had announced it. Since Paula was still there I apprised her of George's comments and that I thought he had announced her for the position. She said, she was rather confused by the whole thing, too. Judy Anderson also thought George had announced Paula as the ombudsman.

When at home Walter told me he too believed Paula was the ombudsman, I thought I must have misunderstood George. As I could see no reason for him to offer her the position, if she had not been elected, I decided to call Maydell Goulart who counted the South Glastonbury votes, to clarify who won. She confirmed I had indeed gotten the majority vote. Before I could thank her for the information she added that Paula had been written in by the Church for its 19 votes and then gotten 3 additional votes.

Although I was only interested in and had only requested information regarding the final outcome of the vote, inadvertently finding out the number and breakdown of Paula's votes helped me in my reflections and decision about this confusing situation. I never thought about the Church vote, because I was under the

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impression that the Church had the policy of waiting till the elections were over and having its large block votes added to the candidates elected by the community, so it would not inadvertently skew or override the community vote. I assumed, Paula had been written in by the majority of community members.

As my agreement to be co-ombudsman was based on the assumptions that Paula not only won, but that she also had a substantial community mandate, and on my belief that it is important that the ombudsman have the mandate of as many community members as possible—even if it is a mainly symbolic position-- I do not feel it is proper under these circumstances to uphold it. Therefore, I request that the GLA Board clarify the election results with Paula, as there appears to be confusion about the outcome, and the ensuing misunderstandings that arose from George's publicly offering her a position that she was not elected to.

I would like to recommend that in the future the Board adhere to their procedure and protocol when announcing election results and refrain from personal comments that detract from relating the outcome and create unnecessary confusion. I agree that keeping election meetings light and friendly makes people more willing to attend them and creates a better community atmosphere. But I do not think it is appropriate to go so far as to publicly offer candidates positions they do not have enough votes for and basically broker "job-sharing" with the elected candidate, if they decline. What would have happened, if Paula had agreed to accept the position when George first offered it?

I am certain this was done totally unintentionally and I do not harbor any ill feelings toward George, my concern is for the credibility of the institutions and by-laws of this community. I think we must keep in mind in our actions and decisions that the GLA is a legal entity and all elected officials represent that entity. If this community is to prosper and grow, I believe we must adopt a more professional attitude and behavior at official events and about the processes and offices of the GLA. Otherwise, I feel, there will be no community respect either for these offices, processes and events or for the rules and regulations made by the officers of the GLA and set forth by the by-laws and those in the covenants. I do not mean that we should turn into sticklers about rules and proverbial bureaucrats and become humorless at official and non-official functions or get puffed up about holding an office, but that we should not discount the events, processes, and offices legally required by our by-laws and covenants and ignore standard business practices in our attempts to keep the meetings and interactions friendly and interesting.

Furthermore, I would like to request that the Board void the votes placed for me for North Glastonbury ombudsman. It is the intent of the position of ombudsman that each of our two communities has a person from their respective community to turn to. There are no official provisions for the event that one of the communities has no one stepping forward for election. I agree that in this event it would be good, if the ombudsman from the other community would make himself available to both

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communities. But, I believe, in order to put the other candidate up for actual election as was done at the election meeting, a vote should have been taken. A vote should also have been taken about how to deal with the write-ins from all the faxed- and mailed-in votes. As this was not done, I believe it would best serve Glastonbury-- if all of the write-ins decline the position-- to advise North Glastonbury residents when the election results are publicized, that there were no residents to fill the position, but the South Glastonbury ombudsman would be available for both communities. This way the intent of the spontaneous decision at the meeting—to not leave North Glastonbury without an ombudsman—would be met, but without possibly violating our by-laws in doing so.

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Daniel J. Kehoe

From: John T. Glover, Jr. [johnglover@montana.com]

Sent: Monday, November 12, 2001 11:45 AM

To: kehoe@goldenhelix.com

Cc: enewhouse@mcn.net

Subject: Subdivision

Dan - I see that the Board finds itself between a rock and a hard place (welcome to the politics of subdivision) as between the subdivider and the NIMBY's. Whether you have a Master Plan in place or not, this is a problem that will likely reoccur as more landowners attempt the further development of their lots, however, at present the Board's problem is exacerbated by the lack of a democratically approved objective standard (the Master Plan) on which to hang its reasons for or against the pending subdivision application. I am unclear as to whether the Board Board has or has not formally adopted set of objective interim development guidelines to serve until the Master Plan is completed. I think not.

In any event, it is my opinion that a decision must be rendered by the Board one way or the other. I do not think you should pass the buck. Your proposed resolution, although admirable in its attempt to find a "peaceful" solution, will likely be viewed by the applicant as a delay tactic, tantamount to a denial, and there is no guarantee that the process will result in a solution that all parties are happy with. I think that it is questionable under the Covenants that the Board has the authority or right to act as mediator or impose this sort of negotiation upon other other parties in this circumstance. I also think it is doubtful as to whether you want to invite a piecemeal master planning process as to Tract 7, which could serve as a precedent for other parties to argue for a similar stopgap measure. If you are reasonably convinced that the Board will be sued either way, then bottom line, the trick is to determine the most defensible decision that you can render based upon the standards at hand - and let the cards fall where they may. A creative solution may only increase your liability exposure from one side or the other.

With that in mind, it appears to me that density should be a non-issue. The Master Plan is not a governing instrument at present. It is not in effect, and to forecast that other landowners will somehow be prejudiced in the future by today's approval of the pending application by virtue of the terms of a Master Plan then in effect (which looks like today's draft), is not a proper calculus. Too many if's.

I do not understand the widening of the road easement by the subdivider from 25' to 40' to satisfy the new County standard. How was the subdivider able to accomplish this if the easement affects/crosses land owned by others (the shelter tract)? Who gave permission for the widening? Assuming though that the subdivider had the authority to widen the easement route, if the engineering is faulty such that the platted roadway encroaches upon an existing septic field, then it must be redrawn. This should be brought to the attention of the County, and this is the sort of objective problem that would justify the Board issuing a conditional denial of the subdivision application until this problem is fixed. I think you need to determine whether this problem actually exists or not.

I would not worry that this subdivision runs afoul of 9.03 as a degradation of lot standards. If the subdivision has met County standards and been approved, then I fail to see how anyone has an argument under this very general provision of the Covenants.

In conclusion, unless there is a legitimate concern as to the location of the driveway easement which would justify your putting a final decision on hold, I think you (the Board) have more to worry about if you (a) delay a final decision by throwing a planning process onto the parties, or (b) deny the subdivision largely on the basis of the draft Master Plan, than if you approve the subdivision on the basis that it meets all applicable County standards and there are no other GLA development standards (Master Plan or otherwise) presently in place which are not met (disgruntled neighbors notwithstanding). To put it another way, I am of the opinion that it you deny the subdivision, the developer has better arguments against the Board than do any aggrieved neighbors if you approve it. The aggreived neighbors, although more numerous, are legally the lesser of two evils.

Please feel free to call for further discussion, or if I am missing some bit of information. Thank you.

JTG

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November 12, 2001

To Whom it May Concern,
When finalizing the Parcel 7 subdivision covenants of North Glastonbury I brought up the concept of dividing my parcel further in the future. I did not have the intentions to do so at that time, but wanted to have my options open. What our group said was that I would have to bear the full financial responsibility if I were to do so because of the possible EIS for a major subdivision. There was no objection to the concept.

I believe the intent of our subdivision was to create the least amount of restrictions possible. We were already under State, County, Glastonbury Land Owner Association and individual stipulations of the subdivision itself.

Sincerely,

James Bennett

James Bennett

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GLA 01103

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Glastonbury Landowners Association

Board of Directors Meeting Minutes

December 3, 2001

CONFIDENTIAL – DO NOT COPY

1. **Call to Order, Prayer**
   The meeting was called to order by David, 7:25 p.m., at Golden Ratio Woodworks. Dan, Jr. gave the opening prayer.

   PRESENT: David Tonkin (President), Robert Wallace (Vice President), Cynthia Dodge-Blocker (Treasurer), Philip Hoag (Secretary), Bruce Ganje, Daniel Kehoe, Jr., Charlotte Mizzi, Eric Newhouse
   ABSENT: Jon Olson, Ian Scott, Walter Wunsch
   PROXIES: Ian Scott to Eric Newhouse
   ALSO ATTENDING: Rudy Parker, Clare Parker, Richard Mead

2. **Reading and Disposition of the Minutes**

   MOTION: Eric moved and Dan, Jr. seconded to approve the amended November 5, 2001 meeting minutes. The motion passed.

   MOTION: Charlotte moved and Dan, Jr. seconded to approve the amended November 12, 2001 special meeting minutes. The motion passed.

3. **General Business**

   3.1 Lending Meeting Minutes to Prospective Buyers
   Handed out lists of annual meeting dates and a revised phone list of the board members. David reported he plans to send a letter out to Glastonbury landowners announcing election results, the status of the gate in high South, reminding everyone of the need for architect review and to list goals.

   3.2 North Glastonbury-Ombudsman
   David announced that Richard Johnson, the next write-in candidate, agreed to be the North Glastonbury ombudsman.

   3.3 Goal Setting
   David asked the board land committees think about GLA goals for the coming year. We will discuss goals at next meeting.

   3.4 Budget
   David asked the board and committees to develop budgets for the coming year.

4. **Report of Officers and Committees**

   4.1 Treasurer's Report: Cynthia Dodge-Blocker, Treasurer
   Rudy Parker reviewed the Balance Sheet. (see attached) He agreed to remove the listing of the Paradise Valley Recreation Center Funds on the balance sheet. These funds are in a different account.

   Cynthia handed out bank signature sheets for new board members.

File: Backup of MtgMins 12 03 01.wbk
Drafts: 4/19/02;4/30/02-FINAL
Approved: 5/6/02

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4.2 Architecture Subcommittee: Robert Wallace, Chair
Eric reported that the water reservoir is now operational.

4.3 Road Committee: Ian Scott/ Bruce Ganje, Co-Chair
Philip introduced Richard Mead to give the board some recommendations about plowing roads in Glastonbury. It used to be his job to plow the roads in Glastonbury. Richard recommended mowing the weeds along side of the roads at the end of the summer to prevent snow drifting on to the roads. The board discussed buying a ¾ - 1 ton pickup for sanding the roads as well as the cost of maintaining the truck and insurance.

MOTION: Eric moved and Charlotte seconded that GLA write a letter to Ed Schilling, County Commissioners, asking County to pay for GLA loading gravel and prepping Dry Creek Road for paving. The motion passed.

4.4 Complaint Committee: Christine Johnston, Chair. No report.

4.5 Land Use Master Plan Committee: Daniel Kehoe, Jr. , Chair. No report.

4.6 Recreation Committee: Robert Wallace/Eric Newhouse, Co-Chair. No report.

4.7 Ombudsman Report: Regina Wunsch (SG) and Margaret Newhouse (NG). No report.

The meeting adjourned at 9:30 p.m. with no further business. The next meeting will be January 7, 2002.

NEW ACTION ITEMS: NONE

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Drafts: 4/19/02;4/30/02-FINAL
Approved: 5/6/02

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March 10, 2002

GLASTONBURY LANDOWNERS ASSOCIATION, INC.
Income & Expense 2001
January through December 2001

	Jan - Dec 01
Income	
Assessment Prior to 1998 Paid	1,121.96
Bond Account	-250.00
Finance Charges	329.99
Interest CUT Pavement Loan	584.54
Interest Income	2,174.60
Land & Dwelling Assessment	
Dwelling Assessment 1998	240.00
Dwelling Assessment 1999	600.00
Dwelling Assessment 2000	2,397.53
Dwelling Assessment 2001	19,068.85
Golden Age Village Assessment	5,880.00
Land Assessment 1998	360.00
Land Assessment 1999	983.43
Land Assessment 2000	2,933.95
Land Assessment 2001	30,166.61
Total Land & Dwelling Assessment	62,630.37
Late Fee/Finance Charge	2,006.03
Total Income	68,597.49
Expense	
General Repairs & Maintenance	
Snow Fences	554.00
Weed Control	3,004.00
General Repairs & Maintenance - Other	960.00
Total General Repairs & Maintenance	4,518.00
Gifts/Appreciation	72.02
Insurance/Liability	4,625.51
Office Expense	
Copying & Mailing	306.88
Miscellaneous	10.00
Supplies	154.71
Office Expense - Other	627.32
Total Office Expense	1,098.91
Postage	200.28
Professional Fees	
Accountant	70.00
Bookkeeper	1,274.78
Legal Council/Service	715.58
Secretarial	608.50
Total Professional Fees	2,668.86
Rental	209.50
Road Repairs & Maintenance	
Grading & Graveling	14,855.00
Paving	69,933.77
Sanding	245.00
Snow Plowing	2,178.00
Total Road Repairs & Maintenance	87,211.77
Taxes	
Income Tax	50.00
Real Estate	113.66
Total Taxes	163.66
Unknown	750.00
Water Reservoir	3,539.50
Total Expense	105,058.01
Net Income	**-36,460.52**

Clare Parker Bookkeeping Services 406-333-4614

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Glastonbury Landowners Association

Board of Directors Meeting Minutes

January 7, 2002

1. Call to Order, Prayer:
The meeting was called to order by David, 7:25 pm, at Golden Ration Woodworks. Eric gave the opening prayer.
PRESENT: David Tonkin (President), Robert Wallace (Vice President), Cynthia Dodge-Blocker (Treasurer), Charlotte Mizzi, Eric Newhouse, Jon Olson, Ian Scott, Walter Wunsch
ABSENT: Bruce Ganje, Philip Hoag, Daniel Kehoe, Jr., George Makris
PROXIES: Dan Kehoe, Jr. and George Makris to Cynthia Blocker
ALSO ATTENDING: Rudy Parker, Clare Parker

2. Reading and Disposition of the Minutes: Approval of December minutes was tabled until next month.

3. Report of Officers and Committees:

3.1 Treasurer's Report – Cynthia Dodge-Blocker, Treasurer
Rudy Parker reviewed the Balance Sheet, see attached.
Cynthia handed around bank signature sheets for the new board.

3.2 Architecture Subcommittee – Robert Wallace – Chair

3.3 Road Committee – Ian Scott, Bruce Ganje - Co-Chair
Philip introduced Richard Mead to give the board some recommendations about plowing roads in Glastonbury. It used to be his job to plow the roads in Glastonbury. Richard recommended mowing the weeds along side of the roads at the end of summer to prevent snow drifting on to the roads. The board discussed buying a ¾- to 1-ton pickup for sanding the roads and the cost of maintaining the truck and insurance.

3.4 Complaint Committee – Christine Johnston

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

3.6 Recreation Committee – Robert Wallace & Eric Newhouse, Co-Chair.

3.7 Ombudsman Report Regina Wunsch (SG) and Margaret Newhouse (NG).
No Report.
Other Business: None

4.1 Election Committee: Mp report

4.2 Weed Control: No report

The meeting adjourned at 10 pm with no further business. The next meeting will be Feb. 4, 2002.

New Action Items: None

File: MtgMins 01 07 02
Drafts: 2/10, 4/29/02-Final
Amended: 2/4/02

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March 10, 2002

GLASTONBURY LANDOWNERS ASSOCIATION, INC.
Income & Expense 2001
January through December 2001

	Jan - Dec 01
Income	
Assessment Prior to 1998 Paid	1,121.96
Bond Account	-250.00
Finance Charges	329.99
Interest CUT Pavement Loan	584.54
Interest Income	2,174.60
Land & Dwelling Assessment	
Dwelling Assessment 1998	240.00
Dwelling Assessment 1999	600.00
Dwelling Assessment 2000	2,397.53
Dwelling Assessment 2001	19,068.85
Golden Age Village Assessment	5,880.00
Land Assessment 1998	360.00
Land Assessment 1999	983.43
Land Assessment 2000	2,933.95
Land Assessment 2001	30,166.61
Total Land & Dwelling Assessment	62,630.37
Late Fee/Finance Charge	2,006.03
Total Income	68,597.49
Expense	
General Repairs & Maintenance	
Snow Fences	554.00
Weed Control	3,004.00
General Repairs & Maintenance - Other	960.00
Total General Repairs & Maintenance	4,518.00
Gifts/Appreciation	72.02
Insurance/Liability	4,625.51
Office Expense	
Copying & Mailing	306.88
Miscellaneous	10.00
Supplies	154.71
Office Expense - Other	627.32
Total Office Expense	1,098.91
Postage	200.28
Professional Fees	
Accountant	70.00
Bookkeeper	1,274.78
Legal Council/Service	715.58
Secretarial	608.50
Total Professional Fees	2,668.86
Rental	209.50
Road Repairs & Maintenance	
Grading & Graveling	14,855.00
Paving	69,933.77
Sanding	245.00
Snow Plowing	2,178.00
Total Road Repairs & Maintenance	87,211.77
Taxes	
Income Tax	50.00
Real Estate	113.66
Total Taxes	163.66
Unknown	750.00
Water Reservoir	3,539.50
Total Expense	105,058.01
Net Income	**-36,460.52**

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GLA 01112

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Glastonbury Landowners Association, Inc.

Board of Directors Meeting Minutes

February 4, 2002

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It appears that there were no minutes taken for this meeting.

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Glastonbury Landowners Association

Board of Directors Meeting Minutes

March 4, 2002

CONFIDENTIAL – DO NOT COPY

1. **Call to Order, Prayer**
   The meeting was called to order by David Tonkin,7:10 p.m., at Golden Ratio Woodworks.
   PRESENT: David Tonkin (President), Cynthia Dodge-Blocker (Treasurer), Philip Hoag (Secretary), Bruce Ganje, Daniel Kehoe, Jr., George Makris, Charlotte Mizzi, Eric Newhouse, Jon Olsen, Ian Scot, Walter Wunsch.
   ABSENT: Robert Wallace (Vice-President)
   PROXIES:
   ALSO ATTENDING: Denise Orr (GLA secretary), Daniel Woodriff, Al and Julie Vinci

2. **Reading and Disposition of the Minutes**
   December 3, 2001 and February 4, 2002 minutes were not read and still need to be approved

3. **General Business**
   3.1 Goal Setting Update: David reviewed GLA Goals, dated 2/4/02.
   The goal to have web site running by April 2000 was approved.
   ACTION ITEM: Copy of goal list to be sent to GLA Board with April meeting agenda.

   3.2 Budget Report:
   ACTION ITEM: David will send a copy of budget to Board Members for review. Goal is to finalize budget at next GLA Board Meeting,
   ACTION ITEM: Ian and Bruce to review budget report to confirm if it is realistic.

4. **Report of Officers and Committees**

   4.1 Treasurer's Report: Cynthia Dodge-Blocker, Treasurer
   Cynthia presented (1) GLA Balance Sheet as of March 4, 2002 and (2) Transactions to Date. To cover our loan payment, Cynthia arranged with the bank an automatic transfer from our savings accounts to our checking account if needed. Clare Parker gave Cynthia a list of people up through 12/01 who are delinquent.

   4.2 Architecture Subcommittee: Robert Wallace, Co-Chair Was Not Present
   John Waid's subdivision proposal (from last meeting, Feb. 2002) was discussed. Discussed safety issues of the proposed driveway entering Dry Creek Road.
   ACTION ITEM: Bruce will have John Waid walk him through the proposed driveway entrance.

   Charlotte received a call from William Smith inquiring why approval for subdivision of Parcel B (Peter Graafland) hasn't been received.
   ACTION ITEM: Charlotte will investigate.

File: MtgMins 03 04 02.doc
Draft(s); 3/11/02; 3/20/02; 4/29/02-FINAL
Approved: 5/6/02

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4.3 Road Committee: Bruce Ganje/Eric Newhouse, Co-Chair
Snow plowing of private driveways and private roads was discussed.
ACTION ITEM: Road Committee will develop a snow plowing proposal by end of May 2002 so a plan can be made for next winter.
ACTION ITEM: Eric to call Glover for suggestions to address the issue re: hiring independent contractors or others to plow. A list of people who do snowplowing and their fees will be compiled and should be included in our next mailing to landowners.

Discussed bent yield sign in North Glastonbury at Sirius and Story roads, options to replace it and complaints about near accidents occurring at the intersection. Final decision about sign was not made.

Discussed Tom Berry using Glastonbury roads to get to his home instead of Peter Story's road and if he should be asked to contribute toward road maintenance, etc.
MOTION: Dan, Jr. moved that we write a letter to Tom Berry asking him if he would like to purchase an easement for a one time price of $1,500 or contribute $120/yr toward upkeep of road. George seconded motion.
Dan, Jr. amended the motion that Tom Berry only be invited to pay $120 annual fee toward the road based on the price landowners pay annually per subdivided lot and not offer easement. George seconded this motion. The motion passed.
ACTION ITEM: Philip will call Tom Berry to explain above.

4.4 Complaint Committee: Charlotte Mizzi, Chair
COMPLAINT: Ian has witnessed and heard complaints about boys in a black Toyota driving fast and going off the road in GAV, etc.
ACTION ITEM: Charlotte to investigate and get names of violators. Charlotte to contact or write letter to parents regarding trespassing on private land.

COMPLAINT: Charlotte presented 1/14/02 letter from Kathleen Rakela and Rik Pittendorfer complaining about a black dog belonging to Paul Knoop living at 81 Capricorn Drive, Parcel 47 A.
ACTION ITEM: Charlotte will write Knoop a letter to clearly state and explain the specific GLA Covenants regarding animals. If Knoop won't cooperate and isn't a landowner, she will write to landowner.

COMPLAINT: Bruce mentioned 2 dogs in S. Glastonbury that chase elk and deer, etc.
ACTION ITEM: Bruce to call Michael Campbell to determine owners of 2 dogs

4.5 Land Use Master Plan Committee: Daniel Kehoe, Jr., Co-Chair

File: MtgMins 03 04 02.doc
Draft(s); 3/11/02; 3/20/02; 4/29/02-FINAL
Approved: 5/6/02

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1) Dan reported on the meeting with Church Universal & Triumphant regarding the Land Use Master Plan. Meeting attendees: Daniel Kehoe, David Tonkin, Eric Newhouse and Charlotte Mizzi from GLA; Judith Filbert and William from the Church. All agreed meeting went well. The major points covered in GLA's letter to Church were reviewed at the meeting. Dan reviewed the following points with GLA:

- Disposition of funds previously raised for Master Plan: Church will confirm amount of funds and will match the funds.
- CUT's mineral rights in Glastonbury: Church has no problem about mineral rights issue and conservancy trust idea. Water rights and thermal rights are considered mineral rights. CUT owns water rights and will confirm exactly which ones they own. GLA agreed to file water rights on the stream that we're using to fill the fire reservoir in South Glastonbury.
- Next step for GLA and the Church is to determine their vision of the village centers. The Church said they have to be careful about not violating I.R.S. Code 501C3.

2) Dan presented Glastonbury Community Standards document (Section 6 lifted out of GLA Master Plan) so standards can be easily changed by the board. Discussed clause on pg. 9, 2.10, stating we have adopted Park County standards and these will take president over ours. ACTION ITEM: Board members should review and submit to Dan their comments on new Standards.

4.6 Recreation Committee: Eric Newhouse, Chair
Eric reported Recreation Committee has met and agreed to the relocation of recreation land. He is researching prices to make ready a soccer field by this Fall. Eric said Park County is thrilled about this space and all home games will be scheduled on this field.
ACTION ITEM: Ian will bring plans for layout of field to next meeting.

4.7 Web Site Committee: George Makris, Chair
George reported on the progress of GLA web site and discussed various fees and web features with the board. He thought that the cost to develop the web site should not exceed $300 and around $100/month to maintain. He passed out a sheet with possible information that could appear on web site and asked for suggestions. (see attached)
ACTION ITEM: George to research cost of putting GLA database, using a password, on the site.

MOTION: George moved/Dan seconded to use 3 names for GLA web site: (1) glastonburymontana.com (2) glastonburymt.com and (3) gla.com. ($15 per name each/yr.) Motion passed.

ACTION ITEM: Dan will provide Bylaws and Covenants (on PDF) for George to put on the web site. He will also try to find location of electronic copies of GLA Board meeting minutes

File: MtgMins 03 04 02.doc
Draft(s); 3/11/02; 3/20/02; 4/29/02-FINAL
Approved: 5/6/02

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from year 2000.

Discussed putting GLA Board meeting minutes on the web site or just on a CD.

4.8 Ombudsman Report - Regina Wunsch, Not in attendance. No report.

5. Other Business

5.1 General:
Daniel Woodriff spoke briefly to appeal to Board to demonstrate "heart love" and "helpfulness in dealing with each other" so that we will be a loving community.

Introduced Al and Julie Vinci, new owners of Lot 22-B SG.

6. Next Meeting and Adjournment
The meeting adjourned at 9:45 p.m. The next meeting will be held April 8 at 7 p.m. at Golden Ratio Woodworks.

NEW ACTION ITEMS:

ACTION ITEM: Copy of goal list to be sent to GLA Board with April meeting agenda.

ACTION ITEM: David will send a copy of budget to Board Members for review. Goal is to finalize budget at next GLA Board Meeting (4/8/02).

ACTION ITEM: Ian and Bruce to review budget report to confirm if it is realistic.

ACTION ITEM: Bruce will have John Waid walk him through the proposed driveway entrance.

ACTION ITEM: Charlotte will investigate why approval for subdivision of Parcel B (Peter Graafland) hasn't been received.

ACTION ITEM: Road Committee will develop a snow plowing proposal by end of May 2002 so a plan can be made for next winter.

ACTION ITEM: Eric to call Glover for suggestions to address the issue re: hiring independent contractors or others to plow. A list of people who do snowplowing and their fees will be compiled and should be included in our next mailing to landowners.

ACTION ITEM: Philip will call Tom Berry to invited to pay $120 annual fee toward the road based on the price landowners pay annually per subdivided lot and not offer easement.

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Approved: 5/6/02

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ACTION ITEM: Charlotte to investigate black Toyota complaint and get names of violators. Charlotte to contact or write letter to parents regarding trespassing on private land.

ACTION ITEM: Charlotte will write Paul Knoop a letter to clearly state and explain the specific GLA Covenants regarding animals. If Knoop won't cooperate and isn't a landowner, she will write to landowner.

ACTION ITEM: Bruce to call Michael Campbell to determine owners of 2 dogs in SG.

ACTION ITEM Board Members need to review Glastonbury Community Standards document (section 6 lifted out of Master Plan) that Dan gave to each one and submit to Dan their comments on new standards.

ACTION ITEM: Ian to bring plans for the layout of soccer field to next GLA Board Meeting.

ACTION ITEM: George to research cost of putting GLA database, using a password, on our web site.

ACTION ITEM: Dan will provide Bylaws and Covenants (on PDF) for George to put on the web site. He will also try to find location of electronic copies of GLA Board meeting minutes from year 2000.

File: MtgMins 03 04 02.doc
Draft(s): 3/11/02; 3/20/02; 4/29/02-FINAL
Approved: 5/6/02

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Glastonbury Landowners Association

Board of Directors Meeting Agenda

March 4, 2002

1. **Call to Order, Opening Prayer**

2. **Reading and Disposition of Minutes**
   - December 3, 2001
   - February 4, 2002

3. **General Business**

   3.1 **Goal Setting Update**

   3.2 **Finalize Budgets**

4. **Report of Officers and Committees.**

   4.1 **Treasurer's Report** – Cynthia Dodge-Blocker, Treasurer

   4.2 **Architecture Subcommittee** - Robert Wallace, Co-chair
   Action Item: Presentation by John Wade for Subdivision

   4.3 **Road Committee** – Bruce Ganje – Co-chair
   Action Item: Letter to William Pitt regarding high South gate status report
   Snow Plowing

   4.4 **Complaint Committee** – Charlotte Mizzi - Chair

   4.5 **Land Use Master Plan Committee** - Daniel Kehoe, Jr., Co-chair
   Action Item: Letter to the Church
   Report on Special Meeting to discuss Thomas More School Proposal
   Report on Meetings with the Church

   4.6 **Recreation Committee** - Eric Newhouse, Co-Chair
   Report on relocation of recreation land

   4.7 **Ombudsman Report** - Regina Wunsch (SG)

5. **Other Business**

6. **Next Meeting and Adjournment**

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GLASTONBURY LANDOWNERS ASSOCIATION, INC.

Balance Sheet
As of March 4, 2002

	Mar 4, 02
ASSETS	
Current Assets	
Checking/Savings	
1st National Bank Checking	7,907.25
1st National Bank Savings	18,277.06
Total Checking/Savings	26,184.31
Accounts Receivable	
Accounts Receivable	122,511.72
Total Accounts Receivable	122,511.72
Total Current Assets	148,696.03
TOTAL ASSETS	**148,696.03**
LIABILITIES & EQUITY	
Equity	
Beginning Balance	11,816.51
Opening Bal Equity	-89.99
Retained Earnings	78,962.11
Net Income	58,007.40
Total Equity	148,696.03
TOTAL LIABILITIES & EQUITY	**148,696.03**

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GLASTONBURY LANDOWNERS ASSOCIATION, INC.
Income & Expense Comparison 2001-2002
January 1 through March 4, 2002

	Jan 1 - Mar 4, 02	Jan 1 - Mar 4, 01	$ Change	% Change
Income				
Assessment Prior to 1998 Paid	25.88	1,121.96	-1,096.08	-97.7%
Bond Account	0.00	-250.00	250.00	100.0%
Finance Charges	22.75	119.09	-96.34	-80.9%
Interest CUT Pavement Loan	641.31	0.00	641.31	100.0%
Interest Income	62.69	500.61	-437.92	-87.5%
Land & Dwelling Assessment				
Dwelling Assessment 1998	0.00	240.00	-240.00	-100.0%
Dwelling Assessment 1999	107.47	240.00	-132.53	-55.2%
Dwelling Assessment 2000	0.00	715.00	-715.00	-100.0%
Dwelling Assessment 2001	380.00	3,844.00	-3,464.00	-90.1%
Dwelling Assessment 2002	1,623.00	0.00	1,623.00	100.0%
Land Assessment 1998	14.12	120.00	-105.88	-88.2%
Land Assessment 1999	107.48	120.00	-12.52	-10.4%
Land Assessment 2000	94.35	715.00	-620.65	-86.8%
Land Assessment 2001	380.00	5,044.00	-4,664.00	-92.5%
Land Assessment 2002	2,103.00	0.00	2,103.00	100.0%
Total Land & Dwelling Assessment	4,809.42	11,038.00	-6,228.58	-56.4%
Late Fee/Finance Charge	117.49	591.16	-473.67	-80.1%
Misc Income	-35.54	0.00	-35.54	-100.0%
Total Income	5,644.00	13,120.82	-7,476.82	-57.0%
Expense				
General Repairs & Maintenance				
Snow Fences	30.00	0.00	30.00	100.0%
Total General Repairs & Maintenance	30.00	0.00	30.00	100.0%
Materials	38.28	0.00	38.28	100.0%
Office Expense				
Copying & Mailing	0.00	54.80	-54.80	-100.0%
Miscellaneous	12.94	10.00	2.94	29.4%
Supplies	0.00	84.73	-84.73	-100.0%
Office Expense - Other	0.00	77.01	-77.01	-100.0%
Total Office Expense	12.94	226.54	-213.60	-94.3%
Postage	32.00	98.66	-66.66	-67.6%
Professional Fees				
Bookkeeper	0.00	533.40	-533.40	-100.0%
Total Professional Fees	0.00	533.40	-533.40	-100.0%
Rental	0.00	32.00	-32.00	-100.0%

GLA 01123

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GLASTONBURY LANDOWNERS ASSOCIATION, INC.
Income & Expense Comparison 2001-2002
January 1 through March 4, 2002

	Jan 1 - Mar 4, 02	Jan 1 - Mar 4, 01	$ Change	% Change
Road Repairs & Maintenance				
Grading & Graveling	2,502.50	450.00	2,052.50	456.1%
Paving	7,556.32	0.00	7,556.32	100.0%
Sanding	0.00	245.00	-245.00	-100.0%
Snow Plowing	1,300.00	720.00	580.00	80.6%
Road Repairs & Maintenance - Other	610.65	0.00	610.65	100.0%
Total Road Repairs & Maintenance	11,969.47	1,415.00	10,554.47	745.9%
Water Reservoir	4,114.74	0.00	4,114.74	100.0%
Total Expense	16,197.43	2,305.60	13,891.83	602.5%
Net Income	**-10,553.43**	**10,815.22**	**-21,368.65**	**-197.6%**

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Glastonbury Landbwners Association

Board of Directors Meeting Minutes

April 8, 2002

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1. **Call to Order, Prayer**
   The meeting was called to order by David Tonkin at p.m, at Golden Ratio Woodworks. Charlotte gave the opening prayer.
   PRESENT: David Tonkin (President), Robert Wallace (Vice-President), Cynthia Dodge-Blocker (Treasurer), Bruce Ganje, Daniel Kehoe, Jr., George Makris, Charlotte Mizzi, Eric Newhouse (present for part of meeting), Ian Scot, Walter Wunsch
   ABSENT: Philip Hoag (Secretary), Jon Olsen
   PROXIES: Jon Olsen to Charlotte Mizzi; Philip Hoag and Eric Newhouse to Ian Scott
   ALSO ATTENDING: Denise Orr (GLA secretary), Dan Kehoe, Sr., John Waid

2. **Reading and Disposition of the Minutes**
   March 4, 2002 Minutes were given to each board member to review by next meeting.

3. **General Business**
   3.1 Lending Meeting Minutes to Propective Buyers
   Discussed a recent request of a prospective buyer who wants copies of GLA meeting minutes, specifically for years 2000 and 2001. Discussed format of minutes and concerns about confidentiality, including names associated with complaints.

   MOTION: Ian motioned and Robert seconded that GLA release GLA 2001 meeting minutes to a prospective buyer who has at least put down earnest money and who is in the process of closing a sale. There will be a fee to be determined based on cost of copying and Denise's time to prepare.
   AMENDMENT TO MOTION: Walter motioned and Ian seconded that borrower of minutes be required to sign a confidentiality non-disclosure agreement. And, if they are do not end up buying land, minutes must be returned. Amendment passed. Motion carried.

   In further discussion, the board agreed we could include "year end" financial statement with the above minutes. Consensus concluded that we send hard copy of minutes to prospective buyers.

4. **Report of Officers and Committees**

   4.1 Treasurer's Report: Cynthia Dodge-Blocker, Treasurer
   Cynthia passed out Expenses/Transactions to date to board members. (see attached)

   4.2 Architecture Subcommittee: Robert Wallace/Bruce Ganje, Co-Chair

   Parcel 28, SG: John Waid requested approval for 5 lot subdivision of Parcel 28 in South Glastonbury and passed out a map. Discussed and reviewed application.

File: MtgMins 04 08 02 Final.doc
Draft(s): 04/20/02;4/29/02;4/30/02-Final
Approved: 05 06 02-Final
Amended:

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MOTION: Ian motioned and Bruce seconded to approve the subdivision of Parcel 28 in South Glastonbury based on information as explained by John with road easements, etc. Motion carried with one abstention.
John Waid agreed to include platted drain fields on the above map and to install a culvert under the private road servicing the subdivision where it connects to Arcturus Road.

Board discussed that in future we may want to require culverts based on the County's requirements.

Tract 22-D, NG: Jan & Raya Johansson's request for preliminary approval to build home beside their single-wide on 22-D. Single-wide is their current home and will be used as an office. Robert noted Johannsons were pre-approved to build.
MOTION: George moved and Robert seconded to approve Johansson's request on condition they put in a second septic system and receive County's approval in writing. Motion passed.

Tract 53-D, SG: Henry & Joan Follman's request for final approval of road into their premises.
MOTION: Robert motioned and Ian seconded the motion for Robert and Walter to 1) look at Tract 53-D to determine whether to approve the road, and 2) to inform board at next meeting if approved. Motion passed.

Discussed the need for the secretary (Denise) to receive copies of architectural review plans at each GLA Board of Directors meeting.

4.3 Road Committee: Bruce Ganje/Eric Newhouse, Co-Chair
Eric reported that recently the County told him it wants GLA to repair Dry Creek Road paving crack and then it will chip seal rest of the road. Eric suggested to County that it also chip seal NG in exchange for the expense GLA incurred on Dry Creek Road in summer 2001.
MOTION: Dan, Jr. motioned and Charlotte seconded to give the Road Committee (Eric, Bruce, Philip, Ian and Walter) the authority to develop a plan on how to approach the County Commissioners regarding the Dry Creek Road, including the possibility of chip sealing North Glastonbury roads, and also proceed with the repair at a $3,500 maximum cap. Motion passed.

Letter to Park County Commissioners: David read draft of letter from GLA to Park County Commissioners requesting reimbursement of preparation expenses GLA incurred for Dry Creek Road paving project in the summer of 2001. (see attached)
MOTION: Walter motioned and Ian seconded that the above letter to Park County Commissioners be sent as is. The motion carried with one abstention.

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Request for GLA to extend Arcturus Drive: Dan Kehoe, Sr. passed out a memo to board explaining above extension request. (see attached) Board discussed the issue at length. MOTION: George moved to accept Dan, Sr.'s request. No one seconded it. The matter was dropped.

ACTION ITEM: Letter to William Pitt regarding high South gate status report. Letter was sent 3/15/02. (see attached).

ACTION ITEM: Discuss driving ATV's and snowmobiles on GLA roads. First need to: 1) find GLA minutes and motions in which snowmobiles, RTVs, etc. on Glastonbury roads has been discussed, and 2) find memo that gave information about this subject to landowners in '97.

ACTION ITEM: Yield sign on Story Road. Ian will straighten.

ACTION ITEM: Philip Hoag's contact with Tom Berry. (No report)

Charlotte reported that GAV residents asked if GLA would replace stop sign with yield sign. The board agreed to replace the sign. Discussed missing road signs.

Cynthia reported that her husband, Dan Blocker, offered to paint and maintain South Glastonbury entrance sign if GLA would pay for materials.
MOTION: Dan motioned and Charlotte seconded to pay Dan for painting materials and to maintain South Glastonbury entrance sign. Motion passed.

Board discussed forming a committee to research information to be added to existing Glastonbury entrance signs or to be placed on new ones.

David reported that GLA bought a copy of County Subdivisions Rules, which includes road standards.

4.4 Complaint Committee: Charlotte Mizzi, Chair

ACTION ITEM: **John Brettschneider:** Complaint about his construction material. No report

ACTION ITEM: **Black Toyota:** Ian reported it was no longer an issue since the car was totaled in an accident.

ACTION ITEM: **Kathleen Rakela/Rick Pittendorfer's Complaint about Knoop Dog:**

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Charlotte sent letter to Paul Knoop and copied to Kathleen and Rick. (see attached)

ACTION ITEM: **Complaint about Two Dogs in South Glastonbury:** No action yet.

4.5 Land Use Master Plan Committee: Daniel Kehoe, Jr./Eric Newhouse, Co-Chair
Dan, Jr. reported that on April 15, GLA members will meet with Judith Filbert and her assistant, William Smith, both representing the Church, to explain our approach to the Master Plan in relation to the village centers. Judith & William will then present this information to Church board.

ACTION ITEM: Review "Master Plan Standards" document. Action tabled until next meeting.

Snow Fencing on Private Property: Briefly discussed snow fencing on private property.

4.6 Recreation Committee: Eric Newhouse, Chair
David reported that the Church board approved the land swap for the recreation area.

Ian reported on the progress made on building the soccer field.

4.6 Web Site Committee: George Makris, Chair
George passed out several versions of picture that could appear on our web site and everyone agreed that the lighter picture should be used. Daniel noted that Covenants and Bylaws as PDF are too large to be put on GLA web site. There was a discussion about creating a password for Glastonbury landowner's to use to access GLA web site.

4.9 Ombudsman Report: Regina Wunsch (SG) No report.

5. Other Business
5.1 Charlotte proposed spring clean-up in North and South Glastonbury (one weekend for each.) It was discussed and board was in favor.

6. The meeting adjourned at 10:10 p.m. The next meeting will be held on May 6, 2002, 7 p.m. at Golden Ratio Woodworks.

NEW ACTION ITEMS (See next page)

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NEW ACTION ITEMS

ACTION ITEM: Dan, Jr. and Robert will revise Architectural Application/Approval form.

ACTION ITEM: The Road Committee will develop a plan on how to approach the County Commissioners regarding the Dry Creek Road, including the possibility of chip sealing North Glastonbury roads, and also proceed with the repair at a $3,500 maximum cap.

ACTION ITEM: Robert and Walter to 1) look at Henry & Joan Follman's Tract 53-D to determine whether to approve the road, and 2) to inform board at next meeting if approved.

ACTION ITEM: Cynthia will look for a replacement for missing Gemini sign.

ACTION ITEM: Replace GAV Stop sign with North Glastonbury Yield sign at the south end.

ACTION ITEM: Charlotte to handle complaint about John Brettschnieder's construction material.

ACTION ITEM: Charlotte as Chair with Ian, Bruce and Dan will come together as a committee to gather information (e.g. speed limit, regulations) that could be added on to entrance signs to North and South Glastonbury or to additional signs and will present findings at our next meeting.

ACTION ITEM: Charlotte will organize North and South Glastonbury clean-up weekends in May and possibly June. She will price green roll-offs for non-hazardous materials and put flyer together.

ACTION ITEM: Recreation Committee will present a plan for the new recreational area to the GLA Board.

ACTION ITEM: Denise to 1) find GLA minutes and motions in which snowmobiles, RTVs, etc. on Glastonbury roads has been discussed, and 2) find memo that gave information about this subject to landowners in '97.

File: MtgMins 04 08 02 Final.doc
Draft(s): 04/20/02;4/29/02;4/30/02-Final
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Glastonbury Landowners Association

Board of Directors Meeting Agenda

April 8, 2002

1. **Call to Order, Opening Prayer**

2. **Reading and Disposition of Minutes**
   - December 3, 2001
   - February 4, 2002
   - March 4, 2002

3. **General Business**
   3.1 **Finalize Budgets**

   3.2 **Review Sending out Meeting Minutes**

   3.3 **Goals: Discuss improving street maps for Glastonbury**

4. **Report of Officers and Committees.**

   4.1 **Treasurer's Report** – Cynthia Dodge-Blocker, Treasurer

   4.2 **Architecture Subcommittee** - Robert Wallace, Co-chair

   4.3 **Road Committee** – Bruce Ganje – Co-chair
   Action Item: Letter to William Pitt regarding high South gate status report
   Action Item: Discuss driving ATV's and snowmobiles on Glastonbury roads
   Action Item: Yield Sign at Story Road
   Action Item: Philip Hoag's contact with Tom Berry

   4.4 **Complaint Committee** – Charlotte Mizzi - Chair
   Complaints:
   1) John Bretthneidert
   2) Black Toyota
   3) Kathleen Rakela/Rick Pittendorfer re: Paul Knoop dog
   4) 2 dogs in South Glastonbury

   4.5 **Land Use Master Plan Committee** - Daniel Kehoe, Jr., Co-chair
   Report on Meetings with the Church
   Glastonbury Standards

   4.6 **Recreation Committee** - Eric Newhouse, Co-Chair
   Report on relocation of recreation land

   4.7 **Ombudsman Report** - Regina Wunsch (SG)

5. **Other Business**

6. **Next Meeting and Adjournment**

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4/8 MB

04/07/02

GLASTONBURY LANDOWNERS ASSOCIATION, INC.

Balance Sheet

As of April 7, 2002

	Apr 7, 02
ASSETS	
Current Assets	
Checking/Savings	
1st National Bank Checking	15,758.17
1st National Bank Savings	26,338.42
Total Checking/Savings	42,096.59
Accounts Receivable	
Accounts Receivable	103,832.47
Total Accounts Receivable	103,832.47
Total Current Assets	145,929.06
TOTAL ASSETS	**145,929.06**
LIABILITIES & EQUITY	
Equity	
Beginning Balance	11,816.51
Opening Bal Equity	-89.99
Retained Earnings	78,842.11
Net Income	55,360.43
Total Equity	145,929.06
TOTAL LIABILITIES & EQUITY	**145,929.06**

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GLASTONBURY LANDOWNERS ASSOCIATION, INC.
Income & Expense Comparison 2001-2002
January 1 through April 7, 2002

	Jan 1 - Apr 7, 02	Jan 1 - Apr 7, 01	$ Change	% Change
Income				
Assessment Prior to 1998 Paid	220.00	1,121.96	-901.96	-80.4%
Bond Account	250.00	-250.00	500.00	200.0%
Finance Charges	58.79	127.09	-68.30	-53.7%
Interest CUT Pavement Loan	641.31	0.00	641.31	100.0%
Interest Income	124.05	718.84	-594.79	-82.7%
Land & Dwelling Assessment				
Dwelling Assessment 1998	0.00	240.00	-240.00	-100.0%
Dwelling Assessment 1999	177.47	240.00	-62.53	-26.1%
Dwelling Assessment 2000	-120.00	890.00	-1,010.00	-113.5%
Dwelling Assessment 2001	751.50	8,055.67	-7,304.17	-90.7%
Dwelling Assessment 2002	7,770.00	0.00	7,770.00	100.0%
Golden Age Village Assessment	0.00	1,470.00	-1,470.00	-100.0%
Land Assessment 1998	120.00	120.00	0.00	0.0%
Land Assessment 1999	177.48	120.00	57.48	47.9%
Land Assessment 2000	14.35	890.00	-875.65	-98.4%
Land Assessment 2001	1,065.04	11,632.33	-10,567.29	-90.8%
Land Assessment 2002	11,949.88	0.00	11,949.88	100.0%
Total Land & Dwelling Assessment	21,905.72	23,658.00	-1,752.28	-7.4%
Late Fee/Finance Charge	260.78	591.16	-330.38	-55.9%
Misc Income	-35.54	0.00	-35.54	-100.0%
Total Income	23,425.11	25,967.05	-2,541.94	-9.8%
Expense				
General Repairs & Maintenance				
Snow Fences	30.00	0.00	30.00	100.0%
Total General Repairs & Maintenance	30.00	0.00	30.00	100.0%
Materials	38.28	0.00	38.28	100.0%
Office Expense				
Copying & Mailing	86.38	54.80	31.58	57.6%
Miscellaneous	12.94	10.00	2.94	29.4%
Supplies	0.00	84.73	-84.73	-100.0%
Office Expense - Other	62.90	77.01	-14.11	-18.3%
Total Office Expense	162.22	226.54	-64.32	-28.4%
Petty Cash	150.00	0.00	150.00	100.0%
Postage	117.75	98.66	19.09	19.4%
Professional Fees				
Accountant	85.00	70.00	15.00	21.4%
Bookkeeper	623.00	533.40	89.60	16.8%
Secretarial	181.80	266.25	-84.45	-31.7%
Total Professional Fees	889.80	869.65	20.15	2.3%
Rental	0.00	44.50	-44.50	-100.0%

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GLASTONBURY LANDOWNERS ASSOCIATION, INC.
Income & Expense Comparison 2001-2002
January 1 through April 7, 2002

	Jan 1 - Apr 7, 02	Jan 1 - Apr 7, 01	$ Change	% Change
Road Repairs & Maintenance				
Grading & Graveling	2,502.50	862.50	1,640.00	190.1%
Paving	7,556.32	0.00	7,556.32	100.0%
Sanding	0.00	245.00	-245.00	-100.0%
Snow Plowing	2,080.00	720.00	1,360.00	188.9%
Road Repairs & Maintenance - Other	610.65	0.00	610.65	100.0%
Total Road Repairs & Maintenance	12,749.47	1,827.50	10,921.97	597.7%
Taxes				
Income Tax	0.00	50.00	-50.00	-100.0%
Total Taxes	0.00	50.00	-50.00	-100.0%
Water Reservoir	4,114.74	0.00	4,114.74	100.0%
Total Expense	18,252.26	3,116.85	15,135.41	485.6%
Net Income	**5,172.85**	**22,850.20**	**-17,677.35**	**-77.4%**

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Glastonbury Landowners Association

Goals

April 1, 2002

1. Become more user-friendly
2. Ratify the Master Plan - **July 2002**
3. Install soccer field in Glastonbury new recreation area - **Fall 2002**
4. Complete a budget for GLA – **March 2002**
5. Upgrade the review process to make it more effective and consistent. Also up grade our filing system of approved projects.
6. Resolve the snow removal and sanding problems
7. Make a list of desired road projects and develop priorities for them
8. Hire a secretary - **March 1, 2002 [Done]**
9. File liens on parcels with outstanding assessments **July 2002**
10. Have web site running - **April 2002**

File: GLAGoals040102.doc
04/02/02

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Glastonbury Landowners Association, Inc.
PO Box 312
Emigrant, Montana 59027

April 7, 2002

Paul Knoop
P.O. Box 978
Emigrant, MT 59027

Re: Unrestrained Dog

Dear Mr. Knoop,

The Glastonbury Landowners Association received a written complaint and several verbal complaints regarding your dog. Your dog has been roaming all over North Glastonbury trespassing on other peoples property. The complainant has reported this to you and nothing has been resloved. This has become a nuisance to other dog owners claiming that food left for their dog is eaten up by your dog. One Board member had the same experience. I can also personally attest of seeing a black dog roaming around North Glastonbury.

According to Glastonbury Declaration of Covenants, Section 4.02, Landowners' Animals.

> *Landowners desiring to raise or keep animals of any kind, including dogs and pets, must restrain them within their own land to insure that they will not trespass on other parcels or adjoining roads or land. Landowners are solely responsible to insure that none of the animals kept on their land shall harass or threaten humans, livestock or wildlife or shall cause a nuisance of any kind. .....*

Please consider this a ten day notice to resolve the complaint made. Should a second notice be needed to resolve the violation described in the complaint above due to a lack of response the Board may take stronger action with the proper authorities.

We hope that this situation is remedied to the satisfaction of all concerned parties. For a peaceful and healthy community, I remain,

Sincerely,

Charlotte Mizzi
Complaint Committee

cc: GLA Board

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Submitted at 4/8/02 mtg

MEMO

To: Glastonbury Landowners Assoc.
From: Dan Kehoe, Sr.
Subject: Extension of Arcturus Drive, S. Glastonbury

This is to Request the GLA cover the cost of Extending Arcturus Drive by approximately 860 L.F. at an Estimated Cost of $10,600.00.

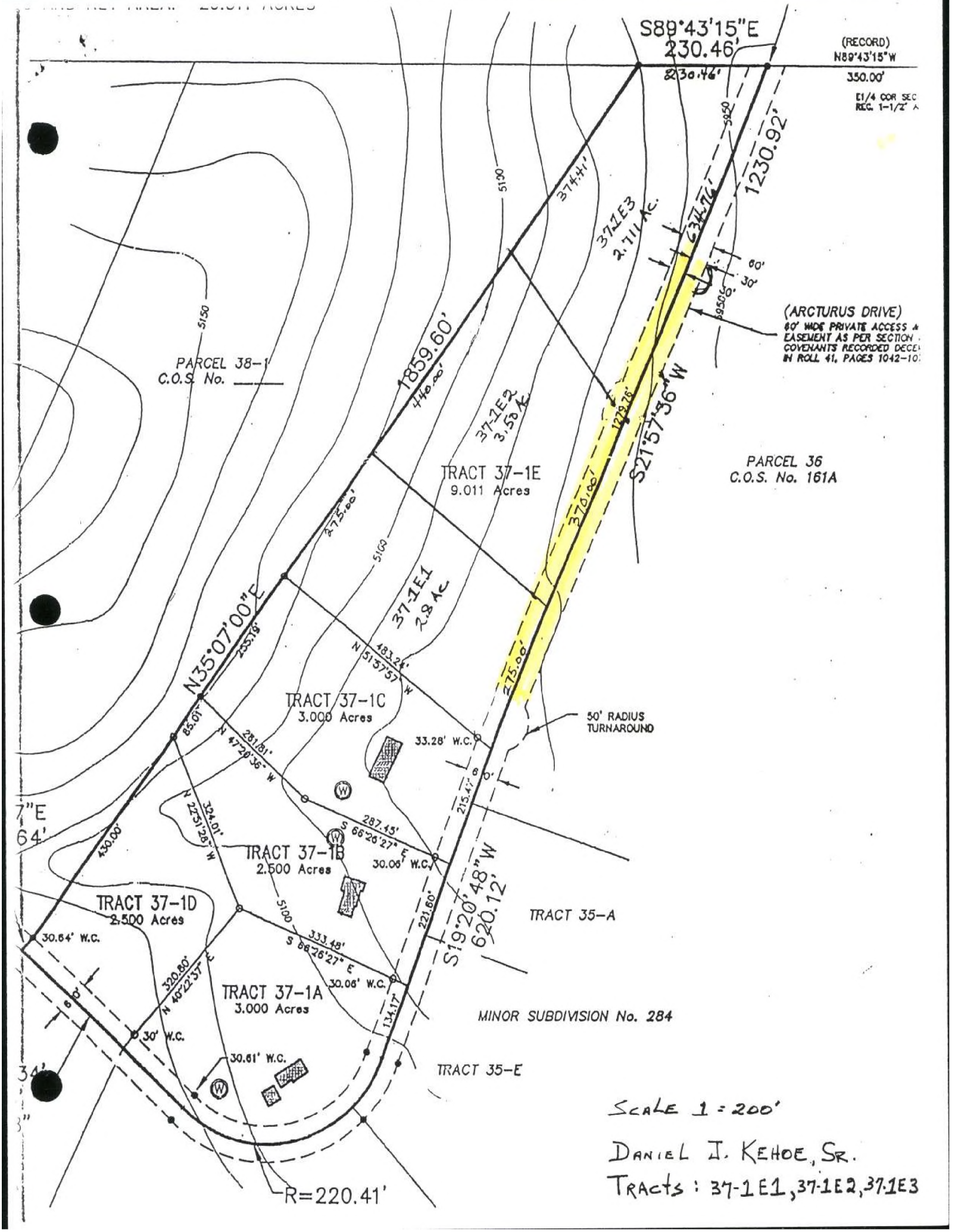
The Road Extension will soon, hopefully, service 3 of my lots on Parcel 37 and 5 lots of Robert Wallace. Robert Wallace has already begun work on this Road Extension, and he has estimated that $10,600 would cover the cost if constructed 24 feet wide as the other Glastonbury Roads.

Attachments:
1. Page 1 of the Bylaws, Article II, B.
2. Page 5 of the Bylaws, Article VI, B,2.
3. Page 17 of the Covenants, Article 8.01, d.
4. Proposed Road Extension Highlighted on Site Plan.

Bottom Line: The proposed Road Extension will serve 3 Kehoe Lots and 5 Wallace lots.
GLA income from 8 Vacant Lots @ $120.00 = $960. per Yr.
GLA income from 8 occupied Lots @ $240.00 = $1,920. per Yr.

Dan Kehoe, Sr.

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GLA 01139

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BYLAWS

OF

GLASTONBURY LANDOWNERS ASSOCIATION, INC.

ARTICLE I

NAME AND LOCATION

A. **Name.** The name of the Corporation is GLASTONBURY LANDOWNERS ASSOCIATION, INC. (hereinafter referred to as the "Association").

B. **Principal Office.** The principal office of the Association in the State of Montana is located at 123 Arcturus Drive, Emigrant, Montana 59027 and the mailing address is Post Office Box 312, Emigrant, Montana 59027. The Association may have such other offices, within or without the State of Montana, as its Board of Directors may designate or as the Association's business may require.

C. **Registered Office and Registered Agent.** The address of the initial registered office and the name of the initial registered agent required by the laws of the State of Montana shall be as set forth in the Articles of Incorporation. The registered agent and the address of the registered office may be changed from time to time by the Board of Directors.

ARTICLE II

OBJECTS

A. **Landowners Association.** These Bylaws are adopted in order to establish a landowners association (or community association) pursuant to the Declaration of Covenants for the Community of Glastonbury, recorded in the Office of the Park County Clerk and Recorder on December 16, 1982 in Roll 41, pages 1042-1078, as Document No. 173158, together with all additions and amendments thereto (hereinafter referred to as the "Covenants"), and pursuant to the nonprofit corporation statutes of the State of Montana.

B. **Purposes.** The purposes of the corporation are as set forth in the Articles of Incorporation, and more specifically as follows:

To provide for the management, administration, maintenance, preservation and control of the parcels, roads and common properties within the real estate development commonly known as the "Community of Glastonbury" in Park County, Montana, including that property which is subject to and burdened by the Covenants (hereinafter referred to as the "Property"), and to promote the health, safety and welfare of the landowners and residents within the above-described Property.

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ARTICLE VI

BOARD OF DIRECTORS

A. **Number and Qualifications.** The affairs of the Association shall be governed by a Board of Directors. The Initial Directors shall be those Members of the Association appointed by the Incorporator identified in the Articles of Incorporation. Thereafter, the Board shall have an even number of positions available to be filled at election. Initially, this number shall be twelve (12). The actual number of Directors shall be those who have been nominated and elected to office from time to time as provided herein; however, the number of Directors shall not be reduced to fewer than four (4), nor increased to more than twelve (12). Of the twelve positions available on the Board of Directors, up to six positions shall be elected from Glastonbury North and up to six positions shall be elected from Glastonbury South, respectively, on separate ballots from among two separate groups of qualifying candidates.

B. **General Powers and Duties.** The business and affairs of the Association shall be managed by the Board of Directors. Such Directors shall in all cases act as a Board which shall have the powers and duties necessary for the administration of the affairs of the Association and may do all such acts or things as are not by law or by the Covenants, Bylaws or Articles of Incorporation directed to be exercised and done by the Members. The Board shall be regularly convened and shall act by majority vote of those members present at a meeting, unless provided otherwise herein or in the Articles of Incorporation. Such powers and duties of the Board shall include, but not be limited to, the following:

1. Conduct, manage and control the affairs and business of the Association;

2. Make capital expenditures, enter into contracts and agreements, and provide the services and functions as are necessary to operate and maintain the Property and carry out the business of the Association, provided, however, that the following capital expenditures, contracts and agreements shall be approved by the Members as provided in Article V, paragraph F, of these Bylaws:

   a. Individual contracts and agreements with a term in excess of five (5) years;

   b. The sum of all capital expenditures in any given fiscal year totaling more than thirty percent (30%) of the Associations' average annual operating budget for the preceding three (3) years; and

   c. Mortgaging, encumbering or otherwise disposing of any real property of the Association;

3. Fix, levy, collect and enforce the payment of common charges and assessments to Members required to carry out the duties and obligations of the Association, including, without limitation, the operation and maintenance of the community common property and roads;

4. Issue quarterly statements of account on the assessments and take necessary and appropriate action to collect assessments from Members and

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SECTION 8. ROADS AND EASEMENTS

8.01. Platted Road Easements. The platted road easements are those which are shown on the Certificates of Survey of the Community and generally labeled as "private access and public utility easement." These are private easements for access, utilities and a road system in the Community. A perpetual and exclusive easement and right-of-way is hereby reserved upon, across, over and under the real property shown on Certificates of Survey of the Community and labeled as "private access and public utility easement," for the use and benefit of the Association and Landowners, for the following uses and purposes and subject to the following terms and conditions:

a. The Association and all of the Landowners and their guests have the right to use any of the platted road easements opened by the Association and upon which developed roads and/or trails have been placed;

b. Use of the platted road easements is limited to motorized and nonmotorized vehicular traffic, pedestrian and equestrian traffic, livestock, public utilities, ditches and canals, pipelines, landscaping, fencing, roads, trails, and such other uses and purposes as shall be engaged in or permitted from time to time by the Association or as are otherwise contemplated by these covenants;

c. The Association intends to maintain a private road system within the platted road easements for vehicular access to the various parcels within the Community. Initial construction by the developer(s) was intended to be to a basic gravel and dirt consistency. The Association may designate and define different qualities or levels of road construction and maintenance within the Community (such as residential roads, foothill roads, mountain roads, etc.) according to its limited ability to deal with such conditions as topography, terrain, elevation, native soil and materials, slope, grade, easement location, parcel location, drainage, climate, weather, snow, ice and mud, and limited resources and equipment. The quality, quantity and/or level of road construction and maintenance may be upgraded by the Association at any time. The Association shall have the exclusive discretion and option to give permanent names to any or all of the roads and streets in the Community;

d. Some of the platted road easements on the Certificates of Survey of the Community come to cul-de-sacs and then extend to an exterior Community boundary and terminate. The cul-de-sacs are the intended termination points of the initial road construction program. However, the extensions to Community boundary lines are being reserved for possible future road extensions or additions to the Community, access to other areas, road loops, efficient utility access, etc., and are included within all of the terms and conditions hereof. The Association may elect to open these easements and construct roads upon them at any time in the future;

e. The Association shall from time to time make, alter and enforce rules of health, safety, convenience and conduct on the platted road easements, including, but not limited

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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 April 8, 2002, 7:00 PM, at the Golden Ratio Woodworks, Emigrant, Montana.

Dated 4/01/02

By: Denise M Orr
Denise Orr
Secretary

Proxy

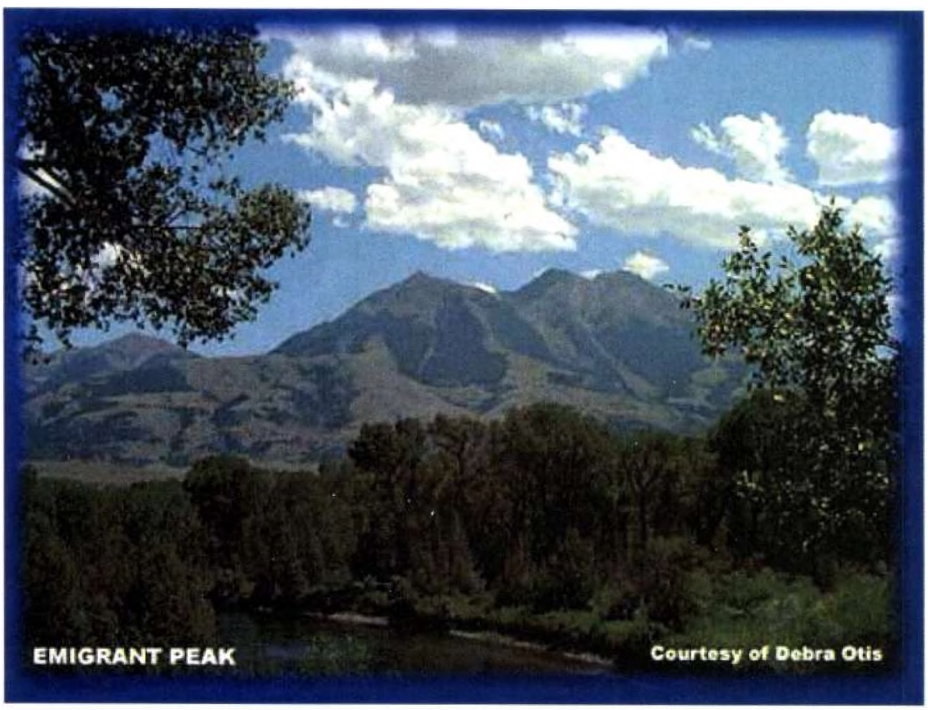
I Jon Olsen give Charlotte Mizzi my proxy to vote at above meeting GLA

Jon Olsen
4-6-02

9593

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Website
4/8/02



Covenants	Notice of Meetings	Road Maps
Bylaws	Map & Directions	Snowplowers
Draft Master Plan	Calendar of Events	About Us
Rules & Procedures	Applications for New Buildings	Notice Board

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Glastonbury Landowners Association

Board of Directors Meeting Minutes

May 6, 2002

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1. **Call to Order, Prayer**
The meeting was called to order by David Tonkin at 7: 25 p.m., at Golden Ratio Woodworks. Charlotte Mizzi gave the opening prayer.
PRESENT: David Tonkin (President), Robert Wallace (Vice-President), Philip Hoag (Secretary), Bruce Ganje, Charlotte Mizzi, Eric Newhouse, Jon Olsen, Walter Wunsch
ABSENT: Cynthia Dodge-Blocker (Treasurer), Daniel Kehoe, Jr., George Makris, Ian Scott
PROXIES:
ALSO ATTENDING: Denise Orr (GLA secretary), Claire Parker (Accountant)

2. **Reading and Disposition of Minutes**
February 4, 2002 Minutes: Tabled until next meeting.

MOTION: Eric moved and Charlotte seconded to approve Dec. 3, 2001 and March 4, 2002 meeting minutes and to approve as amended the April 7, 2002 meeting minutes. The motion passed unanimously.

3. **General Business**
3.1 Finalize Budgets
This was done at last meeting. Claire to put budget on monthly accounting sheet.

3.2 Land Switch of Parcel 16-B NG in place of Parcel 21 NG. (Land to be used for recreational purposes.)
MOTION: Bruce moved and Robert seconded that GLA will deed back Parcel 21 North to the Church as they deed over Parcel 16-B to GLA. David Tonkin has the right to sign the necessary papers to accomplish this exchange with the understanding that the same criteria used in the Parcel 21 deed will be used in Parcel 16-B.

4. **Report of Officers and Committees**
4.1 Treasurer's Report – Cynthia Dodge-Blocker, Treasurer. No report.
Denise passed out copies of "Transactions to Date as of May 6, 2002" on Cynthia's behalf.
Claire Parker passed out GLA Balance Sheet as of May 7, 2002.

4.2 Architecture Subcommittee - Robert Wallace, Co-chair
ACTION ITEM: Finalize Architectural Review forms. Forms need completion.

Discussed problems involved with landowners starting a building project (driveway/house/ septic systems) without submitting an application review form to GLA Board and receiving their approval.
MOTION: Philip moved and Walter seconded that GLA Board will: 1) File with the Title Companies and Clerk Recorder the GLA Architectural Review form which any buyer of Glastonbury land will automatically receive when their title is processed. 2) Revise the

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Draft(s); 5/16/02; 5/22/02; 5/23/02
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architectural review form to state that the GLA Board reserves the right to impose an engineering review fee (if needed) and to impose a $250 penalty fee to landowners who start a project before their application is reviewed and approved. 3) Create a sign/notice to post on the property of a landowner where construction has started without the owner submitting an application to GLA Board and/or receiving approval. The motion carried unanimously.

Tract 32-B NG/Gerald Dubiel. Preliminary approval request: residence double wide.
MOTION: Robert moved and Walter seconded that Robert and Eric need to check out the double wide and have the authority to grant preliminary approval. The motion carried unanimously.

Track 70-A SG/ Jean Louis & Lori Gillet. Preliminary approval request: residence/septic system.
MOTION: Robert moved and Walter seconded to give preliminary approval to the Gillet's request to build a log cabin residence and septic system on Tract 70-A SG. The motion carried unanimously.

Parcel 53-E SG / Bob & Anne Cragg. Preliminary approval request: home, drainfield and road.
MOTION: Robert moved and Bruce seconded to give preliminary approval for Cragg's home, drainfield and road on 53-E SG. The motion carried unanimously.

Lot 69 SG/Carl Anderson. Carl has already begun to build a driveway but has not submitted an application form or received GLA approval for his driveway. Carl has been informed about this requirement.
MOTION: Philip moved and Jon seconded that Robert will call Carl and advise him not to continue building until he submits a review application form for his driveway and receives GLA approval. Robert may also place a sign on Carl's property informing him of the same.

4.3 Road Committee – Bruce Ganje & Ian Scott – Co-chair
ACTION ITEM: Extending width of Dry Creek Road and County chip sealing: Eric widened Dry Creek Road.
ACTION ITEM: Locate Gemini Road sign: Not discussed.
ACTION ITEM: Replacing Stop sign at GAV: Not discussed.

4.4 Complaint Committee – Charlotte Mizzi - Chair
John Bretthschneider Complaint re: Parcel #81.
Charlotte presented draft of letter to be sent to Don Hansard (property owner of Parcel #81 SG) in response to John Brettschneider's complaint about shelter stockpile of heavy equipment on his property. The Board suggested some edits and all were in favor of sending letter with amendments.

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Everett Johnston Complaint Re: Parcel 60 SG shelter mess and a house on Parcel 59.
MOTION: Philip moved and Robert seconded that Charlotte send letter to Everett (as dictated by Philip and read to GLA Board) and copy to John Fanuzzi (who owns the house on Parcel 59). The motion passed unanimously

Christy Dhieux-Bray, Parcel 10-D NG, Complaint Re: Hani Cannon's Tent on Creek Easement.
Charlotte to call Christy informing her that she is landowner, and per Glastonbury Covenants, she can ask Hani to exit, and if Hani doesn't comply, Christy can call sheriff.

Kathleen (Ulrich) Woodriff: Long History of Property EyeSore and Building Violations
MOTION: Philip moved and Robert seconded that Charlotte send letter (as dictated by Philip) to Kathleen, cc'd to County, as final notice to clean up her property and submit building applications by June 12 or GLA will turn situation over to our attorney to file injunctive relief to District Court. Robert to check out Kathleen's property before letter is sent. The motion passed unanimously.

4.5 Land Use Master Plan Committee - Daniel Kehoe, Jr., Co-chair. No report
Report on meetings with the Church: Tabled until next meeting.

4.6 Recreation Committee - Eric Newhouse, Co-Chair
ACTION ITEM: Present plan for recreation land. Tabled until next meeting.

4.7 Web Site – George Makris: No report.

4.8 Ombudsman Report - Regina Wunsch (SG) & Richard Johnson (NG)

5. Other Business

5.1 Clean-up Weekend (May 18th & 19th) – Charlotte Mizzi
Charlotte reported that we can get roll offs for $300 (round trip) delivered to wherever we want @ $4/day. The board agreed to fund the project. Robert will see if he can get children involved.

5.2 Travel Trailer Parked on Arcturus Road, Parcel 53 E SG.
Discussed the occupied travel trailer parked on Parcel 53 E SG and whether the Covenants allow for it. The board agreed to post a note on the travel trailer regarding this issue.
ACTION ITEM: David to work w/Bruce to compose note to be left on door of travel trailer on Parcel 53 E, SG.

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6. Next Meeting and Adjournment

The meeting was adjourned at 10:20 p.m. with no further business.
The next meeting will be held June 3, 2002 at Golden Ratio Woodworks, 7 p.m.

NEW ACTION ITEMS:

ACTION ITEM: Robert/Architectural Committee to revise architectural review form to include engineering fee and penalty, etc.

ACTION ITEM: Eric to talk to Dean at Guardian Title and County Recorder about filing architectural review form. (See number 4.2 above)

ACTION ITEM: Bruce to create a notice to post on property where construction has started and no application form has been submitted and/or approved.

ACTION ITEM: Robert and Eric to check out Gerald Dubiel's double wide on Tract 32-B NG and, if satisfactory, grant preliminary approval to Gerald.

ACTION ITEM: Robert to call Carl Anderson/Lot 69 SG to advise him not to continue building until he submits a review application form for his driveway and receives GLA approval. Robert may also place a sign on Carl's property informing him of the same.

ACTION ITEM: Denise to call Bob or Ann Cragg and ask who were the former renters that bought land at Glastonbury and Parcel # of the land they bought, etc.

ACTION ITEMS: In response to John Brettschneider's complaint, Charlotte will send letter to Don Hansard a copy to John Brettschneider.

ACTION ITEM: In response to Everett Johnston's complaint, Charlotte will send letter to Everett Johnston and copy to John Fanuzzi.

ACTION ITEMS: Robert to check out Kathleen Woodriff property and inform Charlotte if still an eyesore or if it has been cleaned up, etc. Next, Charlotte to write to Kathleen (cc'd to County) as discussed in 4.4 above.

ACTION ITEM: Charlotte to call Christy Dhieux-Bray re: tent on her property.

ACTION ITEM: Bruce to talk to John Fanuzzi and find out who bought the house that was on Parcel 59 property and remind him that he needs to submit an application before moving house.

ACTION: Walter to scan "Road Specifications Standards for Gravel Road Construction"

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document (dated 9/12/00) and forward to Denise to make copies for David, Architectural Committee and Files.

ACTION ITEM: David to work w/Bruce to compose note to be left on door of travel trailer on Parcel 53 E, SG.

PREVIOUS ACTION ITEMS TO BE COMPLETED:

ACTION ITEM: Charlotte to report on committee research re: modification of GLA entrance signs.

ACTION ITEM: Robert and Walter to 1) Look at Henry and Joan Follman's Tract 53-D, SG to determine whether to approve the road and 2) inform board at next meeting if approved.

ACTION ITEM: February 4, 2002 meeting minutes to be submitted and approved.

ACTION ITEM: Cynthia to locate Gemini Road sign.

ACTION ITEM: Road Committee: Replace Stop sign at GAV.

ACTION ITEM: Eric to present plan for recreation land at next meeting.

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Glastonbury Landowners Association

Board of Directors Meeting Agenda

May 6, 2002

1. **Call to Order, Opening Prayer**

2. **Reading and Disposition of Minutes**
   - December 3, 2001
   - February 4, 2002
   - March 4, 2002
   - April 7, 2002

3. **General Business**
   3.1 **Finalize Budgets**
   3.2 **Distributing Copy of Meeting Minutes**

4. **Report of Officers and Committees**
   4.1 Treasurer's Report – Cynthia Dodge-Blocker, Treasurer

   4.2 Architecture Subcommittee - Robert Wallace, Co-chair
   ACTION ITEM: Finalize Architectural Review forms
   ACTION ITEM: Approval of road on Tract 53-D (SG)
   ACTION ITEM: Report on modifying entrance signs

   4.3 Road Committee – Bruce Ganje & Ian Scott – Co-chair
   ACTION ITEM: Extending width of Dry Creek Road and County chip sealing
   ACTION ITEM: Locate Gemini Road sign
   ACTION ITEM: Replacing Stop sign at GAV

   4.4 Complaint Committee – Charlotte Mizzi - Chair
   ACTION ITEM: John Bretthschneider complaint
   Everett Johnston complaint
   Christy Dhieux-Bray complaint

   4.5 Land Use Master Plan Committee - Daniel Kehoe, Jr., Co-chair
   Report on meetings with the Church

   4.6 Recreation Committee - Eric Newhouse, Co-Chair
   ACTION ITEM: Present plan for recreation land

   4.7 Ombudsman Report - Regina Wunsch (SG) & Richard Johnson (NG)

5. **Other Business**
   5.1 Web Site
   5.2 Clean-up Weekend – Charlotte Mizzi

6. **Next Meeting and Adjournment**

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05/06/02

GLASTONBURY LANDOWNERS ASSOCIATION, INC.
Income & Expense Comparison 2001-2002
January 1 through May 6, 2002

	Jan 1 - May 6, 02	Jan 1 - May 6, 01	$ Change	% Change
Income				
Assessment Prior to 1998 Paid	220.00	1,121.96	-901.96	-80.4%
Bond Account	500.00	-250.00	750.00	300.0%
Finance Charges	58.79	151.09	-92.30	-61.1%
Interest CUT Pavement Loan	641.31	0.00	641.31	100.0%
Interest Income	162.58	853.75	-691.17	-81.0%
Land & Dwelling Assessment				
Dwelling Assessment 1998	0.00	240.00	-240.00	-100.0%
Dwelling Assessment 1999	177.47	350.00	-172.53	-49.3%
Dwelling Assessment 2000	0.00	1,228.36	-1,228.36	-100.0%
Dwelling Assessment 2001	991.50	10,285.67	-9,294.17	-90.4%
Dwelling Assessment 2002	9,683.35	0.00	9,683.35	100.0%
Golden Age Village Assessment	2,940.00	1,470.00	1,470.00	100.0%
Land Assessment 1998	120.00	120.00	0.00	0.0%
Land Assessment 1999	277.48	230.00	47.48	20.6%
Land Assessment 2000	134.35	1,097.35	-963.00	-87.8%
Land Assessment 2001	1,425.04	17,792.33	-16,367.29	-92.0%
Land Assessment 2002	16,903.22	0.00	16,903.22	100.0%
Total Land & Dwelling Assessment	32,652.41	32,813.71	-161.30	-0.5%
Late Fee/Finance Charge	260.78	618.77	-357.99	-57.9%
Misc Income	-35.54	0.00	-35.54	-100.0%
Total Income	34,460.33	35,309.28	-848.95	-2.4%
Expense				
General Repairs & Maintenance				
Snow Fences	30.00	36.00	-6.00	-16.7%
Total General Repairs & Maintenance	30.00	36.00	-6.00	-16.7%
Materials	38.28	0.00	38.28	100.0%
Office Expense				
Copying & Mailing	86.38	54.80	31.58	57.6%
Miscellaneous	12.94	10.00	2.94	29.4%
Supplies	0.00	84.73	-84.73	-100.0%
Office Expense - Other	82.90	77.01	5.89	7.7%
Total Office Expense	182.22	226.54	-44.32	-19.6%
Petty Cash	200.00	0.00	200.00	100.0%
Postage	117.75	98.66	19.09	19.4%
Professional Fees				
Accountant	85.00	70.00	15.00	21.4%
Bookkeeper	1,322.22	533.40	788.82	147.9%
Legal Council/Service	545.69	231.25	314.44	136.0%
Secretarial	931.80	266.25	665.55	250.0%
Total Professional Fees	2,884.71	1,100.90	1,783.81	162.0%
Rental	0.00	44.50	-44.50	-100.0%

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GLASTONBURY LANDOWNERS ASSOCIATION, INC.
Income & Expense Comparison 2001-2002
January 1 through May 6, 2002

	Jan 1 - May 6, 02	Jan 1 - May 6, 01	$ Change	% Change
Road Repairs & Maintenance				
Grading & Graveling	4,777.50	1,940.00	2,837.50	146.3%
Paving	7,556.32	0.00	7,556.32	100.0%
Sanding	0.00	245.00	-245.00	-100.0%
Snow Plowing	2,080.00	720.00	1,360.00	188.9%
Road Repairs & Maintenance - Other	3,634.05	0.00	3,634.05	100.0%
Total Road Repairs & Maintenance	18,047.87	2,905.00	15,142.87	521.3%
Taxes				
Income Tax	0.00	50.00	-50.00	-100.0%
Total Taxes	0.00	50.00	-50.00	-100.0%
Water Reservoir	4,114.74	0.00	4,114.74	100.0%
Total Expense	25,615.57	4,461.60	21,153.97	474.1%
Net Income	**8,844.76**	**30,847.68**	**-22,002.92**	**-71.3%**

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05/06/02

GLASTONBURY LANDOWNERS ASSOCIATION, INC.

Balance Sheet

As of May 7, 2002

	May 7, 02
ASSETS	
Current Assets	
Checking/Savings	
1st National Bank Checking	19,734.86
1st National Bank Savings	26,376.95
Total Checking/Savings	46,111.81
Accounts Receivable	
Accounts Receivable	92,754.64
Total Accounts Receivable	92,754.64
Total Current Assets	138,866.45
TOTAL ASSETS	**138,866.45**
LIABILITIES & EQUITY	
Equity	
Beginning Balance	11,816.51
Opening Bal Equity	-89.99
Retained Earnings	78,748.80
Net Income	48,391.13
Total Equity	138,866.45
TOTAL LIABILITIES & EQUITY	**138,866.45**

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Glastonbury Landowners Association

Board of Directors Meeting Minutes

June 3, 2002

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1. Call to Order, Prayer

The meeting was called to order by David Tonkin at 7:20 p.m., at Golden Ratio Woodworks. George gave the opening prayer.
PRESENT: David Tonkin (President), , Cynthia Dodge-Blocker (Treasurer), Philip Hoag (Secretary), Bruce Ganje, Daniel Kehoe, Jr., George Makris, Charlotte Mizzi, Eric Newhouse, Jon Olsen, Ian Scott, Walter Wunsch
ABSENT: Robert Wallace (Vice-President)
PROXIES: Ian Scott for Robert Wallace
ALSO ATTENDING: Denise Orr (GLA secretary)

2. Reading and Disposition of the Minutes

- February 4, 2002: Tabled.

MOTION: George moved and Cynthia seconded to approve May 6 minutes as amended. Motion carried.
MOTION: Ian moved and Charlotte seconded to approve May 23 minutes. Motion carried.

3. General Business

3.1 Changes to Covenants

Tabled until next meeting when Dan, Jr. will bring suggestions.

4. Report of Officers and Committees

4.1 Treasurer's Report: Cynthia Dodge-Blocker, Treasurer
Clare Parker passed out Balance Sheet & Income/Expense Comparison Jan-May 2002. Board asked Clare to list on Balance Sheet accounts receivable on two separate lines--for current year and for previous years.

Cynthia passed out Transactions for GLA 5/29/02.

4.2 Architecture Subcommittee: Robert Wallace/Bruce Ganje, Co-Chair
ACTION ITEM: Finalize Architectural Review forms
Copies of various Architectural Review forms were passed out and discussed.

MOTION: Philip moved and Charlotte seconded to authorize Dan, Eric, Robert, Bruce and Walter to refine and finalize Architectural Review forms. Motion passed.

ACTION ITEM: Add engineering fee and penalty to Architectural Review form.
Dan reported that the courts will not enforce fines from landowners associations.
MOTION: Dan motioned and Philip seconded that GLA will not add engineering fee and penalty to architectural forms. Motion passed.
ACTION ITEM: Report of Eric's discussion with the county re: filing project review forms. Tabled

File: MtgMins 06 03 02
Draft(s):; 6/6/02., 7/09/02
Amended: 7/15/02 FINAL

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until next meeting.

ACTION ITEM: Creation of Notice Sign to be used when construction started without owner submitting an application. Partially completed.
Dan, Jr. passed out 2 form letters for Architectural Sub-Committee to send to landowners when necessary: 1) Letter of Construction Nonconformance and 2) Letter of Subdivision Nonconformance.

ACTION ITEM: Approval of road on Tract 53-D (SG): Walter reported that he and Robert are undecided about approval for various reasons.
MOTION: Philip moved and Charlotte seconded to: 1) send letter to owner stating Tract 53-D SG driveway cannot be approved as it does not meet with GLA standards as listed in Table 4 of Driveway Standards (quote standards) and that Architectural Sub-Committee will be happy to meet and talk about possible solutions to bring driveway up to standard, and 2) Bruce to call owner to explain that grade is too steep and that GLA will be sending above letter. (Bruce will also estimate the grade, etc.) Motion passed.

ACTION ITEM: Approval of double wide on Tract 32-B (NG)/Gerald Dubiel. Tabled until application is reviewed.

ACTION ITEM: Find out from the Craig's what parcel number his renters bought. In process.

ACTION ITEM: Report on modifying Entrance signs. No report. Tabled until next meeting.

ACTION ITEM: Bruce to find out name of person who purchased house on 59 (SG): Tabled. Bruce to get address of owner (works at DW Burns) from John Waid.

Parcel 38 1-E SG/Vito & Terri Sinopoli: request for final approval of residence.
MOTION: Ian motioned and Walter seconded to give final approval of Parcel 38 1-E SG house construction. Motion carried.

4.3 Road Committee: Bruce Ganje/Eric Newhouse, Co-Chair
ACTION ITEM: Locate Gemini road sign. Not found.
ACTION ITEM: Replacing Stop sign at GAV with Yield Sign. No yield sign found.
Discussed need to replace signs for Pisces Way, Gemini Road, Scorpio Way, Libra Drive and acquire Yield sign. Eric recommended contacting Cheryl John at County Rural Addressing.

ACTION ITEM: Scan in road standards – **Done**

4.4 Complaint Committee: Charlotte Mizzi, Chair
ACTION ITEM: John Brettshneider complaint re: Parcel 81. **Done.**

File: MtgMins 06 03 02
Draft(s):; 6/6/02., 7/09/02
Amended: 7/15/02 FINAL

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ACTION ITEM: Everett Johnston complaint letter re: Parcel 60. **Done**.

COMPLAINT: Everett Johnston wrote to Charlotte again to complain that the trash on Oudendijk/Lot 60 is still there (after 30 day notice) as well the abandoned house. Discussed Charlotte writing to Alex Oudendijk (Parcel 60 owner/lives in Holland) informing him of Everett Johnston's complaint about trash on his property and cc'ing Orlando Johnson who is legal guardian of Parcel 60 property. Eric also reported that Everett Johnston told him that he drilled unsuccessfully on his property and that dowser has advised that there is no other water on his property. He asked Eric to ask GLA if he could drill on neighbor's property.

ACTION ITEM: Call Christy Dhieux-Bray re: tent complaint. Not done.

ACTION ITEM: Parcel 32/ Kathleen (Ulrich) Woodriff inspection and complaint letter. Done.

Charlotte reported Kathleen (Ulrich) Woodriff called her and stated she received above 5/6/02 letter and does not know what she needs to do. Charlotte to meet with her.
MOTION: Philip moved and Charlotte seconded that if Kathleen Woodriff has not taken action in response to GLA's 5/6/02 letter by 6/10/02 that Philip hire Joseph Swindlehurst, real estate attorney, to handle this issue. Motion passed unanimously.

ACTION ITEM: Note to people living in travel trailer on Tract 53-E (SG). Tabled.

COMPLAINT: Charlotte Mizzi reported that she has received complaints from nine Glastonbury landowners regarding "eyesore" statues facing Pisces Way, reportedly placed there by Kathleen Rakela and Rik Pittendorfer who live on Parcel 56 N. Board reviewed pictures and discussed statue issue.

MOTION: Philip motioned and Walter seconded to send copies of pictures and letters of complaint about Rakela/Pittendorfer statues to Joseph Swindlehurst to advise GLA what action it can take. Motion passed.

MOTION: Based on Section 5.05 of Glastonbury Covenants, Bruce motioned and Walter seconded that GLA Board declares Rakela/Pittendorfer statues are an eyesore. Motion passed unanimously.

4.5 Land Use Master Plan Committee: Daniel Kehoe, Jr./Eric Newhouse, Co-Chair
David reported that Judith was on vacation and plans to present GLA Master Plan proposal to Church Board in next few weeks.

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Dan reported that Karen Anderson of Sage Title said it appears that everyone who has a title to land in Glastonbury also has title to mineral rights. However, to be sure this is the case, Karen estimated that she will need 10 days of research @ $40/hour = $3,000.
MOTION: Dan moved and Bruce seconded that we authorize $3,000 for Karen Anderson to pursue determining who has mineral rights in Glastonbury.
Amendment: Charlotte moved and Dan seconded that we will ask the Church to share this expense.
Amendment: Eric moved and Dan seconded if Church doesn't want to share above expense then GLA will wait and decide about hiring Karen after we have the Church's written confirmation as to what they intend to do with the mineral rights. The motion with amendments passed.

4.6 Recreation Committee: Eric Newhouse, Chair
ACTION ITEM: Present plan for recreation land. Eric briefly reported plans and that land was doused and well location spotted. Eric to bring copy of plans to next meeting.

4.7 Web Site Committee: George Makris, Chair
Clare reported GLA website is close to being done and that she has to determine what host to use. George stated site should be completed by end of month. George to e-mail board with website address.

4.8 Weed Committee: Philip Hoag. No report.

4.9 Ombudsman Report: Regina Wunsch (SG) Joan Murphy (NG) No report.

5. Other Business
Jon Olsen will be moving to Sacramento and gave notice of his resignation from GLA Board. The last meeting he will attend will be 7/15/02. GLA Board will need to elect someone to his position.

6. Next Meeting and Adjournment
The meeting was adjourned at 10:20 p.m. with no further business. The next meeting will be held July 15, 2002 at Golden Ratio Woodworks, 7 p.m.

See next page for Action Items

File: MtgMins 06 03 02
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Amended: 7/15/02 FINAL

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Dan reported that Karen Anderson of Sage Title said it appears that everyone who has a title to land in Glastonbury also has title to mineral rights. However, to be sure this is the case, Karen estimated that she will need 10 days of research @ $40/hour = $3,000.
MOTION: Dan moved and Bruce seconded that we authorize $3,000 for Karen Anderson to pursue determining who has mineral rights in Glastonbury.
Amendment: Charlotte moved and Dan seconded that we will ask the Church to share this expense.
Amendment: Eric moved and Dan seconded if Church doesn't want to share above expense then GLA will wait and decide about hiring Karen after we have the Church's written confirmation as to what they intend to do with the mineral rights. The motion with amendments passed.

4.6 Recreation Committee: Eric Newhouse, Chair
ACTION ITEM: Present plan for recreation land. Eric briefly reported plans and that land was doused and well location spotted. Eric to bring copy of plans to next meeting.

4.7 Web Site Committee: George Makris, Chair
Clare reported GLA website is close to being done and that she has to determine what host to use. George stated site should be completed by end of month. George to e-mail board with website address.

4.8 Weed Committee: Philip Hoag. No report.

4.9 Ombudsman Report: Regina Wunsch (SG) Joan Murphy (NG) No report.

5. Other Business
Jon Olsen will be moving to Sacramento and gave notice of his resignation from GLA Board. The last meeting he will attend will be 7/15/02. GLA Board will need to elect someone to his position.

6. Next Meeting and Adjournment
The meeting was adjourned at 10:20 p.m. with no further business. The next meeting will be held July 15, 2002 at Golden Ratio Woodworks, 7 p.m.

See next page for Action Items

File: MtgMins 06 03 02
Draft(s):; 6/6/02., 7/09/02
Amended: 7/15/02 FINAL

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ACTION ITEMS: (Placement in Minutes Referenced on left)

3.1 Dan, Jr. to bring suggestions of changes to Covenants to next meeting.

4.2 Dan, Eric, Robert, Bruce and Walter to refine and finalize Architectural Review forms.

4.2 Denise to send letter to owner of Tract 53-D SG re: disapproval of driveway.

4.2 Bruce to estimate grade of Tract 53-D SG driveway and call owner.

4.2 Denise to send GLA approval letter to Sinopoli (Parcel 38 1-E SG).

4.3 Denise to order signs for Pisces Way, Gemini Road, Scorpio Way, Libra Drive and Yield sign.

4.4 Charlotte to write to Alex Oudendijk/Parcel 60 owner.

4.4 Charlotte to send Kathleen Woodriff copies of letters GLA previously sent to Kathleen.

4.4 Hire Joseph Swindlehurst to handle Kathleen Woodriff issue if she doesn't take action by 6/10.

4.4 Philip to contact Swindlehurst about complaints re: Rakela/Pittendorfer statues.

4.4 David to talk to Judith about Church sharing expense for mineral rights research, etc.

File: MtgMins 06 03 02
Draft(s):; 6/6/02., 7/09/02
Amended: 7/15/02 FINAL

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Glastonbury Landowners Association

Board of Directors Meeting Agenda

June 3, 2002

1. **Call to Order, Opening Prayer**

2. **Reading and Disposition of Minutes**
   - February 4, 2002
   - May 6, 2002
   - May 23, 2002

3. **General Business**
   3.1 **Changes to Covenants**

4. **Report of Officers and Committees.**
   4.1 **Treasurer's Report** – Cynthia Dodge-Blocker, Treasurer

   4.2 **Architecture Subcommittee** - Robert Wallace, Co-chair
   ACTION ITEM – Finalize Architectural Review forms
   ACTION ITEM – Add engineering fee and penalty to architectural form
   ACTION ITEM – Report of Eric's discussion with the county re: Filing review forms
   ACTION ITEM – Creation of Notice form for constructions started without an application on file
   ACTION ITEM – Approval of road on Tract 53-D (SG)
   ACTION ITEM – Approval of double wide on Tract 32-B (NG)
   ACTION ITEM – Find out from the Crag's what parcel number his renters bought
   ACTION ITEM – Report on modifying Entrance signs
   ACTION ITEM – Bruce to find out name of person who purchased house on 59 (SG)

   4.3 **Road Committee** – Bruce Ganje & Ian Scott– Co-chair
   ACTION ITEM – Locate Gemini road sign
   ACTION ITEM – Replacing Stop sign at GAV
   ACTION ITEM – Scan in road standards – **Done**

   4.4 **Complaint Committee** – Charlotte Mizzi - Chair
   ACTION ITEM - John Bretthneider complaint letter
   ACTION ITEM - Everett Johnston complaint letter
   ACTION ITEM – Call Christy Dhicux-Bray re. tent complaint
   ACTION ITEM – Kathleen Woodriff inspection and complaint letter
   ACTION ITEM – Note to people living in travel trailer on Tract 53-E (SG)

   4.5 **Land Use Master Plan Committee** - Daniel Kehoe, Jr., Co-chair

   4.6 **Recreation Committee** - Eric Newhouse, Co-Chair
   ACTION ITEM – Present plan for recreation land

   4.7 Ombudsman Report - Regina Wunsch (SG) & Richard Johnson (NG)

5. **Other Business**
   5.1 **Web Site**

6. **Next Meeting and Adjournment**

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06/03/02

GLASTONBURY LANDOWNERS ASSOCIATION, INC.
Income & Expense Comparison 2001-2002
January through May 2002

	Jan - May 02	Jan - May 01	$ Change
Income			
Assessment Prior to 1998 Paid	220.00	1,121.96	-901.96
Bond Account	750.00	-500.00	1,250.00
Finance Charges	99.79	187.86	-88.07
Interest CUT Pavement Loan	1,256.50	0.00	1,256.50
Interest Income	287.31	966.72	-679.41
Land & Dwelling Assessment			
Dwelling Assessment 1998	0.00	240.00	-240.00
Dwelling Assessment 1999	227.47	350.00	-122.53
Dwelling Assessment 2000	120.00	1,356.36	-1,236.36
Dwelling Assessment 2001	1,149.00	11,766.67	-10,617.67
Dwelling Assessment 2002	10,573.14	0.00	10,573.14
Golden Age Village Assessment	2,940.00	1,470.00	1,470.00
Land Assessment 1998	120.00	360.00	-240.00
Land Assessment 1999	327.48	550.00	-222.52
Land Assessment 2000	254.35	1,526.12	-1,271.77
Land Assessment 2001	1,582.54	20,339.79	-18,757.25
Land Assessment 2002	18,543.00	0.00	18,543.00
Total Land & Dwelling Assessment	35,836.98	37,958.94	-2,121.96
Late Fee/Finance Charge	554.97	778.71	-223.74
Misc Income	-35.54	0.00	-35.54
Story Road Project	-240.00	0.00	-240.00
Upgrade Fee	-40.00	0.00	-40.00
Total Income	38,690.01	40,514.19	-1,824.18
Expense			
Banking Fees			
Service Charge	12.50	0.00	12.50
Total Banking Fees	12.50	0.00	12.50
General Repairs & Maintenance			
Snow Fences	192.50	60.00	132.50
Total General Repairs & Maintenance	192.50	60.00	132.50
Insurance/Liability	5,247.73	0.00	5,247.73
License & Taxes	30.00	0.00	30.00
Materials	38.28	0.00	38.28
Office Expense			
Copying & Mailing	99.61	54.80	44.81
Miscellaneous	12.94	10.00	2.94
Stamps & Postage	20.36	0.00	20.36
Supplies	0.00	84.73	-84.73
Office Expense - Other	167.86	77.01	90.85
Total Office Expense	300.77	226.54	74.23
Petty Cash	200.00	0.00	200.00
Postage	118.38	98.66	19.72

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06/03/02

GLASTONBURY LANDOWNERS ASSOCIATION, INC.
Income & Expense Comparison 2001-2002
January through May 2002

	Jan - May 02	Jan - May 01	$ Change
Professional Fees			
Accountant	85.00	70.00	15.00
Bookkeeper	1,148.00	533.40	614.60
Legal Council/Service	545.69	275.00	270.69
Secretarial	1,808.28	266.25	1,542.03
Web Site	140.00	0.00	140.00
Total Professional Fees	3,726.97	1,144.65	2,582.32
Rental	0.00	44.50	-44.50
Road Repairs & Maintenance			
Grading & Graveling	6,890.00	3,762.50	3,127.50
Loan Payment	15,112.64	0.00	15,112.64
Sanding	0.00	245.00	-245.00
Snow Plowing	2,240.00	825.00	1,415.00
Road Repairs & Maintenance - Other	3,634.05	0.00	3,634.05
Total Road Repairs & Maintenance	27,876.69	4,832.50	23,044.19
Taxes			
Income Tax	0.00	50.00	-50.00
Total Taxes	0.00	50.00	-50.00
Unknown	43.49	0.00	43.49
Water Reservoir	4,114.74	0.00	4,114.74
Total Expense	41,902.05	6,456.85	35,445.20
Net Income	**-3,212.04**	**34,057.34**	**-37,269.38**

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June 3, 2002
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GLA 01169

06/03/02

GLASTONBURY LANDOWNERS ASSOCIATION, INC.

Balance Sheet
As of May 31, 2002

	May 31, 02
ASSETS	
Current Assets	
Checking/Savings	
1st National Bank Checking	2,313.33
1st National Bank Savings	31,501.68
Total Checking/Savings	33,815.01
Accounts Receivable	
Accounts Receivable	88,839.38
Total Accounts Receivable	88,839.38
Other Current Assets	
Undeposited Funds	240.00
Total Other Current Assets	240.00
Total Current Assets	122,894.39
TOTAL ASSETS	**122,894.39**
LIABILITIES & EQUITY	
Equity	
Beginning Balance	11,816.51
Opening Bal Equity	-89.99
Retained Earnings	78,628.80
Net Income	32,539.07
Total Equity	122,894.39
TOTAL LIABILITIES & EQUITY	**122,894.39**

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Cash Basis

GLASTONBURY LANDOWNERS ASSOCIATION, INC.
Profit & Loss Budget vs. Actual
January through May 2002

	Jan 02	Budget	$ Over Budget	Feb 02	Budget
Income					
Assessment Prior to 1998 Paid	25.88			0.00	
Bond Account	0.00			0.00	
Donation	0.00			0.00	0.00
Finance Charges	22.75	25.00	-2.25	0.00	25.00
Interest CUT Pavement Loan	0.00	0.00	0.00	641.31	641.31
Interest Income	62.69	216.66	-153.97	61.36	216.66
Land & Dwelling Assessment					
Dwelling Assessment 1999	107.47			0.00	
Dwelling Assessment 2000	0.00			0.00	
Dwelling Assessment 2001	120.00			240.00	
Dwelling Assessment 2002	273.00	2,565.00	-2,292.00	160.00	2,565.00
Golden Age Village Assessment	0.00			0.00	
Land Assessment 1998	14.12			0.00	
Land Assessment 1999	107.48			0.00	
Land Assessment 2000	94.35			0.00	
Land Assessment 2001	120.00			240.00	
Land Assessment 2002	393.00	2,121.66	-1,728.66	280.00	2,121.66
Total Land & Dwelling Assessment	1,229.42	4,686.66	-3,457.24	920.00	4,686.66
Late Fee/Finance Charge	117.49	125.00	-7.51	0.00	125.00
Misc Income	-40.00			4.46	
Story Road Project	0.00			0.00	
Upgrade Fee	0.00			0.00	
Total Income	1,418.23	5,053.32	-3,635.09	1,627.13	5,694.63
Expense					
Banking Fees					
Service Charge	0.00			0.00	
Total Banking Fees	0.00			0.00	
Emergency Fund	0.00			0.00	0.00
General Repairs & Maintenance					
Equipment Repairs	0.00	4.16	-4.16	0.00	4.16
Snow Fences	0.00	37.50	-37.50	30.00	37.50
Weed Control	0.00	225.00	-225.00	0.00	225.00
Total General Repairs & Maintenance	0.00	266.66	-266.66	30.00	266.66
Gifts/Appreciation	0.00	16.66	-16.66	0.00	16.66
Insurance/Liability	0.00	387.50	-387.50	0.00	387.50
License & Taxes	0.00			0.00	
Materials	38.28			0.00	
Office Expense					
Copying & Mailing	0.00	91.66	-91.66	85.75	91.66
Miscellaneous	0.00	4.16	-4.16	12.94	4.16
Stamps & Postage	0.00			0.00	
Supplies	0.00	16.66	-16.66	0.00	16.66

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Cash Basis

GLASTONBURY LANDOWNERS ASSOCIATION, INC.
Profit & Loss Budget vs. Actual
January through May 2002

	$ Over Budget	Mar 02	Budget	$ Over Budget	Apr 02
Income					
Assessment Prior to 1998 Paid		194.12			0.00
Bond Account		250.00			250.00
Donation	0.00	0.00	0.00	0.00	0.00
Finance Charges	-25.00	36.04	25.00	11.04	0.00
Interest CUT Pavement Loan	0.00	0.00	0.00	0.00	0.00
Interest Income	-155.30	0.00	216.66	-216.66	38.53
Land & Dwelling Assessment					
Dwelling Assessment 1999		70.00			0.00
Dwelling Assessment 2000		-120.00			120.00
Dwelling Assessment 2001		391.50			240.00
Dwelling Assessment 2002	-2,405.00	6,590.00	2,565.00	4,025.00	2,660.35
Golden Age Village Assessment		0.00			2,940.00
Land Assessment 1998		105.88			0.00
Land Assessment 1999		70.00			100.00
Land Assessment 2000		-80.00			120.00
Land Assessment 2001		705.04			360.00
Land Assessment 2002	-1,841.66	10,049.88	2,121.66	7,928.22	6,180.34
Total Land & Dwelling Assessment	-3,766.66	17,782.30	4,686.66	13,095.64	12,720.69
Late Fee/Finance Charge	-125.00	143.29	125.00	18.29	0.00
Misc Income		0.00			0.00
Story Road Project		0.00			0.00
Upgrade Fee		0.00			0.00
Total Income	-4,067.50	18,405.75	5,053.32	13,352.43	13,009.22
Expense					
Banking Fees					
Service Charge		0.00			12.50
Total Banking Fees		0.00			12.50
Emergency Fund	0.00	0.00	0.00	0.00	0.00
General Repairs & Maintenance					
Equipment Repairs	-4.16	0.00	4.16	-4.16	0.00
Snow Fences	-7.50	0.00	37.50	-37.50	0.00
Weed Control	-225.00	0.00	225.00	-225.00	0.00
Total General Repairs & Maintenance	-236.66	0.00	266.66	-266.66	0.00
Gifts/Appreciation	-16.66	0.00	16.66	-16.66	0.00
Insurance/Liability	-387.50	0.00	387.50	-387.50	0.00
License & Taxes		0.00			0.00
Materials		0.00			0.00
Office Expense					
Copying & Mailing	-5.91	0.00	91.66	-91.66	13.86
Miscellaneous	8.78	0.00	4.16	-4.16	0.00
Stamps & Postage		0.00			20.36
Supplies	-16.66	0.00	16.66	-16.66	0.00

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GLASTONBURY LANDOWNERS ASSOCIATION, INC.
Profit & Loss Budget vs. Actual
January through May 2002

	$ Over Budget	Mar 02	Budget	$ Over Budget	Apr 02
Office Expense - Other		147.86			20.00
Total Office Expense	-13.79	147.86	112.48	35.38	54.22
Petty Cash		0.00			50.00
Postage		0.00			0.00
Professional Fees					
Accountant	-25.00	85.00	25.00	60.00	0.00
Bookkeeper	523.00	0.00	100.00	-100.00	525.00
Legal Council/Service	-58.33	0.00	58.33	-58.33	545.69
Secretarial	-766.66	577.80	766.66	-188.86	750.00
Web Site		0.00			140.00
Total Professional Fees	-326.99	662.80	949.99	-287.19	1,960.69
Projects					
Snow Plow/Sander Truck	0.00	0.00	0.00	0.00	0.00
Total Projects	0.00	0.00	0.00	0.00	0.00
Rental	-25.00	0.00	25.00	-25.00	0.00
Road Repairs & Maintenance					
Grading & Graveling	1,315.84	1,820.00	666.66	1,153.34	2,275.00
Loan Payment	615.19	0.00	0.00	0.00	0.00
Sanding	-41.66	0.00	41.66	-41.66	0.00
Snow Plowing	875.00	780.00	250.00	530.00	0.00
Road Repairs & Maintenance - Other		0.00			3,023.40
Total Road Repairs & Maintenance	3,145.02	2,600.00	958.32	1,641.68	5,298.40
Taxes					
Income Tax	-4.16	0.00	4.16	-4.16	0.00
Real Estate	-8.33	0.00	8.33	-8.33	0.00
Total Taxes	-12.49	0.00	12.49	-12.49	0.00
Unknown		0.00			0.00
Water Reservoir		0.00			0.00
Total Expense	6,477.05	3,410.66	2,729.10	681.56	7,375.81
Net Income	**-10,544.55**	**14,995.09**	**2,324.22**	**12,670.87**	**5,633.41**

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Cash Basis

GLASTONBURY LANDOWNERS ASSOCIATION, INC.
Profit & Loss Budget vs. Actual
January through May 2002

	Budget	$ Over Budget	May 02	Budget	$ Over Budget
Income					
Assessment Prior to 1998 Paid			0.00		
Bond Account			250.00		
Donation	0.00	0.00	0.00	0.00	0.00
Finance Charges	25.00	-25.00	41.00	25.00	16.00
Interest CUT Pavement Loan	0.00	0.00	615.19	615.19	0.00
Interest Income	216.66	-178.13	0.00	216.66	-216.66
Land & Dwelling Assessment					
Dwelling Assessment 1999			50.00		
Dwelling Assessment 2000			120.00		
Dwelling Assessment 2001			157.50		
Dwelling Assessment 2002	2,565.00	95.35	889.79	2,565.00	-1,675.21
Golden Age Village Assessment			0.00		
Land Assessment 1998			0.00		
Land Assessment 1999			50.00		
Land Assessment 2000			120.00		
Land Assessment 2001			157.50		
Land Assessment 2002	2,121.66	4,058.68	1,639.78	2,121.66	-481.88
Total Land & Dwelling Assessment	4,686.66	8,034.03	3,184.57	4,686.66	-1,502.09
Late Fee/Finance Charge	125.00	-125.00	294.19	125.00	169.19
Misc Income			0.00		
Story Road Project			-240.00		
Upgrade Fee			-40.00		
Total Income	5,053.32	7,955.90	4,104.95	5,668.51	-1,563.56
Expense					
Banking Fees					
Service Charge			0.00		
Total Banking Fees			0.00		
Emergency Fund	0.00	0.00	0.00	0.00	0.00
General Repairs & Maintenance					
Equipment Repairs	4.16	-4.16	0.00	4.16	-4.16
Snow Fences	37.50	-37.50	162.50	37.50	125.00
Weed Control	225.00	-225.00	0.00	225.00	-225.00
Total General Repairs & Maintenance	266.66	-266.66	162.50	266.66	-104.16
Gifts/Appreciation	16.66	-16.66	0.00	16.66	-16.66
Insurance/Liability	387.50	-387.50	5,247.73	387.50	4,860.23
License & Taxes			30.00		
Materials			0.00		
Office Expense					
Copying & Mailing	91.66	-77.80	0.00	91.66	-91.66
Miscellaneous	4.16	-4.16	0.00	4.16	-4.16
Stamps & Postage			0.00		
Supplies	16.66	-16.66	0.00	16.66	-16.66

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Cash Basis

GLASTONBURY LANDOWNERS ASSOCIATION, INC.
Profit & Loss Budget vs. Actual
January through May 2002

	Budget	$ Over Budget	May 02	Budget	$ Over Budget
Office Expense - Other			0.00		
Total Office Expense	112.48	-58.26	0.00	112.48	-112.48
Petty Cash			0.00		
Postage			0.00		
Professional Fees					
Accountant	25.00	-25.00	0.00	25.00	-25.00
Bookkeeper	100.00	425.00	0.00	100.00	-100.00
Legal Council/Service	58.33	487.36	0.00	58.33	-58.33
Secretarial	766.66	-16.66	480.48	766.66	-286.18
Web Site			0.00		
Total Professional Fees	949.99	1,010.70	480.48	949.99	-469.51
Projects					
Snow Plow/Sander Truck	0.00	0.00	0.00	0.00	0.00
Total Projects	0.00	0.00	0.00	0.00	0.00
Rental	25.00	-25.00	0.00	25.00	-25.00
Road Repairs & Maintenance					
Grading & Graveling	666.66	1,608.34	292.50	666.66	-374.16
Loan Payment	0.00	0.00	7,556.32	6,941.13	615.19
Sanding	41.66	-41.66	0.00	41.66	-41.66
Snow Plowing	250.00	-250.00	160.00	250.00	-90.00
Road Repairs & Maintenance - Other			0.00		
Total Road Repairs & Maintenance	958.32	4,340.08	8,008.82	7,899.45	109.37
Taxes					
Income Tax	4.16	-4.16	0.00	4.16	-4.16
Real Estate	8.33	-8.33	0.00	8.33	-8.33
Total Taxes	12.49	-12.49	0.00	12.49	-12.49
Unknown			43.49		
Water Reservoir			0.00		
Total Expense	2,729.10	4,646.71	13,973.02	9,670.23	4,302.79
Net Income	2,324.22	3,309.19	-9,868.07	-4,001.72	-5,866.35

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06/03/02
Cash Basis

GLASTONBURY LANDOWNERS ASSOCIATION, INC.
Profit & Loss Budget vs. Actual
January through May 2002

	TOTAL		
	Jan - May 02	Budget	$ Over Budget
Income			
Assessment Prior to 1998 Paid	220.00		
Bond Account	750.00		
Donation	0.00	0.00	0.00
Finance Charges	99.79	125.00	-25.21
Interest CUT Pavement Loan	1,256.50	1,256.50	0.00
Interest Income	162.58	1,083.30	-920.72
Land & Dwelling Assessment			
Dwelling Assessment 1999	227.47		
Dwelling Assessment 2000	120.00		
Dwelling Assessment 2001	1,149.00		
Dwelling Assessment 2002	10,573.14	12,825.00	-2,251.86
Golden Age Village Assessment	2,940.00		
Land Assessment 1998	120.00		
Land Assessment 1999	327.48		
Land Assessment 2000	254.35		
Land Assessment 2001	1,582.54		
Land Assessment 2002	18,543.00	10,608.30	7,934.70
Total Land & Dwelling Assessment	35,836.98	23,433.30	12,403.68
Late Fee/Finance Charge	554.97	625.00	-70.03
Misc Income	-35.54		
Story Road Project	-240.00		
Upgrade Fee	-40.00		
Total Income	38,565.28	26,523.10	12,042.18
Expense			
Banking Fees			
Service Charge	12.50		
Total Banking Fees	12.50		
Emergency Fund	0.00	0.00	0.00
General Repairs & Maintenance			
Equipment Repairs	0.00	20.80	-20.80
Snow Fences	192.50	187.50	5.00
Weed Control	0.00	1,125.00	-1,125.00
Total General Repairs & Maintenance	192.50	1,333.30	-1,140.80
Gifts/Appreciation	0.00	83.30	-83.30
Insurance/Liability	5,247.73	1,937.50	3,310.23
License & Taxes	30.00		
Materials	38.28		
Office Expense			
Copying & Mailing	99.61	458.30	-358.69
Miscellaneous	12.94	20.80	-7.86
Stamps & Postage	20.36		
Supplies	0.00	83.30	-83.30

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GLASTONBURY LANDOWNERS ASSOCIATION, INC.
Profit & Loss Budget vs. Actual
January through May 2002

	TOTAL		
	Jan - May 02	Budget	$ Over Budget
Office Expense - Other	167.86		
Total Office Expense	300.77	562.40	-261.63
Petty Cash	200.00		
Postage	118.38		
Professional Fees			
Accountant	85.00	125.00	-40.00
Bookkeeper	1,148.00	500.00	648.00
Legal Council/Service	545.69	291.65	254.04
Secretarial	1,808.28	3,833.30	-2,025.02
Web Site	140.00		
Total Professional Fees	3,726.97	4,749.95	-1,022.98
Projects			
Snow Plow/Sander Truck	0.00	0.00	0.00
Total Projects	0.00	0.00	0.00
Rental	0.00	125.00	-125.00
Road Repairs & Maintenance			
Grading & Graveling	6,890.00	3,333.30	3,556.70
Loan Payment	15,112.64	13,882.26	1,230.38
Sanding	0.00	208.30	-208.30
Snow Plowing	2,240.00	1,250.00	990.00
Road Repairs & Maintenance - Other	3,634.05		
Total Road Repairs & Maintenance	27,876.69	18,673.86	9,202.83
Taxes			
Income Tax	0.00	20.80	-20.80
Real Estate	0.00	41.65	-41.65
Total Taxes	0.00	62.45	-62.45
Unknown	43.49		
Water Reservoir	4,114.74		
Total Expense	41,902.05	27,527.76	14,374.29
Net Income	-3,336.77	-1,004.66	-2,332.11

GLA 01176

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Glastonbury Landowners Association, Inc.
PO Box 312
Emigrant, Montana 59027

Copy

May 6, 2002

Kathleen Urlich
P.O. Box 104
Emigrant, MY 59027

Re: Parcel 32
North Glastonbury

Dear Kathleen,

Please be advised that on behalf of the Glastonbury Landowners Association, we are giving you final notice that your property has to be cleaned up and applications and plans need to be submitted for your construction project to the GLA. If we do not find you in complete compliance by June 12, 2002 we will turn the situation over to our attorney to file injuctive relief with district court. You will be responsible for all legal fees.

For your information the GLA is sponsoring a 'Spring Clean-up' scheduled for May 18th and 19th. A roll-off will be staged at the parking area near GAV.

For a peaceful, beautiful and healthy community, I remain,

Sincerely,

CM

Charlotte Mizzi
Complaint Officer

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Glastonbury Landowners Association, Inc.
PO Box 312
Emigrant, Montana 59027

May 5, 2002

Don Hansard
11208 Peach Grove Street
North Hollywood, California

Re: Lot 81, South Glastonbury
Emigrant , Montana

Dear Mr. Hansard,

The Glastonbury Landowners Association received a written complaint regarding the condition of your property on parcel 81. There is heavy equipment and debris that needs to be removed from your property. Christine Johnson, the prior complaint officer for GLA sent you a letter and she stated that you would clean up your property this spring. I am writing again to remind you of your commitment to remove all heavy equipment and cleanup all unsightly debris from your property.

According to Glastonbury Declaration of Covenants, Section 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 reasonable notice as provided in Section 10.02. Specifically, the following conditions shall not be allowed on parcel 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:.....*

Since we are in the spring season please consider this a ten day notice to resolve the complaint. This is a second notice. I expect a written response regarding when and how parcel 81 is going to be cleaned up. Should you need references for someone to remove equipment or clean up please do not hesitate to contact me. My phone number is (day) 406-848-9510, (night) 406-333-9593.

We hope that this situation is remedied to the satisfaction of all concerned. For a peaceful, beautiful and healthy community, I remain,

Sincerely,

Charlotte Mizzi
Complaint Committee

cc: GLA Board
John Brettschneider

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To GLA 6/3/02
From R Walker

I gave my proxy to
Ian Scott

R H Walker

June 13 MTG

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Glastonbury Landowners Association

Board of Directors Meeting Minutes

July 15, 2002

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1. Call to Order, Prayer

The meeting was called to order by David Tonkin at 7:20 p.m., at Golden Ratio Woodworks. Robert gave the opening prayer.

PRESENT: David Tonkin (President), Robert Wallace (Vice-President), Cynthia Dodge-Blocker (Treasurer), Philip Hoag (Secretary), Daniel Kehoe, Jr., Jon Olsen and Walter Wunsch

ABSENT: Bruce Ganje, George Makris, Charlotte Mizzi, Eric Newhouse, Ian Scott

PROXIES: Cynthia Blocker (attended ½ of meeting) to Philip Hoag, George Makris to Dan Kehoe, Jr., Eric Newhouse to Robert Wallace

ALSO ATTENDING: Denise Orr (GLA secretary), Clare Parker (Accountant), John Waid, Mike Bournarzian.

2. Reading and Disposition of the Minutes General Business

February 4, 2002. Tabled

MOTION: Walter moved and Dan, Jr. seconded to approve the June 3, 2002 meeting minutes with last page correction. Motion carried.

3. General Business

Changes to Covenants. Not discussed.

4. Report of Officers and Committees

4. 1 Treasurer's Report: Cynthia Dodge-Blocker, Treasurer

Cynthia passed out "Transactions to Date May-June 30, 2002." (attached)

Clare passed out "Balance Sheet for 6/15/2002." (attached)

4.2 Architecture Subcommittee: Robert Wallace/Bruce Ganje, Co-Chair

ACTION ITEM – Review Architectural forms.

Dan passed out revised forms which have been simplified and include new additions. Forms can be used as is until formally approved at next meeting.

John Waid representing buyers of Parcel 90. John passed out copies of questions/requests from a couple making an offer to buy Parcel 90. (See attached) Buyers asking GLA Board: status of road placement between Parcel 90 and 91 and Parcel 90's timber status. Buyer's also requesting copies of various documents. Discussion. John to pick up copies of Covenants and By-Laws from County. Denise to give Master Plan Draft to John. GLA Board to review Covenants and status of timber and review and accept new road location by the Church at next meeting. Buyers requesting response by August. 8.

ACTION ITEM – Report of Eric's discussion with the county re: Filing review forms. No report.

ACTION ITEM – Send letter re: approval of road on Tract 53-D (SG). Pending.

File: MtgMins 07 15 02
Draft(s): 7/24/02, 7/31/02-FINAL
Amended: 8/5/02

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ACTION ITEM – Approval of double wide on Tract 32-B, NG/Gerald Dubiel.
MOTION: Robert moved and Philip seconded to approve Tract 32-B,NG/Gerald Dubiel's application for construction of residence. Motion carried.

ACTION ITEM – Ask Bob or Ann Craig what parcel number their renters bought. Pending.

ACTION ITEM – Report on modifying Entrance signs. Pending.

ACTION ITEM – Bruce to find out name of person who purchased house on 59/SG. No longer necessary as house was dismantled.

Tract 43-4 NG/Mike and Wendy Bournarzian: Application to approve construction of residence, septic system, well and driveway.
MOTION: Walter moved and Robert seconded to approve Tract 43-4 NG/Mike and Wendy Bournarzian's application for construction of residence, septic system, well, driveway on condition GLA receives check for $250 Sanitation bond. Motion carried.

Tract 1-C NG/Michael & Janice McCann: Application to approve construction of residence, well and septic system.
MOTION: Robert motioned and Philip seconded to approve Tract 1-C/ Michael & Janice McCann's application for construction of residence, well and septic system on the condition that a 1) $250 check for Sanitation bond is submitted to GLA and 2) a snow fence is put up during construction. Motion carried.

79 SG/Rick Spallone: Application to approve construction of residence, driveway and property improvements.
MOTION: Robert moved and Dan seconded to approve 79 SG/Rick Spallone's application for construction of residence, driveway and property improvements on condition that 1) $250 check for Sanitation bond is submitted to GLA and 2) that Walter and David must approve drawings. Motion carried.

Tract 69 SG/Carl Anderson: Application to approve construction of residence and garage.
MOTION: Robert moved and Philip seconded to approve Tract 69/Carl Anderson's application for construction of residence and garage on the condition that a 240 ft. site distance clearance on driveway is provided, meaning that vehicles on driveway intersection can be seen by cars on road 240 ft. in either direction. This will require all obstructions, such as tree branches or brush, be thinned or removed as necessary. This action should be completed no later than 30 days from receipt of application approval form at which time driveway will be inspected. Motion carried.

File: MtgMins 07 15 02
Draft(s): 7/24/02, 7/31/02-FINAL
Amended: 8/5/02

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Parcel 59 SG/Everett Johnston: Application to approve construction of residence.
MOTION: Philip moved and Dan seconded to approve 59 SG/Everett Johnston's application for construction of residence after Robert and Bruce check out set back drawings and approve them. Motion carried. (David has faxed copy.)

Parcel 33 NG/David and Roxanne Duke: Application for approval of construction of addition to their residence and a garage. Review of application included discussion relating to Roger Zeman's lawsuit. Robert stated that Roger Zeman signed an agreement with the Duke's regarding the placement of the drain field within 10 feet of the property line.
MOTION: Robert motioned and Dan seconded to approve Parcel 33 NG/David and Roxanne Duke's application for construction of addition to their residence and a garage under the conditions that 1) a check for $250 Sanitation bond is submitted to GLA and 2) this approval does not constitute approval of the driveway across Parcel 34. Motion carried.

4.3 Road Committee: Bruce Ganje/Eric Newhouse, Co-Chair

ACTION ITEM – Order road signs. Denise ordered signs that were delivered to Ian Scott.

ACTION ITEM – Replacing stop sign at GAV. No report.

Walter reported there is a mowing attachment that can be rented at ABC Rental in Bozeman for $14/hr.and a machine for $253/day. Discussion included spraying and mowing Glastonbury weeds.

4.4 Complaint Committee: Charlotte Mizzi, Chair
ACTION ITEM – Everett Johnston complaint letter re: Oudendijk property. Discussion re: giving Oudendijk 30-day notice to clean up property. Denise to contact Charlotte (on vacation) to determine if she sent a second letter to Orlando Johnson re: Oudendijk's property. Philip suggested GLA 1) ask Orlando to give GLA a written response with plan of how property will be cleaned up, and 2) when Orlando's response is received, write a follow up letter to Everett that would include our original letter to Orlando/Oudendijk, Orlando's response and our comments. Also discussed that GLA should request that exposed shelter pipes on Oudendijk property be painted a neutral color.

ACTION ITEM – Call Christy Dhieux-Bray re. tent complaint. No report.

ACTION ITEM – Note to people living in travel trailer on Tract 53-E (SG). Not done.

ACTION ITEM – Parcel 56 NG Statue Complaint. Philip reported that Joseph Swindlehurst recommended we get affidavits before taking any action. Philip noted that we have not received a formal complaint and has recommended that the Smith's submit a formal complaint.

File: MtgMins 07 15 02
Draft(s): 7/24/02, 7/31/02-FINAL
Amended: 8/5/02

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ACTION ITEM – Kathleen Woodriff inspection. No report.
Jon reported that a large truck and 2 tents filled with what appears to be junk have recently appeared outside Kathleen's home. Check/a Charlotte on status of Kathleen's inspection.

4.5 Land Use Master Plan Committee: Daniel Kehoe, Jr./Eric Newhouse, Co-Chair. No report.
ACTION ITEM – David's report on Church paying ½ cost of reviewing mineral rights.
David reported that he submitted GLA's request to Church and it is still under review.

Dan, Jr. reported on Karen Johnson's proposed contract re: researching Glastonbury mineral rights. Discussion. David briefly reviewed contract with Board and suggested that if we hire Karen that she be asked to inform us if and when she would go beyond her quoted estimate.
MOTION: As a modification to June 3, 2002 GLA Board of Director Meeting Minutes, Section 4.5, Philip motioned and Dan, Jr. seconded that 1) GLA inform Church that we are prepared to spend $3,000-4,000 to research Glastonbury mineral rights and 2) that before we begin this research we request that the Church confirms that once this research is completed that the Church will transfer to the GLA all the mineral rights that they own within North and South Glastonbury to be held in a conservancy trust never to be developed (excluding geothermal rights for residential use).

4.6 Recreation Committee: Eric Newhouse, Chair
ACTION ITEM – Present plan for recreation land. No report.

Philip asked if GLA would be interested in developing fire pond on Virgo Way/ SG into a community swimming pool. After discussing construction costs, safety and insurance/liability issues, the matter was dropped.

4.7 Web Site Committee: George Makris, Chair. No report.

4.8 Weed Committee: Philip Hoag. No report.

4.9 Ombudsman Report: Regina Wunsch (SG) Richard Johnson(NG) No report.

5. Other Business

5.1 Web Site. No report.

6. Next Meeting and Adjournment
The meeting was adjourned at 10:05 p.m. with no further business. The next meeting will be held August 5, 2002 at Golden Ratio Woodworks, 7 p.m.

File: MtgMins 07 15 02
Draft(s): 7/24/02, 7/31/02-FINAL
Amended: 8/5/02

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NEW ACTION ITEMS:

AR40802.1	Board to review revised Architectural forms at home and approve 8/5/02 meeting.
AR71502.1	Board to review Covenants and determine response to Parcel 90 buyer's questions at 8/5/02 meeting.
AR71502.2	Denise to give Master Plan Draft to John Waid.
AR71502. 3	David/Walter to check out drawings/approve for 79 SG/Rich Spallone application.
AR71502.4	Bruce/Robert to check out/approve set back drawings for 59 SG/Everett Johnston.
AR71502.5	Denise to send architectural approval forms to applicants listed in 4.3, as appropriate.
RC51502.1	David to check out sickle mower to see if it will fit his tractor.
RC71502.2	Denise to order 2 new signs "Slow to 15 miles an hour" for Capricorn and Gemini roads. Contact Ian for additional signs to order.
CP71502.1	Denise to contact Charlotte re: follow up on complaints concerning Oudendijk and Woodriff.
MP71502.1	Contact or send letter to Church regarding mineral rights.

File: MtgMins 07 15 02
Draft(s): 7/24/02, 7/31/02-FINAL
Amended: 8/5/02

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GLA 01186

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Glastonbury Landowners Association

Board of Directors Meeting Agenda

July 15, 2002

1. **Call to Order, Opening Prayer**

2. **Reading and Disposition of Minutes**
   - February 4, 2002
   - June 3, 2002

3. **General Business**
   3.1 **Changes to Covenants**

4. **Report of Officers and Committees.**
   4.1 **Treasurer's Report** – Cynthia Dodge-Blocker, Treasurer

   4.2 **Architecture Subcommittee** - Robert Wallace, Co-chair
   ACTION ITEM – Review Architectural forms
   ACTION ITEM – Report of Eric's discussion with the county re: Filing review forms
   ACTION ITEM – Send letter re: approval of road on Tract 53-D (SG)
   ACTION ITEM – Approval of double wide on Tract 32-B (NG)
   ACTION ITEM – Find out from the Crag's what parcel number his renters bought
   ACTION ITEM – Report on modifying Entrance signs
   ACTION ITEM – Bruce to find out name of person who purchased house on 59 (SG)

   4.3 **Road Committee** – Bruce Ganje & Ian Scott– Co-chair
   ACTION ITEM – Order road signs
   ACTION ITEM – Replacing stop sign at GAV

   4.4 **Complaint Committee** – Charlotte Mizzi - Chair
   ACTION ITEM – Everett Johnston complaint letter
   ACTION ITEM – Call Christy Dhieux-Bray re. tent complaint
   ACTION ITEM – Kathleen Woodriff inspection
   ACTION ITEM – Note to people living in travel trailer on Tract 53-E (SG)
   ACTION ITEM – Parcel 56 NG Statue Complaint

   4.5 **Land Use Master Plan Committee** - Daniel Kehoe, Jr., Co-chair
   ACTION ITEM – David report on Church paying ½ cost of reviewing mineral rights

   4.6 **Recreation Committee** - Eric Newhouse, Co-Chair
   ACTION ITEM – Present plan for recreation land

   4.7 Ombudsman Report - Regina Wunsch (SG) & Richard Johnson (NG)

5. **Other Business**
   5.1 **Web Site**

6. **Next Meeting and Adjournment**

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GLASTONBURY LANDOWNERS ASSOCIATION, INC.

Balance Sheet

As of July 15, 2002

	Jul 15, 02
ASSETS	
Current Assets	
Checking/Savings	
1st National Bank Checking	3,908.10
1st National Bank Savings	31,557.15
Total Checking/Savings	35,465.25
Accounts Receivable	
Accounts Receivable	84,108.26
Total Accounts Receivable	84,108.26
Other Current Assets	0.00
Total Current Assets	119,573.51
TOTAL ASSETS	**119,573.51**
LIABILITIES & EQUITY	
Equity	
Beginning Balance	11,816.51
Opening Bal Equity	-89.99
Retained Earnings	78,437.90
Net Income	29,409.09
Total Equity	119,573.51
TOTAL LIABILITIES & EQUITY	**119,573.51**

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GLASTONBURY LANDOWNERS ASSOCIATION, INC.
Income & Expense Comparison 2001-2002
January 1 through July 15, 2002

	Jan 1 - Jul 15, 02	Jan 1 - Jul 15, 01	$ Change
Income			
Assessment Prior to 1998 Paid	220.00	1,121.96	-901.96
Bond Account	750.00	-500.00	1,250.00
Finance Charges	134.84	187.86	-53.02
Interest CUT Pavement Loan	1,256.50	0.00	1,256.50
Interest Income	342.78	1,604.58	-1,261.80
Land & Dwelling Assessment			
Dwelling Assessment 1998	110.50	240.00	-129.50
Dwelling Assessment 1999	347.47	350.00	-2.53
Dwelling Assessment 2000	240.00	1,356.36	-1,116.36
Dwelling Assessment 2001	1,269.00	12,266.67	-10,997.67
Dwelling Assessment 2002	11,850.98	0.00	11,850.98
Golden Age Village Assessment	2,940.00	2,940.00	0.00
Land Assessment 1998	230.50	360.00	-129.50
Land Assessment 1999	447.48	550.00	-102.52
Land Assessment 2000	374.35	1,526.12	-1,151.77
Land Assessment 2001	1,782.54	21,079.79	-19,297.25
Land Assessment 2002	20,510.83	0.00	20,510.83
Total Land & Dwelling Assessment	40,103.65	40,668.94	-565.29
Late Fee/Finance Charge	787.99	778.71	9.28
Misc Income	-29.54	0.00	-29.54
Story Road Project	-240.00	0.00	-240.00
Upgrade Fee	-40.00	0.00	-40.00
Total Income	43,286.22	43,862.05	-575.83
Expense			
Banking Fees			
Service Charge	12.50	0.00	12.50
Total Banking Fees	12.50	0.00	12.50
Clean-up Day	743.49	0.00	743.49
General Repairs & Maintenance			
Snow Fences	192.50	60.00	132.50
Weed Control	18.75	1,448.00	-1,429.25
Total General Repairs & Maintenance	211.25	1,508.00	-1,296.75
Insurance/Liability	5,247.73	4,625.51	622.22
License & Taxes	30.00	0.00	30.00
Materials	38.28	0.00	38.28
Office Expense			
Copying & Mailing	191.91	54.80	137.11
Miscellaneous	12.94	10.00	2.94
Stamps & Postage	22.06	0.00	22.06
Supplies	0.00	154.71	-154.71
Office Expense - Other	167.86	77.01	90.85
Total Office Expense	394.77	296.52	98.25

GLA 01189

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GLASTONBURY LANDOWNERS ASSOCIATION, INC.
Income & Expense Comparison 2001-2002
January 1 through July 15, 2002

	Jan 1 - Jul 15, 02	Jan 1 - Jul 15, 01	$ Change
Petty Cash	200.00	0.00	200.00
Postage	118.38	160.18	-41.80
Professional Fees			
Accountant	85.00	70.00	15.00
Bookkeeper	1,591.24	901.04	690.20
Legal Council/Service	713.69	518.58	195.11
Secretarial	2,102.28	608.50	1,493.78
Web Site	154.00	0.00	154.00
Total Professional Fees	4,646.21	2,098.12	2,548.09
Rental	0.00	44.50	-44.50
Road Repairs & Maintenance			
Grading & Graveling	7,775.00	7,697.50	77.50
Loan Payment	15,112.64	0.00	15,112.64
Paving	0.00	5,818.45	-5,818.45
Road Signs	92.65	0.00	92.65
Sanding	0.00	245.00	-245.00
Snow Plowing	2,240.00	825.00	1,415.00
Road Repairs & Maintenance - Other	3,788.52	0.00	3,788.52
Total Road Repairs & Maintenance	29,008.81	14,585.95	14,422.86
Taxes			
Income Tax	0.00	50.00	-50.00
Total Taxes	0.00	50.00	-50.00
Water Reservoir	4,356.93	0.00	4,356.93
Total Expense	45,008.35	23,368.78	21,639.57
Net Income	-1,722.13	20,493.27	-22,215.40

GLA 01190

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John Waid 333-4358

FINANCING CONDITIONS AND OBLIGATIONS:

BUYER'S REPRESENTATION OF FUNDS: Buyer represents that they have sufficient funds for the down payment and closing costs to close this sale in accordance with this Agreement and are not relying upon any contingent source of such funds unless otherwise expressly set forth herein.

TIME FOR COMPLETION: If third party financing of the type specified herein is required by the terms of this Agreement (includes assumptions, contracts for deed, and lender financing), the closing shall occur on the date specified or as soon thereafter as financing is completed, but no later than N/A days after the stated closing date.

LOAN APPLICATION: If Buyer fails to make written application for financing and pay to the lender any required fees, apply for assumption of an existing loan or contract, or initiate any action required for completion of a contract for deed by 5:00 P.M. (Mountain Time) (date) N/A Buyer will be in breach of this Agreement and Seller can exercise Seller's remedies under this Agreement.

APPRAISAL PROVISION: Property must appraise for at least ($ N/A). If the property does not appraise for at least the specified amount, the transaction is terminated and earnest money returned to the Buyer unless the Buyer elects to proceed with the transaction without regard to appraised value. Written notice of Buyer's election to proceed shall be given to Seller or Seller's Broker/Salesperson within N/A days of Buyer or Buyer's Broker/Salesperson receiving notice of appraised value.

CONTINGENCIES: The contingencies listed below or on attached addenda shall be deemed to have been released, waived, or satisfied, and the transaction shall continue to closing, unless, by the date specified for each contingency, the party requesting that contingency has notified the other party or the other party's Broker/Salesperson in writing that the contingency is not released, waived, or satisfied. If a party has notified the other party prior to the release date that a contingency is not released, waived, or satisfied, the transaction is terminated, and the earnest money will be returned to the Buyer, unless the parties negotiate other terms or provisions.

TITLE CONTINGENCY: This offer is contingent upon Buyer's receipt and approval (to Buyer's satisfaction) of the preliminary title commitment. Release Date: 5 business days from Buyer's or Buyers representative's receipt of preliminary title commitment.

PROPERTY INVESTIGATION: This offer is contingent upon Buyer's independent investigation of the following conditions relating to the property, including but not limited to; covenants, zoning, access, easements, well depths, septic and sanitation restrictions, surveys or other means of establishing the corners and boundaries, special improvement districts, restrictions affecting use, special building requirements, future assessments, utility hook up and installation costs, environmental hazards, or anything else Buyer deems appropriate.

Release Date: July 19, 2002.

This offer is contingent upon Seller obtaing an agreement from owners of Parcel 92 for Buyers to purchase (at a price acceptable to Buyers) that portion of Parcel 92 that lies between the current community access road and the current boundary between Parcel 92 and Parcel 90 ("Portion") or, at Buyers option, Seller obtaining an agreement from said owners of Parcel 92 to grant Buyers an easement across Portion at a location thereon and price acceptable to Buyers.

Release Date: August 8, 2002

This offer is contingent upon Seller providing to Buyers evidence satisfactory to Buyers that the current community access road on Parcel 92 is subject to the terms and conditions set forth in Section 8.01 of the Restated Declaration of Covenants for the Community of Glastonbury made effective as of September 26, 1997.

Release Date: August 8, 2002

ADDITIONAL PROVISIONS: On or before August 8, 2002, Seller shall provide Buyers with certified copies of all documents currently in effect relating to the use or development of Parcel 90, and all access roads and all common use land in Glastonbury South, and to the organization and governance of Glastonbury Landowners' Association, Inc., including without limitation, (a) Declaration of Covenants; (b) Master Plan; (c) Rules and Regulations promulgated by said Association; (d) evaluations of timber status of Parcel 90; and (e) By-Laws and Articles of Incorporation of said Association. Seller agrees to make every reasonable effort to satisfy the contingencies set forth in lines 92-101 above and to provide Buyers evidence of such efforts.

(1) and such conditions being satisfactory to Buyers

(2)

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GLA 01191

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7-15-02

I give my proxy to Chuck Hoag on this day 7-15-02 for GLA meeting

Cy Ash & Doug Blackburn

Glastonbury Landowners Association
Board Member Proxy Notification

I, Eric Newhouse **,**

give my proxy to Robert Wallace

for the GLA Board of Directors Meeting on July 15th 2002 **.**
date

Eric Newhouse
signature

7-15-02
date

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I give my proxy for
the meeting of the GLA of
15 July 2002 to Daniel Kehoe Sr.

George Makris

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2002-08-05_BDGN.pdf

GLA 01194

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Glastonbury Landowners Association

Board of Directors Meeting Minutes

August 5, 2002

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1. Call to Order, Opening Prayer

The meeting was called to order by David Tonkin at 7:30 p.m., at Golden Ratio Woodworks. Walter gave the opening prayer.
PRESENT: David Tonkin (President), Cynthia Dodge-Blocker (Treasurer), Daniel Kehoe, Jr., Walter Wunsch, Bruce Ganje, Charlotte Mizzi, Eric Newhouse.
ABSENT: Robert Wallace (Vice-President), Philip Hoag (Secretary), George Makris, Ian Scott
PROXIES: Robert to Ian, Ian to Eric, Philip to Eric.
ALSO ATTENDING: Denise Orr (GLA secretary), Kenneth and Bethanie Green

2. Reading and Disposition of Minutes

February 4, 2002: Tabled.

MOTION: Walter moved and Dan seconded to approve7-15-02 Meeting Minutes. Motion carried with one abstention.

3. General Business

Changes to Covenants: Discussion was tabled.

David reported that GLA received a letter (see attached) from Attorney's Badassin & Associates on behalf of Michael Koltonow requesting Section 5.12 of the GLA Covenants be amended to address 3 issues: 1) If a person owns a dry parcel that is to be subdivided from an original parcel, does the holder of a wet parcel have to provide well water to the entire dry parcel subdivision? 2) Can water be used to irrigate or water stock to the detriment of the owner of the wet parcel? 3) A wet parcel owner should not have to supply more than two un-subdivided parcels with an easement to drill, and that drilling should be done with some type of compensation. Discussion was postponed until changes to Covenants are discussed in future.

4. Report of Officers and Committees.

Treasurer's Report – Cynthia Dodge-Blocker, Treasurer
On behalf of Clare, Cynthia handed out GLA Balance Sheet as of 7/31/02.

Cynthia's job of collecting mail from GLA post box and related mail duties was passed to Denise. Walter will lend Xerox machine to Denise to use for GLA secretarial projects.

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Approved: 11 04 02

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5. Architecture Subcommittee - Robert Wallace, Co-chair

ACTION ITEM – Approve architectural forms.
David passed out revised architectural application forms with suggested changes. Board reviewed & discussed.
MOTION: Charlotte moved and Cynthia seconded to approve additional changes to revised architectural forms with understanding that they can be revised in the future as needed. Motion carried with three abstentions.

David passed out revised Review Action forms with suggested changes. He also suggested an additional "condition" be added to read: "Approved with Condition that disturbed lands be reseeded" in both boxes.
MOTION: Charlotte moved and Walter seconded to approve the revised Review Action Form to include the clause "Approved with Condition that disturbed land be reseeded after construction" in both boxes. Motion carried.

Parcel 48 (20 acres) NG Minor Subdivision Proposal/Kenneth & Bethanie Green. The Greens presented subdivision proposal which they have worked on with William Smith. Board reviewed and discussion various aspects of proposal.
MOTION: Eric moved and Walter seconded that we give preliminary approved of Parcel 48 NG subdivision with the following conditions: We approve the proposed road on Subdivision 48 North Glastonbury as a 40 ft. road & utility easement that runs between the 2 existing wells and services Tract 48 C, D & E will be sufficient to serve these three parcels. The motion carried.
MOTION: Eric moved and Bruce seconded that we approve the subdivision of 48 North Glastonbury with the condition that proper easements and variances are obtained for the drain fields and utilities easements, including the 40 ft. road easement. The motion carried.

Bethanie Green (real estate agent for Century 21 in Livingston) reported that potential buyers of Glastonbury land become "discouraged" by the length of the Glastonbury Covenant document. Board discussed that in the last 2 years there has been an increase in buyers of GLA land.

ACTION ITEM – Report of Eric's discussion with County re: filing project review application forms. Tabled.

ACTION ITEM – **Approval of road on Tract 53-D SG/Henry & Joan M. Follman.** Denise to send letter per June 3 meeting motion. Bruce to call the Follmans.

ACTION ITEM – **Approval of double wide on Tract 32-B (NG)/Gerald Dubiel.** Pending based on missing paperwork. (Robert or Ian)

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ACTION ITEM – **Requests/questions from Prospective Buyers of Parcel 90/SG**
GLA to approve revised location of Sagittarius Skyway. (see plat map)
MOTION: Walter moved and Dan seconded to approve to accept the revised road location of Sagittarius Skyway. Motion carried.
Determine whether Board wants to evaluate whether Parcel 90 is "moderately" or "heavily timbered.
David read Covenants 5.10 re: conditions of cutting or sale of timber.
MOTION: Eric moved and Dan seconded to classify Parcel 90 as "moderately" timbered. Motion carried.

ACTION ITEM – Send Master Plan to John Waid. Done.

ACTION ITEM – **David/Walter to check out/approve drawings for 79 SG/Rich Spallone application**. David reported project has been approved.

ACTION ITEM – **Bruce/Robert to check out/approve set back drawings for 59 SG/Everett Johnston application.**
MOTION: Eric motioned and Bruce seconded to approve 59 SG/Everett Johnston application for construction. Motion carried.

53-A SG/Kathy Raven. David presented application. Preliminary approval not given due to inadequate information. Bruce to call Kathy to tell her that we need a site map with correct/legible setbacks concerning property boundaries, building plans/specs, etc. Bruce to give Application Form "A" to Kathy to complete.

38-D NG/James Gough request to install a culvert.
MOTION: Eric moved and Walter seconded to approve 38-D NG/James Gough's request to install a culvert. Motion carried.

4.3 Road Committee – Bruce Ganje & Ian Scott– Co-chair

ACTION ITEM – Order road signs. In process

ACTION ITEM – Installation of road signs. Done.

ACTION ITEM – Replacing stop sign at GAV.

ACTION ITEM – Intersection of Sirius Road and Story Road. Not discussed.

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4.4 Complaint Committee – Charlotte Mizzi – Chair

COMPLAINT: **Nicola Woywitka 8/4/02 Letter--** Notice/complaint about noxious weeds in South Glastonbury. Discussion included that South has been sprayed and that Nicola will need to take her complaint to County.

ACTION ITEM – **Everett Johnston complaint letter re: Parcel 60.** Charlotte to handle. Bruce reported that Johnston has requested documentation as to what is being done regarding his complaint. Denise to E-mail Bruce all copies of meeting minutes pertaining to Everett Johnston's complaint.
Charlotte to send second letter to Oudendijk (include information from 6/3 and 7/15 meeting notes) and cc to Orlando Johnson (who has power of attorney over Oudendijk property) and Everett Johnston. Charlotte also to find out if George has talked to Orlando and determine what action Orlando or Oudendijk's have taken.

ACTION ITEM – **Call Christy Dhieux-Bray re: tent complaint.** David called Christy to inform her that it is her responsibility to handle issue, but that he would also talk to tent owner and explain the rules.

ACTION ITEM – **Kathleen Woodriff inspection.** Charlotte reported that Kathleen's property looks neater. Discussion also included that it appears that junky material that was outside her home is now hidden inside a tent, but has not been removed as GLA requested. Charlotte to follow up and determine current status of Kathleen's property and if she has complied with GLA Board request. It was also discussed that Kathleen has also not yet applied for building permit.

ACTION ITEM – **Note to people living in travel trailer on Tract 53-E (SG).** No report.

ACTION ITEM – **Status report of Rakela-Pitendorfer/Parcel 56 NG statue issue.** David reviewed advise that our attorney, Joseph Swindlehurst, has given to us. GLA will not take any action until it receives a formal complaint.

4.5 Land Use Master Plan Committee - Daniel Kehoe, Jr., Co-chair
ACTION ITEM – David to report on Church agreeing to transfer mineral rights. Report is pending discussion with Judith Filbert from the Church.

4.6 Recreation Committee - Eric Newhouse, Co-Chair
ACTION ITEM – Present plan for recreation land. Eric to submit at next meeting.

4.7 Ombudsman Report - Regina Wunsch (SG) & Richard Johnson (NG) No report.

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Approved: 11 04 02

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5. Other Business. None.

5.1 Web Site
GLA website is up and partially running. GLA-MT.org

6. Next Meeting and Adjournment
The meeting was adjourned at 9:40 p.m. with no further business. The next meeting will be held September 2 or 9, 2002 at Golden Ratio Woodworks, 7 p.m.

NEW ACTION ITEMS:

AR40802 Dan to revise project application forms and send to Clare for website and to Denise for applicants.

AR80501.2 Denise to send project approval forms to: 1) Kenneth & Bethanie Green and copy to County Planning Board re: Parcel 48 NG Minor Subdivision Proposal 2) Rich Spallone re: 79 SG construction application. 3) Everett Johnston re: Parcel 59 Residential Construction & Property Improvements, and 4) James Gough re: 38-D NG application to install a culvert.

AR80501.3 Denise to send letter to Henry & Joan M. Follman re:application for road on Tract 53-D SG and cc to Bruce & Robert.

AR80501.4 Denise to research missing paperwork for Tract 32-B NG/Gerald Dubiel doublewide application and send signed project approval form.

AR71502.2 Denise to inform John Waid about Board's response to requests/questions from Prospective Buyers of Parcel 90/SG

AR80502.5 Bruce to contact 53-A SG/Kathy Raven.

CP805.1 Charlotte to respond to Nicola Woywitka's 8/4/02 letter re: noxious weeds in South Glastonbury.

CP71502.1 Denise to e-mail Bruce the meeting minutes that pertain to E. Johnston's complaint.

Misc80502.1 When mailing GLA meeting minutes drafts to GLA board members, Denise will highlight any action items that pertains to the individual board member.

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Glastonbury Landowners Association

Board of Directors Meeting Agenda

August 5, 2002

1. **Call to Order, Opening Prayer**

2. **Reading and Disposition of Minutes**
   - February 4, 2002 and July 15, 2002

3. **General Business**
   3.1 **Changes to Covenants**

4. **Report of Officers and Committees.**
   4.1 **Treasurer's Report** – Cynthia Dodge-Blocker, Treasurer

   4.2 **Architecture Subcommittee** - Robert Wallace, Co-chair
   ACTION ITEM – Approve architectural forms
   ACTION ITEM – Report of Eric's discussion with the county re: filing project review forms
   ACTION ITEM – Send letter re: approval of road on Tract 53-D (SG)
   ACTION ITEM – Approval of double wide on Tract 32-B (NG)
   ACTION ITEM – Parcel 90/SG
   a) Approve revised location of Sagittarius Skyway
   b) Determine whether Board wants to evaluate whether Parcel 90 is "moderately" or "heavily timbered
   ACTION ITEM – Send Master Plan to John Waid
   ACTION ITEM – David/Walter to check out/approve drawings for 79 SG/Rich Spallone application.
   ACTION ITEM – Bruce/Robert to check out/approve set back drawings for 59 SG/Everett Johnston application.

   4.3 **Road Committee** – Bruce Ganje & Ian Scott– Co-chair
   ACTION ITEM – Order road signs
   ACTION ITEM – Installation of road signs
   ACTION ITEM – Replacing stop sign at GAV
   ACTION ITEM – Intersection of Sirius Road and Story Road

   4.4 **Complaint Committee** – Charlotte Mizzi - Chair
   ACTION ITEM – Everett Johnston complaint letter
   ACTION ITEM – Call Christy Dhieux-Bray re: tent complaint
   ACTION ITEM – Kathleen Woodriff inspection
   ACTION ITEM – Note to people living in travel trailer on Tract 53-E (SG)
   ACTION ITEM – Status report of Parcel 56 NG statue issue.

   4.5 **Land Use Master Plan Committee** - Daniel Kehoe, Jr., Co-chair
   ACTION ITEM – David report on Church agreeing to transfer mineral rights

   4.6 **Recreation Committee** - Eric Newhouse, Co-Chair
   ACTION ITEM – Present plan for recreation land

   4.7 Ombudsman Report - Regina Wunsch (SG) & Richard Johnson (NG)

5. **Other Business**
   5.1 **Web Site**

6. **Next Meeting and Adjournment**

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07/31/02

GLASTONBURY LANDOWNERS ASSOCIATION, INC.

Balance Sheet

As of July 31, 2002

	Jul 31, 02
ASSETS	
Current Assets	
Checking/Savings	
1st National Bank Checking	3,908.10
1st National Bank Savings	31,557.15
Total Checking/Savings	35,465.25
Accounts Receivable	
Accounts Receivable	87,110.14
Total Accounts Receivable	87,110.14
Total Current Assets	122,575.39
TOTAL ASSETS	**122,575.39**
LIABILITIES & EQUITY	
Equity	
Beginning Balance	11,816.51
Opening Bal Equity	-89.99
Retained Earnings	78,437.90
Net Income	32,410.97
Total Equity	122,575.39
TOTAL LIABILITIES & EQUITY	**122,575.39**

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10:54 PM
07/31/02
Cash Basis

GLASTONBURY LANDOWNERS ASSOCIATION, INC.
Profit & Loss Budget Overview
January through July 2002

	Jan - Jul 02	Budget	$ Over Budget
Income			
Assessment Prior to 1998 Paid	220.00		
Bond Account	750.00		
Donation	0.00	0.00	0.00
Finance Charges	134.84	175.00	-40.16
Interest CUT Pavement Loan	1,256.50	1,256.50	0.00
Interest Income	342.78	1,516.62	-1,173.84
Land & Dwelling Assessment			
Dwelling Assessment 1998	110.50		
Dwelling Assessment 1999	347.47		
Dwelling Assessment 2000	240.00		
Dwelling Assessment 2001	1,269.00		
Dwelling Assessment 2002	11,800.98	17,955.00	-6,154.02
Golden Age Village Assessment	2,940.00		
Land Assessment 1998	230.50		
Land Assessment 1999	447.48		
Land Assessment 2000	374.35		
Land Assessment 2001	1,782.54		
Land Assessment 2002	20,460.83	14,851.62	5,609.21
Total Land & Dwelling Assessment	40,003.65	32,806.62	7,197.03
Late Fee/Finance Charge	787.99	875.00	-87.01
Misc Income	-29.54		
Story Road Project	-240.00		
Upgrade Fee	-40.00		
Total Income	43,186.22	36,629.74	6,556.48
Expense			
Banking Fees			
Service Charge	12.50		
Total Banking Fees	12.50		
Emergency Fund	0.00	0.00	0.00
General Repairs & Maintenance			
Clean-up Day	43.49		
Equipment Repairs	0.00	29.12	-29.12
Snow Fences	192.50	262.50	-70.00
Weed Control	18.75	1,575.00	-1,556.25
Total General Repairs & Maintenance	254.74	1,866.62	-1,611.88
Gifts/Appreciation	0.00	116.62	-116.62
Insurance/Liability	5,247.73	2,712.50	2,535.23
License & Taxes	30.00		
Materials	38.28		
Office Expense			
Copying & Mailing	191.91	641.62	-449.71
Miscellaneous	12.94	29.12	-16.18
Stamps & Postage	22.06		
Supplies	0.00	116.62	-116.62
Office Expense - Other	167.86		
Total Office Expense	394.77	787.36	-392.59
Petty Cash	200.00		
Postage	118.38		
Professional Fees			
Accountant	85.00	175.00	-90.00
Bookkeeper	1,591.24	700.00	891.24
Legal Council/Service	713.69	408.31	305.38
Secretarial	2,102.28	5,366.62	-3,264.34
Web Site	154.00		
Total Professional Fees	4,646.21	6,649.93	-2,003.72
Projects			
Snow Plow/Sander Truck	0.00	0.00	0.00
Total Projects	0.00	0.00	0.00
Rental	700.00	175.00	525.00

GLA 01203

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GLASTONBURY LANDOWNERS ASSOCIATION, INC.
Profit & Loss Budget Overview
January through July 2002

	Jan - Jul 02	Budget	$ Over Budget
Road Repairs & Maintenance			
Grading & Graveling	7,775.00	4,666.62	3,108.38
Loan Payment	15,112.64	13,882.26	1,230.38
Road Signs	92.65		
Sanding	0.00	291.62	-291.62
Snow Plowing	2,240.00	1,750.00	490.00
Road Repairs & Maintenance - Other	3,788.52		
Total Road Repairs & Maintenance	29,008.81	20,590.50	8,418.31
Taxes			
Income Tax	0.00	29.12	-29.12
Real Estate	0.00	58.31	-58.31
Total Taxes	0.00	87.43	-87.43
Water Reservoir	4,356.93		
Total Expense	45,008.35	32,985.96	12,022.39
Net Income	-1,822.13	3,643.78	-5,465.91

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GLASTONBURY LANDOWNERS ASSOCIATION, INC.
Customer Balance Summary
All Transactions

	Jul 31, 02
Allen, Richard / SG 74	160.01
Andersen, Svend / NG 8*	-6.00
Anderson, Davies / NG 1-A	240.00
Angeles, Napolean / NG 28*	120.00
Barrere, Christine - sold interest to Cam	504.60
Belgel, Herbert / SG 24	360.00
BHES Shelter / NG 37-D	430.64
Blais, Harold / NG 11-D	240.00
Boise, Steven / 31-B	229.54
Boudreau, Mary / NG 6-B-1	240.00
Bournazian, Mike / NG 43-4	80.00
Bowden, Anne / SG 43-A	240.00
Boysal, Mehmet / NG 41*	240.00
Brandis, John / NG 52	120.00
Brown, Michael / SG 77*	459.68
Brown, Norma / NG 44-A	120.00
Burckley, Steven / SG 76*	2,066.65
Campbell, Deanna / NG 51	4,962.07
Carlson, Patricia / NG 37-E	240.00
Chalice Well	280.09
Cleirbaut,/NG 50-AE- sold to new owners	240.00
Collier, Helen / SG 30*	240.00
Collins, Elizabeth / NG 27	100.00
Corcino, Ana / SG 33*	240.00
Costigan, Patricia / SG 22-C	120.00
Costigan, Patricia / SG 22-D	120.00
Covington, Philip / SG 34-C	240.00
CUT / SG 65	120.00
CUT / SG 69	120.00
D'Argenzio, Lynn / SG 105	339.09
Davis, William / NG 65	5,335.53
Davis, William / NG 43-3	560.17
Davis, William / SG 26-B	440.17
Diehl, Rosealine / SG 30*	70.00
Difo, Louis / NG 23	3,301.68
Dowbenko, Url / NG 1-B	1,249.16
Dubiel, Gerald / NG 2-E	240.00
Duke, Roxanne / NG 33*	240.00
Eisvang, Jorn / SG 63	120.00
Eisvang, Jorn / SG 64	240.00
Fanuzzi, John / SG 59	100.00
Fanuzzi, Vera / SG 44	240.00
Fauck, Else / SG 42*	120.00
Foleen, Chris / SG 46*	180.00
Fonseca, Amanda / SG 33*	200.00
Fournier, Gloria / SG 33*	120.00
Frazier, Kenneth / SG 31-E	1,613.01
Ganje, Bruce / SG 26-D	240.00
Garcia, Kathy / NG 32*	1,613.01
Gelderloos, Pouwel / NG 33*	240.00
Gelderloos, Pouwel / NG 7-B	240.00
Gembica Lindstrom / SG 93-A	445.44
GLA / SG 102	120.00
GLA / SG 96	120.00
Glennon, Margaret / SG 100	240.00
Graafland, Pieter / NG 26-B	60.00
Green, Kenneth / NG 48	2,349.76
Harris, Ned / NG 11-A	493.47
Hayward, Donald / SG 35-C	429.14
Hazen, Bernice / SG 25-E	560.17
Hazen, John / SG 25-A	806.33
Healy, James / NG 50-AD	240.00
Hoag, Philip / NG 7-C	120.00
Holder, William / NG 39	3,927.21
Housley / NG 47-B	560.17
Hull, Charlene / NG 40-4	120.00
Irwin, Simeon / NG 44-B	885.67

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GLASTONBURY LANDOWNERS ASSOCIATION, INC.
Customer Balance Summary
All Transactions

	Jul 31, 02
Jarvi, Eva / NG 11-C	120.00
Jensen, Janet / NG 6-B4	240.00
Jensen, Robert / NG 46	60.00
Johnson, Antonia / SG 46*	240.00
Johnson, Reed / NG 22-A	280.09
Johnson, Reed / NG 22-B	280.09
Johnson, Reed / NG 22-C	280.09
Johnson, Reed / NG 22-E	280.09
Johnson, Richard NG / 35-A	140.00
Kaminski, Norene / NG 10-B	180.00
Kaufman, Michael / SG 19	240.00
Keathley, Peggy / NG 5-B	240.00
Keathley, Peggy / NG 5-C	120.00
Kehoe, Daniel Jr. / SG 37-1A	240.00
Kelly, Jim/ SG 91	120.00
Kitajewski, Teresa / NG 26-E	240.00
Klinger, Walter / SG 42*	120.00
Knoop, Mary / NG 47-A	240.00
Kovacs, Eleanor / NG 57-A	560.17
Kozlik, James / NG 43-5	120.00
LaShomb, Marlene / SG 84*	1,613.01
Leavitt, Brenton / NG 35-D	140.00
Lewis, Bridget / SG 34-B	240.00
Leykamm, Manfred / SG 55	1,249.16
Lisota, Martin / SG 50-A	329.44
Lombard, Marjorie / NG 2-A	240.00
MacDonald, David / NG 24-C	240.00
MacDonald, David / NG 24-D	120.00
Mack, Randolph A. / NG 37-C	1,455.39
MacPherson, Frances / NG 57-B	240.00
Makris, George / SG 20-A	240.00
Maniaci, Allen / SG 78	944.05
Marvin, Beverly / NG 57-D	240.00
Mason, James / NG 7-D	200.04
Mayer, Zygmond / NG 45*	1,249.16
McCann, Mike / NG 1-C	280.09
McCarry/Waid / SG 26-B	120.00
McCowan, Michelle / NG 11-E	240.00
McIntyre, Dolores / NG 36-A	240.00
McNeely, Kenneth / NG 61-B	691.73
Meijer, Jacob / NG 33*	180.00
Michaels, Kim / SG 84*	345.86
Minerva Investments / SG 21-E	560.17
Minerva Investments / SG 32-B	560.17
Moore, Laurie / SG 87	70.00
Mueller, Jr. / SG 47*	504.80
Nelson, Stuart / SG 18-B	240.00
Newhouse, Craig / NG 57-E	436.84
Newhouse, Eric / NG 25-4	54.33
Newhouse, Warren / NG 43-2	180.04
NG 40-2	160.09
NG 49	160.09
NGCTC / 14-A	-120.00
Norell, Per / NG 41*	240.00
Olsen, Jon / NG 31-W	240.00
Osborne, Victoria / SG 18-B	120.00
Oudendijk, Alex / SG 60*	150.50
Palk, David / NG 6-B2	240.00
Parker, Clare / SG 31-D	240.00
Patterson, DeWayne / NG 37-A	386.75
Pearson, Bernard/ SG 41	120.00
Pederson, Denise / SG 25-D	240.00
Pellett, Scott / 83*	442.84
Peterson, Victoria / SG 106	120.00
Peterson, Victoria / SG 109	120.00
Petterson, Ola / SG 103	560.17
Petterson, Ola / SG 59*	1,919.10

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GLASTONBURY LANDOWNERS ASSOCIATION, INC.
Customer Balance Summary
All Transactions

	Jul 31, 02
Phipps, James / NG 35-C	60.00
Pinardo, Pedro / SG 32-A	1,117.91
Pinardo, Pedro / SG 32-C	560.17
Pinardo, Pedro / SG 32-D	280.09
Pinardo, Pedro / SG 32-E	280.09
Pisani, Lydia / SG 22*	1,249.16
Pitt, William / SG-89	240.00
Price, Ronald / NG 32*	120.00
Prieto, Ricardo / NG 26-A	240.00
Quarles, Ray / NG 24-E	240.00
Quarles, Robert / NG 24-B	1,613.01
Rakela, Kathleen / NG 56	120.00
Raven, Catherine / SG 53-A	120.00
Riddle, Robert / SG 95	-5.00
Rordam, Gail / SG 49	814.36
Schmidt, Judith / SG 47*	1,623.28
Schmidt, William / SG 42*	206.31
Scoble, Maria / NG 26-D	240.00
Scott, Ian / NG 10-C	120.00
SGTC - 23-A	120.00
SGTC / 22-E	120.00
Sharpless, Janet / NG 25-2	240.00
Sharpless, Janet / NG 25-C	200.04
Sherwood, Robert / SG 50-B	1,541.20
Sherwood, Robert / SG 50-D	280.09
Siewert, Mary Beth / NG 59	333.31
Simon, Jeffrey / NG 61-A	554.95
Smith, William / NG 42	560.17
Smith, William / NG 54	280.09
Smith, William / NG 55	280.09
Spallone, Richard / SG 79	120.00
Sprowl, Christpher / SG 107	120.00
Stram, Christina / SG 22-A	140.00
Strykert, Ronald / NG 31-E	1,249.16
Taft, Eldon / SG 107	280.09
Terhorst, Jacobus / SG 60*	516.61
Thompson, Rebecca / NG 41*	360.00
Thorburn, Carolyn / SG 93-A	866.14
Thorpe, Catherine / NG 6-B3	240.00
Timmer, James / NG 30-A	240.00
Tonkin, Catherine / SG 28	120.00
Tonkin, David / SG 104	110.17
Trisdale, James / SG 26-E	293.31
Tsuru, Edward / SG 50-C	1,613.01
Ullrich, Kathleen / NG 32*	560.17
Upshaw, Della/ NG 8*	100.00
Vallancourt, Mark/ SG 83*	120.00
Vaughan, Vicki / NG 29-C	94.82
Wagner, Margaret / NG 44-C	120.00
Wallace, Robert & Mary / SG 40	120.00
Wares, Brenda / SG 39	120.00
Weise, Roger / SG 47*	806.53
Whitehead/Timmer / NG 30-C	120.00
Wintroub, Nancy / NG 47-E	120.00
Yanka, Lane / SG 53-B	120.00
Young, Jerry / SG 26-E	180.00
TOTAL	87,110.14

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11:15 PM
07/31/02
Accrual Basis

GLASTONBURY LANDOWNERS ASSOCIATION, INC.
Billed Land Assessments 2002
January through July 2002

Type	Date	Num	Name	Memo	Land	Amount
Land & Dwelling Assessment						
Land Assessment 2002						
Invoice	1/1/2002	1242	Adams, Lendell / NG 28*	Land Assessment(s) 2002	1	120.00
Invoice	1/1/2002	1243	Alexander, John / NG 66	Land Assessment(s) 2002	1	120.00
Invoice	1/1/2002	1244	Alfaro, Colan / SG 33	Land Assessment(s) 2002	1	120.00
Invoice	1/1/2002	1245	Glennon, Margaret / SG 100	Land Assessment(s) 2002	1	120.00
Invoice	1/1/2002	1246	Andersen, Svend / NG 8*	Land Assessment(s) 2002	1	120.00
Invoice	1/1/2002	1247	Anderson, Davies / NG 1-A	Land Assessment(s) 2002	1	120.00
Invoice	1/1/2002	1248	Anderson, Edward / NG 32*	Land Assessment(s) 2002	1	120.00
Invoice	1/1/2002	1249	Anderson, Stewart / SG 3...	Land Assessment(s) 2002	1	120.00
Invoice	1/1/2002	1250	Anderson, Stewart / SG 3...	Land Assessment(s) 2002	1	120.00
Invoice	1/1/2002	1251	Andreae, Steven / SG 68	Land Assessment(s) 2002	1	120.00
Invoice	1/1/2002	1252	Angeles, Napolean / NG 28*	Land Assessment(s) 2002	1	120.00
Invoice	1/1/2002	1253	Azure, Larry / SG 58	Land Assessment(s) 2002	1	120.00
Invoice	1/1/2002	1255	Baughman, Carla / NG 10-A	Land Assessment(s) 2002	1	120.00
Invoice	1/1/2002	1256	Beakley-Casburn / SG 101*	Land Assessment(s) 2002	1	120.00
Invoice	1/1/2002	1257	Beigel, Herbert / SG 24	Land Assessment(s) 2002	1	120.00
Invoice	1/1/2002	1258	BHES Shelter / NG 37-D	Land Assessment(s) 2002	1	120.00
Invoice	1/1/2002	1259	Bird, Harvey / SG 86	Land Assessment(s) 2002	1	120.00
Invoice	1/1/2002	1260	Blais, Harold / NG 11-D	Land Assessment(s) 2002	1	120.00
Invoice	1/1/2002	1261	Blocker, Daniel / SG 26-A	Land Assessment(s) 2002	1	120.00
Invoice	1/1/2002	1262	Bodeaux, Lorraine / NG 45*	Land Assessment(s) 2002	1	120.00
Invoice	1/1/2002	1263	Boise, Steven / 31-B	Land Assessment(s) 2002	1	120.00
Invoice	1/1/2002	1264	Bonthuis, Kevin / SG 46*	Land Assessment(s) 2002	1	120.00
Invoice	1/1/2002	1265	Boudreau, Mary / NG 6-B-1	Land Assessment(s) 2002	1	120.00
Invoice	1/1/2002	1266	Bournazian, Mike / NG 43-4	Land Assessment(s) 2002	1	120.00
Invoice	1/1/2002	1267	Bowden, Anne / SG 43-A	Land Assessment(s) 2002	1	120.00
Invoice	1/1/2002	1268	Boysal, Mehmet / NG 41*	Land Assessment(s) 2002	1	120.00
Invoice	1/1/2002	1269	Brand, Werner / NG 32*	Land Assessment(s) 2002	1	120.00
Invoice	1/1/2002	1270	Brandis, John / NG 52	Land Assessment(s) 2002	1	120.00
Invoice	1/1/2002	1271	Brettschneider, John / SG...	Land Assessment(s) 2002	1	120.00
Invoice	1/1/2002	1272	Brown, Michael / SG 77*	Land Assessment(s) 2002	1	120.00
Invoice	1/1/2002	1273	Brown, Norma / NG 44-A	Land Assessment(s) 2002	1	120.00
Invoice	1/1/2002	1274	Brown, Ray / NG 1-D	Land Assessment(s) 2002	1	120.00
Invoice	1/1/2002	1275	Brozovsky, Newman / NG ...	Land Assessment(s) 2002	1	120.00
Invoice	1/1/2002	1276	Buford, Lisa / NG 40-1	Land Assessment(s) 2002	1	120.00
Invoice	1/1/2002	1277	Buford, William / NG 12	Land Assessment(s) 2002	1	120.00
Invoice	1/1/2002	1278	Buice, Isham / SG 85	Land Assessment(s) 2002	1	120.00
Invoice	1/1/2002	1279	Burckley, Steven / SG 76*	Land Assessment(s) 2002	1	120.00
Invoice	1/1/2002	1280	Burke, Robert / NG 67	Land Assessment(s) 2002	1	120.00
Invoice	1/1/2002	1281	Burke, Robert / NG 68	Land Assessment(s) 2002	1	120.00
Invoice	1/1/2002	1282	Burke, Robert / NG 69	Land Assessment(s) 2002	1	120.00
Invoice	1/1/2002	1283	Burke, Robert / NG 70	Land Assessment(s) 2002	1	120.00
Invoice	1/1/2002	1284	Ahrens Charles / NG 44-D	Land Assessment(s) 2002	1	120.00
Invoice	1/1/2002	1285	Caldwell, Roberta / NG 58	Land Assessment(s) 2002	1	120.00
Invoice	1/1/2002	1286	Callan, Robert / NG 9*	Land Assessment(s) 2002	1	120.00
Invoice	1/1/2002	1287	Campbell, Deanna / NG 51	Land Assessment(s) 2002	1	120.00
Invoice	1/1/2002	1288	Campbell, Michael / SG 75	Land Assessment(s) 2002 - $1...	1	40.00

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Type	Date	Num	Name	Memo	Land	Amount
Invoice	1/1/2002	1289	Carlson, Patricia / NG 37-E	Land Assessment(s) 2002	1	120.00
Invoice	1/1/2002	1290	Chalice Well	Land Assessment(s) 2002	1	120.00
Invoice	1/1/2002	1291	Chase, William / SG 38-1A	Land Assessment(s) 2002	1	120.00
Invoice	1/1/2002	1293	Cleirbaut,/NG 50-AE- sold...	Land Assessment(s) 2002	1	120.00
Invoice	1/1/2002	1294	Collier, Helen / SG 30*	Land Assessment(s) 2002	1	120.00
Invoice	1/1/2002	1295	Collins, Elizabeth / NG 27	Land Assessment(s) 2002	1	120.00
Invoice	1/1/2002	1296	Colwell, Joseph / NG 59-AB	Land Assessment(s) 2002	1	120.00
Invoice	1/1/2002	1297	Community Conservation ...	Land Assessment(s) 2002	1	120.00
Invoice	1/1/2002	1298	Community Continuity / S...	Land Assessment(s) 2002	1	120.00
Invoice	1/1/2002	1300	Community Restoration / ...	Land Assessment(s) 2002	1	120.00
Invoice	1/1/2002	1301	Compton, Laurel / SG 43-C	Land Assessment(s) 2002	1	120.00
Invoice	1/1/2002	1302	Compton, Laurel / SG 43-D	Land Assessment(s) 2002	1	120.00
Invoice	1/1/2002	1303	Corcino, Ana / SG 33*	Land Assessment(s) 2002	1	120.00
Invoice	1/1/2002	1304	Costigan, Patricia / SG 22...	Land Assessment(s) 2002	1	120.00
Invoice	1/1/2002	1305	Covington, Philip / SG 34-C	Land Assessment(s) 2002	1	120.00
Invoice	1/1/2002	1306	Cragg, Robert / SG 53-E	Land Assessment(s) 2002	1	120.00
Invoice	1/1/2002	1307	CUT / NG 53	Land Assessment(s) 2002	1	120.00
Invoice	1/1/2002	1308	CUT / NG 60	Land Assessment(s) 2002	1	120.00
Invoice	1/1/2002	1309	CUT / NG 63	Land Assessment(s) 2002	1	120.00
Invoice	1/1/2002	1310	Sprowl, Christpher / SG 107	Land Assessment(s) 2002	1	120.00
Invoice	1/1/2002	1311	CUT / SG 25-B	Land Assessment(s) 2002	1	120.00
Invoice	1/1/2002	1312	CUT / SG 25-C	Land Assessment(s) 2002	1	120.00
Invoice	1/1/2002	1313	CUT / SG 27	Land Assessment(s) 2002	1	120.00
Invoice	1/1/2002	1314	Tonkin, Catherine / SG 28	Land Assessment(s) 2002	1	120.00
Invoice	1/1/2002	1315	CUT / SG 29	Land Assessment(s) 2002	1	120.00
Invoice	1/1/2002	1316	Pearson, Bernard/ SG 41	Land Assessment(s) 2002	1	120.00
Invoice	1/1/2002	1317	CUT / SG 45	Land Assessment(s) 2002	1	120.00
Invoice	1/1/2002	1318	CUT / SG 51	Land Assessment(s) 2002	1	120.00
Invoice	1/1/2002	1319	CUT / SG 52	Land Assessment(s) 2002	1	120.00
Invoice	1/1/2002	1320	Follman, Henry / SG 53-D	Land Assessment(s) 2002	1	120.00
Invoice	1/1/2002	1321	CUT / SG 57	Land Assessment(s) 2002	1	120.00
Invoice	1/1/2002	1322	CUT / SG 61	Land Assessment(s) 2002	1	120.00
Invoice	1/1/2002	1323	CUT / SG 65	Land Assessment(s) 2002	1	120.00
Invoice	1/1/2002	1324	CUT / SG 67	Land Assessment(s) 2002	1	120.00
Invoice	1/1/2002	1325	CUT / SG 69	Land Assessment(s) 2002	1	120.00
Invoice	1/1/2002	1326	CUT / SG 73	Land Assessment(s) 2002	1	120.00
Invoice	1/1/2002	1327	Spallone, Richard / SG 79	Land Assessment(s) 2002	1	120.00
Invoice	1/1/2002	1328	CUT SG / 90	Land Assessment(s) 2002	1	120.00
Invoice	1/1/2002	1329	Kelly, Jim/ SG 91	Land Assessment(s) 2002	1	120.00
Invoice	1/1/2002	1330	D'Argenzio, Lynn / SG 105	Land Assessment(s) 2002	1	120.00
Invoice	1/1/2002	1331	Davis, William / NG 43-3	Land Assessment(s) 2002	1	120.00
Invoice	1/1/2002	1332	De Los Santos, Gilberto / ...	Land Assessment(s) 2002	1	120.00
Invoice	1/1/2002	1333	Dhieux-Bray, Christin / N...	Land Assessment(s) 2002	1	120.00
Invoice	1/1/2002	1334	Diehl, Rosealine / SG 30*	Land Assessment(s) 2002	1	120.00
Invoice	1/1/2002	1335	Difo, Louis / NG 23	Land Assessment(s) 2002	1	120.00
Invoice	1/1/2002	1336	Dirkers, Jerome / NG 29-A	Land Assessment(s) 2002	1	120.00
Invoice	1/1/2002	1337	Dirkers, Jerome / NG 29-D	Land Assessment(s) 2002	1	120.00
Invoice	1/1/2002	1338	Dirkers, Michael / NG 29-B	Land Assessment(s) 2002	1	120.00

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Invoice	1/1/2002	1339	Dowbenko, Uri / NG 1-B	Land Assessment(s) 2002	1	120.00
Invoice	1/1/2002	1340	Du Molin, Susanne / SG 2...	Land Assessment(s) 2002	1	120.00
Invoice	1/1/2002	1341	Dubiel, Gerald / NG 2-E	Land Assessment(s) 2002	1	120.00
Invoice	1/1/2002	1342	Duffy, Neroli / NG 50-AA	Land Assessment(s) 2002	1	120.00
Invoice	1/1/2002	1343	Duke, Roxanne / NG 33*	Land Assessment(s) 2002	1	120.00
Invoice	1/1/2002	1344	Dunn, Sherman / NG 47-C	Land Assessment(s) 2002	1	120.00
Invoice	1/1/2002	1345	Eberhard, Linda / SG 77*	Land Assessment(s) 2002	1	120.00
Invoice	1/1/2002	1346	Edel, David / SG 43-B	Land Assessment(s) 2002	1	120.00
Invoice	1/1/2002	1347	Eisvang, Jorn / SG 63	Land Assessment(s) 2002	1	120.00
Invoice	1/1/2002	1348	Eisvang, Jorn / SG 64	Land Assessment(s) 2002	1	120.00
Invoice	1/1/2002	1349	McCowan, Michelle / NG ...	Land Assessment(s) 2002	1	120.00
Invoice	1/1/2002	1350	Fanuzzi, John / SG 59	Land Assessment(s) 2002	1	120.00
Invoice	1/1/2002	1351	Fanuzzi, Vera / SG 44	Land Assessment(s) 2002	1	120.00
Invoice	1/1/2002	1352	Farrell, Leslie / NG 40-3	Land Assessment(s) 2002	1	120.00
Invoice	1/1/2002	1353	Fauck, Else / SG 42*	Land Assessment(s) 2002	1	120.00
Invoice	1/1/2002	1354	Field, Andrew / SG 99	Land Assessment(s) 2002	1	120.00
Invoice	1/1/2002	1355	Foleen, Chris / SG 46*	Land Assessment(s) 2002	1	120.00
Invoice	1/1/2002	1356	Fonseca, Amanda / SG 33*	Land Assessment(s) 2002	1	120.00
Invoice	1/1/2002	1357	Fournier, Gloria / SG 33*	Land Assessment(s) 2002	1	120.00
Invoice	1/1/2002	1358	Frazier, Kenneth / SG 31-E	Land Assessment(s) 2002	1	120.00
Invoice	1/1/2002	1359	Fredricksen, Alberta / NG ...	Land Assessment(s) 2002	1	120.00
Invoice	1/1/2002	1360	Galloway, Michael / NG 5-E	Land Assessment(s) 2002	1	120.00
Invoice	1/1/2002	1361	Ganje, Bruce / SG 26-D	Land Assessment(s) 2002	1	120.00
Invoice	1/1/2002	1362	Garcia, Kathy / NG 32*	Land Assessment(s) 2002	1	120.00
Invoice	1/1/2002	1363	Gelderloos, Pouwel / NG ...	Land Assessment(s) 2002	1	120.00
Invoice	1/1/2002	1364	Gelderloos, Pouwel / NG ...	Land Assessment(s) 2002	1	120.00
Invoice	1/1/2002	1365	Gillet, Jean-Lois / SG 70-A	Land Assessment(s) 2002	1	120.00
Invoice	1/1/2002	1366	GLA / SG 102	Land Assessment(s) 2002	1	120.00
Invoice	1/1/2002	1367	GLA / SG 96	Land Assessment(s) 2002	1	120.00
Invoice	1/1/2002	1368	Gore, John / SG 82	Land Assessment(s) 2002	1	120.00
Invoice	1/1/2002	1369	Gough, James / NG 38-D	Land Assessment(s) 2002	1	120.00
Invoice	1/1/2002	1370	Goulart, Maydell / NG 25-1	Land Assessment(s) 2002	1	120.00
Invoice	1/1/2002	1371	Graafland, Pieter / NG 26-B	Land Assessment(s) 2002	1	120.00
Invoice	1/1/2002	1372	Grant/Smallwood / SG 84*	Land Assessment(s) 2002	1	120.00
Invoice	1/1/2002	1373	Green, Kenneth / NG 48	Land Assessment(s) 2002	1	120.00
Invoice	1/1/2002	1374	Grenier, Mark / NG 28	Land Assessment(s) 2002	1	120.00
Invoice	1/1/2002	1375	Hansard, Donald / SG 81	Land Assessment(s) 2002	1	120.00
Invoice	1/1/2002	1376	Hardesty, Frank / SG 20-B	Land Assessment(s) 2002	1	120.00
Invoice	1/1/2002	1377	Harris, Ned / NG 11-A	Land Assessment(s) 2002	1	120.00
Invoice	1/1/2002	1378	Harth, Patricia / NG 36-B	Land Assessment(s) 2002	1	120.00
Invoice	1/1/2002	1379	Hayward, Donald / SG 35-C	Land Assessment(s) 2002	1	120.00
Invoice	1/1/2002	1380	Hazen, Bernice / SG 25-E	Land Assessment(s) 2002	1	120.00
Invoice	1/1/2002	1381	Healy, James / NG 50-AC	Land Assessment(s) 2002	1	120.00
Invoice	1/1/2002	1382	Healy, James / NG 50-AD	Land Assessment(s) 2002	1	120.00
Invoice	1/1/2002	1384	Hoag, Philip / NG 7-C	Land Assessment(s) 2002	1	120.00
Invoice	1/1/2002	1385	Holder, William / NG 39	Land Assessment(s) 2002	1	120.00
Invoice	1/1/2002	1386	Holmstrom, Roger / SG 3...	Land Assessment(s) 2002	1	120.00
Invoice	1/1/2002	1387	Hull, Charlene / NG 40-4	Land Assessment(s) 2002	1	120.00

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Type	Date	Num	Name	Memo	Land	Amount
Invoice	1/1/2002	1388	Hunsaker, John / SG 88-B	Land Assessment(s) 2002	1	120.00
Invoice	1/1/2002	1389	Irwin, Simeon / NG 44-B	Land Assessment(s) 2002	1	120.00
Invoice	1/1/2002	1390	Allen, Richard / SG 74	Land Assessment(s) 2002	1	120.00
Invoice	1/1/2002	1391	Jarvi, Eva / NG 11-C	Land Assessment(s) 2002	1	120.00
Invoice	1/1/2002	1392	Jensen, Janet / NG 6-B4	Land Assessment(s) 2002	1	120.00
Invoice	1/1/2002	1393	Jensen, Robert / NG 46	Land Assessment(s) 2002	1	120.00
Invoice	1/1/2002	1394	Johansson, Jan / NG 22-D	Land Assessment(s) 2002	1	120.00
Invoice	1/1/2002	1395	Johnson, Antonia / SG 46*	Land Assessment(s) 2002	1	120.00
Invoice	1/1/2002	1396	Johnson, Edwin / SG 54	Land Assessment(s) 2002	1	120.00
Invoice	1/1/2002	1397	Johnson, Reed / NG 22-A	Land Assessment(s) 2002	1	120.00
Invoice	1/1/2002	1398	Johnson, Reed / NG 22-B	Land Assessment(s) 2002	1	120.00
Invoice	1/1/2002	1399	Johnson, Reed / NG 22-C	Land Assessment(s) 2002	1	120.00
Invoice	1/1/2002	1400	Johnson, Reed / NG 22-E	Land Assessment(s) 2002	1	120.00
Invoice	1/1/2002	1401	Johnston, Duncan / SG 2...	Land Assessment(s) 2002	1	120.00
Invoice	1/1/2002	1402	Johnston, Duncan / SG 2...	Land Assessment(s) 2002	1	120.00
Invoice	1/1/2002	1403	Jones, Phillip / NG 44-E1	Land Assessment(s) 2002	1	120.00
Invoice	1/1/2002	1404	Kaminski, Norene / NG 10...	Land Assessment(s) 2002	1	120.00
Invoice	1/1/2002	1405	Kaufman, Michael / SG 19	Land Assessment(s) 2002	1	120.00
Invoice	1/1/2002	1406	Keathley, Peggy / NG 5-B	Land Assessment(s) 2002	1	120.00
Invoice	1/1/2002	1407	Keathley, Peggy / NG 5-C	Land Assessment(s) 2002	1	120.00
Invoice	1/1/2002	1408	Kehoe, Daniel Jr. / SG 37-...	Land Assessment(s) 2002	1	120.00
Invoice	1/1/2002	1409	Kehoe, Daniel Sr. / SG 56...	Land Assessment(s) 2002	1	120.00
Invoice	1/1/2002	1410	Kehoe, Daniel Sr. / SG 56...	Land Assessment(s) 2002	1	120.00
Invoice	1/1/2002	1411	Kehoe, Daniel Sr. / SG 37...	Land Assessment(s) 2002	1	120.00
Invoice	1/1/2002	1412	Kehoe, Daniel Sr. / SG 37...	Land Assessment(s) 2002	1	120.00
Invoice	1/1/2002	1413	Kehoe, Daniel Sr. / SG 37...	Land Assessment(s) 2002	1	120.00
Invoice	1/1/2002	1414	Kehoe, Daniel Sr. / SG 37...	Land Assessment(s) 2002	1	120.00
Invoice	1/1/2002	1415	Kelly, Jim & Marie / SG 92	Land Assessment(s) 2002	1	120.00
Invoice	1/1/2002	1417	Kisthart, William / NG 38-A	Land Assessment(s) 2002	1	120.00
Invoice	1/1/2002	1418	Kitajewski, Teresa / NG 2...	Land Assessment(s) 2002	1	120.00
Invoice	1/1/2002	1419	Klinger, Walter / SG 42*	Land Assessment(s) 2002	1	120.00
Invoice	1/1/2002	1420	Knoop, Mary / NG 47-A	Land Assessment(s) 2002	1	120.00
Invoice	1/1/2002	1421	Knudson, Dorothy / NG 9*	Land Assessment(s) 2002	1	120.00
Invoice	1/1/2002	1422	Koltonow, Michael / SG 66	Land Assessment(s) 2002	1	120.00
Invoice	1/1/2002	1423	Kovacs, Eleanor / NG 57-A	Land Assessment(s) 2002	1	120.00
Invoice	1/1/2002	1424	Kozlik, James / NG 43-5	Land Assessment(s) 2002	1	120.00
Invoice	1/1/2002	1425	Kremer, Neil / SG 18-A	Land Assessment(s) 2002	1	120.00
Invoice	1/1/2002	1426	Krumpe, Paul / SG 76*	Land Assessment(s) 2002	1	120.00
Invoice	1/1/2002	1427	Krumpe, Paul / SG 77*	Land Assessment(s) 2002	1	120.00
Invoice	1/1/2002	1428	Lambert, Christophe / NG ...	Land Assessment(s) 2002	1	120.00
Invoice	1/1/2002	1429	LaShomb, Marlene / SG 84*	Land Assessment(s) 2002	1	120.00
Invoice	1/1/2002	1430	Leavitt, Brenton / NG 35-D	Land Assessment(s) 2002	1	120.00
Invoice	1/1/2002	1431	Lewis, Bridget / SG 34-B	Land Assessment(s) 2002	1	120.00
Invoice	1/1/2002	1432	Leykamm, Manfred / SG 55	Land Assessment(s) 2002	1	120.00
Invoice	1/1/2002	1433	Lifesavers Shelter / NG 28*	Land Assessment(s) 2002	1	120.00
Invoice	1/1/2002	1434	Lincoln, Margaret / SG 62	Land Assessment(s) 2002	1	120.00
Invoice	1/1/2002	1435	Gembica Lindstrom / SG ...	Land Assessment(s) 2002	1	120.00
Invoice	1/1/2002	1436	Lisota, Martin / SG 50-A	Land Assessment(s) 2002	1	120.00

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Type	Date	Num	Name	Memo	Land	Amount
Invoice	1/1/2002	1437	Lloyd, Shirley / NG 47-F	Land Assessment(s) 2002	1	120.00
Invoice	1/1/2002	1438	Lombard, Marjorie / NG 2-A	Land Assessment(s) 2002	1	120.00
Invoice	1/1/2002	1439	Lundberg, David / SG 84*	Land Assessment(s) 2002	1	120.00
Invoice	1/1/2002	1440	MacDonald, David / NG 2...	Land Assessment(s) 2002	1	120.00
Invoice	1/1/2002	1441	MacDonald, David / NG 2...	Land Assessment(s) 2002	1	120.00
Invoice	1/1/2002	1442	Mack, Randolph A. / NG 3...	Land Assessment(s) 2002	1	120.00
Invoice	1/1/2002	1443	MacPherson, Frances / N...	Land Assessment(s) 2002	1	120.00
Invoice	1/1/2002	1444	Makris, George / SG 20-A	Land Assessment(s) 2002	1	120.00
Invoice	1/1/2002	1445	Maniaci, Allen / SG 78	Land Assessment(s) 2002	1	120.00
Invoice	1/1/2002	1446	Mansaw, Wayne / NG 33*	Land Assessment(s) 2002	1	120.00
Invoice	1/1/2002	1447	Mark's Ark / NG 7-E	Land Assessment(s) 2002	1	120.00
Invoice	1/1/2002	1448	Marvin, Beverly / NG 57-D	Land Assessment(s) 2002	1	120.00
Invoice	1/1/2002	1449	Mason, James / NG 7-D	Land Assessment(s) 2002	1	120.00
Invoice	1/1/2002	1450	Mayer, Zygmond / NG 45*	Land Assessment(s) 2002	1	120.00
Invoice	1/1/2002	1451	McBride, Scott / SG 31-A	Land Assessment(s) 2002	1	120.00
Invoice	1/1/2002	1452	McCann, Mike / NG 1-C	Land Assessment(s) 2002	1	120.00
Invoice	1/1/2002	1453	McIntyre, Dolores / NG 36...	Land Assessment(s) 2002	1	120.00
Invoice	1/1/2002	1454	McNeely, Kenneth / NG 6...	Land Assessment(s) 2002	1	120.00
Invoice	1/1/2002	1455	McNicholas, Michael / NG...	Land Assessment(s) 2002	1	120.00
Invoice	1/1/2002	1456	Meijer, Jacob / NG 33*	Land Assessment(s) 2002	1	120.00
Invoice	1/1/2002	1457	Minerva Investments / SG...	Land Assessment(s) 2002	1	120.00
Invoice	1/1/2002	1458	Minerva Investments / SG...	Land Assessment(s) 2002	1	120.00
Invoice	1/1/2002	1459	Mizzi, Charlotte / NG 5-D	Land Assessment(s) 2002	1	120.00
Invoice	1/1/2002	1460	Moe, Juanita / NG 41*	Land Assessment(s) 2002	1	120.00
Invoice	1/1/2002	1461	Mohr, Duane / NG 37-B	Land Assessment(s) 2002	1	120.00
Invoice	1/1/2002	1462	Swift, Joe / SG 35-D	Land Assessment(s) 2002	1	120.00
Invoice	1/1/2002	1463	Moorcroft, Thomas / NG 1...	Land Assessment(s) 2002	1	120.00
Invoice	1/1/2002	1464	Moore, Laurie / SG 87	Land Assessment(s) 2002	1	120.00
Invoice	1/1/2002	1465	Morin, Madeleine / SG 30*	Land Assessment(s) 2002	1	120.00
Invoice	1/1/2002	1466	Morsell, Fred / NG 24-A	Land Assessment(s) 2002	1	120.00
Invoice	1/1/2002	1467	Mosness, Randolph / SG ...	Land Assessment(s) 2002	1	120.00
Invoice	1/1/2002	1468	Mueller, Jr. / SG 47*	Land Assessment(s) 2002	1	120.00
Invoice	1/1/2002	1469	Naclerio, Peter / NG 43-1	Land Assessment(s) 2002	1	120.00
Invoice	1/1/2002	1470	Nelson, Stuart / SG 18-B	Land Assessment(s) 2002	1	120.00
Invoice	1/1/2002	1471	Newhouse, Eric / NG 25-4	Land Assessment(s) 2002	1	120.00
Invoice	1/1/2002	1472	Newhouse, Craig / NG 57-E	Land Assessment(s) 2002	1	120.00
Invoice	1/1/2002	1473	Newhouse, Warren / NG ...	Land Assessment(s) 2002	1	120.00
Invoice	1/1/2002	1474	NGCTC / 26-C	Land Assessment(s) 2002	1	120.00
Invoice	1/1/2002	1475	NGCTC / 14-A	Land Assessment(s) 2002	1	120.00
Invoice	1/1/2002	1476	Nichols, Jeffery / SG 94	Land Assessment(s) 2002	1	120.00
Invoice	1/1/2002	1477	Norell, Per / NG 41*	Land Assessment(s) 2002	1	120.00
Invoice	1/1/2002	1478	Olsen, Jon / NG 31-W	Land Assessment(s) 2002	1	120.00
Invoice	1/1/2002	1479	Osborne, Victoria / SG 18-B	Land Assessment(s) 2002	1	120.00
Invoice	1/1/2002	1480	Oudendijk, Alex / SG 60*	Land Assessment(s) 2002	1	120.00
Invoice	1/1/2002	1481	Oudendijk, Maria / SG 60*	Land Assessment(s) 2002	1	120.00
Invoice	1/1/2002	1482	Pagnier, Carla / SG 35-E	Land Assessment(s) 2002	1	120.00
Invoice	1/1/2002	1483	Palk, David / NG 6-B2	Land Assessment(s) 2002	1	120.00
Invoice	1/1/2002	1484	Panizza, Adriana / SG 35-B	Land Assessment(s) 2002	1	120.00

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Accrual Basis

GLASTONBURY LANDOWNERS ASSOCIATION, INC.
Billed Land Assessments 2002
January through July 2002

Type	Date	Num	Name	Memo	Land	Amount
Invoice	1/1/2002	1485	Parker, Clare / SG 31-D	Land Assessment(s) 2002	1	120.00
Invoice	1/1/2002	1486	Patterson, DeWayne / NG...	Land Assessment(s) 2002	1	120.00
Invoice	1/1/2002	1487	Pederson, Denise / SG 25...	Land Assessment(s) 2002	1	120.00
Invoice	1/1/2002	1488	Pellett, Scott / 83*	Land Assessment(s) 2002	1	120.00
Invoice	1/1/2002	1489	Peterson, Victoria / SG 106	Land Assessment(s) 2002	1	120.00
Invoice	1/1/2002	1490	Peterson, Victoria / SG 109	Land Assessment(s) 2002	1	120.00
Invoice	1/1/2002	1491	Petterson, Ola / SG 59*	Land Assessment(s) 2002	1	120.00
Invoice	1/1/2002	1492	Petterson, Ola / SG 103	Land Assessment(s) 2002	1	120.00
Invoice	1/1/2002	1493	Phipps, James / NG 35-C	Land Assessment(s) 2002	1	120.00
Invoice	1/1/2002	1494	Pinardo, Pedro / SG 32-A	Land Assessment(s) 2002	1	120.00
Invoice	1/1/2002	1495	Pinardo, Pedro / SG 32-C	Land Assessment(s) 2002	1	120.00
Invoice	1/1/2002	1496	Pinardo, Pedro / SG 32-D	Land Assessment(s) 2002	1	120.00
Invoice	1/1/2002	1497	Pinardo, Pedro / SG 32-E	Land Assessment(s) 2002	1	120.00
Invoice	1/1/2002	1498	Pisani, Lydia / SG 22*	Land Assessment(s) 2002	1	120.00
Invoice	1/1/2002	1499	Pitt, William / SG-89	Land Assessment(s) 2002	1	120.00
Invoice	1/1/2002	1500	Prieto, Ricardo / NG 26-A	Land Assessment(s) 2002	1	120.00
Invoice	1/1/2002	1501	Quarles, Ray / NG 24-E	Land Assessment(s) 2002	1	120.00
Invoice	1/1/2002	1502	Quarles, Robert / NG 24-B	Land Assessment(s) 2002	1	120.00
Invoice	1/1/2002	1504	Ramp, Kathleen / SG 97	Land Assessment(s) 2002	1	120.00
Invoice	1/1/2002	1505	Ramp, Kathleen / SG 98	Land Assessment(s) 2002	1	120.00
Invoice	1/1/2002	1506	Ranttalo, Paul / NG 30-E	Land Assessment(s) 2002	1	120.00
Invoice	1/1/2002	1507	Raven, Catherine / SG 53-A	Land Assessment(s) 2002	1	120.00
Invoice	1/1/2002	1508	Riddle, Robert / SG 95	Land Assessment(s) 2002	1	120.00
Invoice	1/1/2002	1509	Riley, Dennis / SG 108	Land Assessment(s) 2002	1	120.00
Invoice	1/1/2002	1510	Roach, Margaret / NG 47-D	Land Assessment(s) 2002	1	120.00
Invoice	1/1/2002	1512	Rordam, Gail / SG 49	Land Assessment(s) 2002	1	120.00
Invoice	1/1/2002	1513	Vallancourt, Mark/ SG 83*	Land Assessment(s) 2002	1	120.00
Invoice	1/1/2002	1514	Housley / NG 47-B	Land Assessment(s) 2002	1	120.00
Invoice	1/1/2002	1515	Johnson, Richard NG / 35...	Land Assessment(s) 2002	1	120.00
Invoice	1/1/2002	1516	Schieffelin, Eleanor / NG ...	Land Assessment(s) 2002	1	120.00
Invoice	1/1/2002	1517	Schieffelin, Eleanor / NG ...	Land Assessment(s) 2002	1	120.00
Invoice	1/1/2002	1518	Schmidt, Judith / SG 47*	Land Assessment(s) 2002	1	120.00
Invoice	1/1/2002	1519	Schmidt, William / SG 42*	Land Assessment(s) 2002	1	120.00
Invoice	1/1/2002	1520	Scoble, Maria / NG 26-D	Land Assessment(s) 2002	1	120.00
Invoice	1/1/2002	1521	Scott, Ian / NG 10-C	Land Assessment(s) 2002	1	120.00
Invoice	1/1/2002	1522	Davis, William / NG 65	Land Assessment(s) 2002	1	120.00
Invoice	1/1/2002	1523	Sharpless, Janet / NG 25-2	Land Assessment(s) 2002	1	120.00
Invoice	1/1/2002	1524	Sharpless, Janet / NG 25-C	Land Assessment(s) 2002	1	120.00
Invoice	1/1/2002	1525	Sherwood, Robert / SG 50...	Land Assessment(s) 2002	1	120.00
Invoice	1/1/2002	1526	Sherwood, Robert / SG 50...	Land Assessment(s) 2002	1	120.00
Invoice	1/1/2002	1527	Siewert, Mary Beth / NG 59	Land Assessment(s) 2002	1	120.00
Invoice	1/1/2002	1528	Simon, Jeffrey / NG 61-A	Land Assessment(s) 2002	1	120.00
Invoice	1/1/2002	1529	Sinopoli, Vito / SG 38-1B	Land Assessment(s) 2002	1	120.00
Invoice	1/1/2002	1530	Sinopoli, Vito / SG 38-1C	Land Assessment(s) 2002	1	120.00
Invoice	1/1/2002	1531	Sinopoli, Vito / SG 38-1D	Land Assessment(s) 2002	1	120.00
Invoice	1/1/2002	1532	Sinopoli, Vito / SG 38-1E	Land Assessment(s) 2002	1	120.00
Invoice	1/1/2002	1533	Siyan, Karanjit / NG 2-C	Land Assessment(s) 2002	1	120.00
Invoice	1/1/2002	1534	Slavenas, Rasa / SG 101*	Land Assessment(s) 2002	1	120.00

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Accrual Basis

GLASTONBURY LANDOWNERS ASSOCIATION, INC.
Billed Land Assessments 2002
January through July 2002

Type	Date	Num	Name	Memo	Land	Amount
Invoice	1/1/2002	1535	Smith, William / NG 42	Land Assessment(s) 2002	1	120.00
Invoice	1/1/2002	1536	Smith, William / NG 54	Land Assessment(s) 2002	1	120.00
Invoice	1/1/2002	1537	Smith, William / NG 55	Land Assessment(s) 2002	1	120.00
Invoice	1/1/2002	1539	Stern, Michael / SG 31-C	Land Assessment(s) 2002	1	120.00
Invoice	1/1/2002	1540	Stomierowski, Scott / SG 48	Land Assessment(s) 2002	1	120.00
Invoice	1/1/2002	1541	Stram, Christina / SG 22-A	Land Assessment(s) 2002	1	120.00
Invoice	1/1/2002	1542	Strykert, Ronald / NG 31-E	Land Assessment(s) 2002	1	120.00
Invoice	1/1/2002	1543	Taft, Eldon / SG 107	Land Assessment(s) 2002	1	120.00
Invoice	1/1/2002	1544	Terhorst, Jacobus / SG 60*	Land Assessment(s) 2002	1	120.00
Invoice	1/1/2002	1545	Tessier, Frances / NG 28*	Land Assessment(s) 2002	1	120.00
Invoice	1/1/2002	1546	Thompson, Rebecca / NG...	Land Assessment(s) 2002	1	120.00
Invoice	1/1/2002	1547	Thorburn, Carolyn / SG 9...	Land Assessment(s) 2002	1	120.00
Invoice	1/1/2002	1548	Thorpe, Catherine / NG 6-...	Land Assessment(s) 2002	1	120.00
Invoice	1/1/2002	1549	Thorpe, Dave / NG 6-A	Land Assessment(s) 2002	1	120.00
Invoice	1/1/2002	1550	Thorpe, Dave / SG 21-C	Land Assessment(s) 2002	1	120.00
Invoice	1/1/2002	1551	Timmer, James / NG 30-A	Land Assessment(s) 2002	1	120.00
Invoice	1/1/2002	1552	Tisdale, Bradford / NG 38-C	Land Assessment(s) 2002	1	120.00
Invoice	1/1/2002	1553	Tisdale, Bradford / NG 38-E	Land Assessment(s) 2002	1	120.00
Invoice	1/1/2002	1554	Tonkin, David / SG 104	Land Assessment(s) 2002	1	120.00
Invoice	1/1/2002	1555	Trisdale, James / SG 26-E	Land Assessment(s) 2002	1	120.00
Invoice	1/1/2002	1556	Tsuru, Edward / SG 50-C	Land Assessment(s) 2002	1	120.00
Invoice	1/1/2002	1557	Twin Pillars / SG 35-A	Land Assessment(s) 2002	1	120.00
Invoice	1/1/2002	1558	Ullrich, Kathleen / NG 32*	Land Assessment(s) 2002	1	120.00
Invoice	1/1/2002	1559	Van der Vegt, Ben / NG 5...	Land Assessment(s) 2002	1	120.00
Invoice	1/1/2002	1560	Vaughan, Vicki / NG 29-C	Land Assessment(s) 2002	1	120.00
Invoice	1/1/2002	1561	Wagner, Margaret / NG 4...	Land Assessment(s) 2002	1	120.00
Invoice	1/1/2002	1562	Wallace, Robert & Mary / ...	Land Assessment(s) 2002	1	120.00
Invoice	1/1/2002	1563	Wallace, Robert & Mary / ...	Land Assessment(s) 2002	1	120.00
Invoice	1/1/2002	1564	Wallace, Robert & Mary / ...	Land Assessment(s) 2002	1	120.00
Invoice	1/1/2002	1565	Upshaw, Della/ NG 8*	Land Assessment(s) 2002	1	120.00
Invoice	1/1/2002	1566	Wares, Brenda / SG 39	Land Assessment(s) 2002	1	120.00
Invoice	1/1/2002	1567	Watson, Marian / SG 88-A	Land Assessment(s) 2002	1	120.00
Invoice	1/1/2002	1568	Weise, Roger / SG 47*	Land Assessment(s) 2002	1	120.00
Invoice	1/1/2002	1569	Whitehead, Dorothy / NG ...	Land Assessment(s) 2002	1	120.00
Invoice	1/1/2002	1570	Whitehead/Timmer / NG ...	Land Assessment(s) 2002	1	120.00
Invoice	1/1/2002	1571	Wintroub, Nancy / NG 47-E	Land Assessment(s) 2002	1	120.00
Invoice	1/1/2002	1572	Wolberd, Patrick / NG 7-A	Land Assessment(s) 2002	1	120.00
Invoice	1/1/2002	1573	Woywitka, Nicola / SG 30*	Land Assessment(s) 2002	1	120.00
Invoice	1/1/2002	1574	Wunsch, Walter / SG 71	Land Assessment(s) 2002	1	120.00
Invoice	1/1/2002	1575	Wunsch, Walter / SG 72	Land Assessment(s) 2002	1	120.00
Invoice	1/1/2002	1576	Yaney, Ralph / NG 38-B	Land Assessment(s) 2002	1	120.00
Invoice	1/1/2002	1577	Yanka, Lane / SG 53-B	Land Assessment(s) 2002	1	120.00
Invoice	1/1/2002	1578	Young, Jerry / SG 26-E	Land Assessment(s) 2002	1	120.00
Invoice	1/1/2002	1579	Zeman, Roger / NG 34	Land Assessment(s) 2002	1	120.00
Invoice	1/1/2002	1580	Cameron, Jerald / SG 53-B	Land Assessment(s) 2002	1	120.00
Invoice	1/1/2002	1582	SGTC - 23-A	Land Assessment(s) 2002	1	120.00
Invoice	1/1/2002	1583	SGTC / 22-E	Land Assessment(s) 2002	1	120.00
Invoice	1/1/2002	1584	McCarry/Waid / SG 26-B	Land Assessment(s) 2002	1	120.00

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GLASTONBURY LANDOWNERS ASSOCIATION, INC.
Billed Land Assessments 2002
January through July 2002

Type	Date	Num	Name	Memo	Land	Amount
Invoice	1/1/2002	1587	Costigan, Patricia / SG 22...	Land Assessment(s) 2002	1	120.00
Invoice	1/1/2002	1588	Vinci, Albert / SG 22-B	Land Assessment(s) 2002	1	120.00
Invoice	1/1/2002	1589	Hazen, John / SG 25-A	Land Assessment(s) 2002	1	120.00
Invoice	1/1/2002	1591	Michaels, Kim / SG 84*	Land Assessment(s) 2002	1	120.00
Invoice	1/1/2002	1592	Cederberg , Jeffrey & Sun...	Land Assessment(s) 2002	1	120.00
Invoice	1/1/2002	1593	Price, Ronald / NG 32*	Land Assessment(s) 2002	1	120.00
Invoice	1/1/2002	1596	Davis, William / SG 26-B	Land Assessment(s) 2002	1	120.00
Credit M...	3/22/2002	1597	Fanuzzi, John / SG 59	Land Assessment(s) 2002		-120.00
Total Land Assessment 2002						40,720.00
Total Land & Dwelling Assessment						40,720.00
TOTAL						**40,720.00**

GLA 01215

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Glastonbury Landowners Association
Board Member Proxy Notification

I, Philip Haag,

give my proxy to Ian Scott

for the GLA Board of Directors Meeting on 8/5/02 (date).

(signature)

8/5/02 (date)

Glastonbury Landowners Association
Board Member Proxy Notification

I, Ian Scott,

give my proxy to Eric Newhouse

for the GLA Board of Directors Meeting on 8/5/02 (date).

I. Scott (signature)

10-5-02 (date)

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MEMORANDUM

To: GLA Board
From: David Tonkin
Date: August 27, 2002
Re: Meeting Minutes

We have highlighted items listed on the agenda and minutes where you have an action to accomplish for this meeting.

To cut down on the amount of time for our meetings, I suggest that we individually read the minutes before the meeting so we do not have to spend the time at the meeting.

P.S. Note the new date for the next meeting. Also, check your email. There are a number of important items there

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Glastonbury Landowners Association

Board of Directors Meeting Minutes

September 9, 2002

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1. Call to Order, Prayer

The meeting was called to order by David Tonkin at 7:25 p.m., at Golden Ratio Woodworks. Cynthia gave the opening prayer.

PRESENT: David Tonkin (President), Robert Wallace (Vice-President), Cynthia Dodge-Blocker (Treasurer), Philip Hoag (Secretary), Daniel Kehoe, Jr., Walter Wunsch, Charlotte Mizzi, Ian Scott
ABSENT: Bruce Ganje, George Makris, Eric Newhouse
PROXIES: George Makris to Dan Kehoe, Jr.
ALSO ATTENDING: Denise Orr (GLA secretary), Claire Parker (Accountant) & Orlando Johnson.

2. Reading and Disposition of the Minutes General Business

February 4, 2002. Tabled

MOTION: Philip moved and Cynthia seconded to approve the Aug. 5, 2002 meeting minutes as written. Motion carried.

3. General Business

3.1 Changes to Covenants. Tabled.

4. Report of Officers and Committees

4.1 Treasurer's Report: Cynthia Dodge-Blocker, Treasurer

1. The Board reviewed "GLA Transactions to Date July & August 2002" and "Balance Sheet As of Sept. 9, 2002" passed out by Cynthia and Claire.

2. Cynthia began discussion re: filing liens on properties where assessments are past due. She handed out: " Delinquent Assessment Payment-Final Notice" letter-- Notice of Claim of Lien; "Liens Prepared" by Jim Phipps/2001; Customer Balances as of July 31, 2002; a list of lien questions posed by Jim Phipps; and a list of "What is Needed to Process a Lien" by Jim Phipps.

Delinquent Assessment Payment-Final Notice: proposed letter

Board discussed giving 10% off assessment fees if overdue fee is paid (in one lump sum?)
MOTION: Dan motioned and Philip seconded to include in the "Delinquent Assessment Payment-Final Notice" letter that a *10% discount would be given if balance owed was paid within 2 months, and we would need to hear from owner in next 30 days.* Motion carried.
MOTION: Robert motioned and Dan seconded an amendment to above motion that the *10% discount only be given to those owing $1,000 and above.* Motion carried.

Board discussed that assessments could be completely lost to GLA if it doesn't file liens on properties up for sale or in foreclosure.

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From above motions were developed 2 letters
Letter to those owing less than $1,000
Letter to those owing $1,000 and above

"Liens Prepared" (Compiled by Jim Phipps in 2001/no specific date)
Board discussed we need to research if liens on this list are still in effect or have been released, etc.

"Customer Balances as of July 31, 2002." Includes list of 69 names of property owners who owe in excess of $240--grand total of $66,835.07. Board reviewed list and discussed corrections and research needed on specific property owners.

"Questions" and Answers Re: Liens.
Jim Phipps documented these from 2001 GLA Board meeting.

"What is needed to Process a Lien" (2001 research by Jim Phipps)
Cynthia did recent research to justify $50 Penalty Fee: (a) County Recorders Office confirmed cost to file lien=$5 & to release it =$5 (b) Certified mailing w/return receipt=$4.42 and (c) Remaining balance of penalty fee is covered by cost of secretarial labor, including research, filing and mailing, etc.

Board reviewed other important factors to consider when filing a lien:
a) Check procedure (per 2001 meeting notes) re: final notice will be stamped in red on bill and sent with letter notification.
b) Confirm the "legal name" of property owner and if it is the same name on GLA database.
c) Determine if there are other liens on property. If there is another lien, GLA is put in 2nd lien position.
d) Determine if GLA previously released and/or filed liens on the property
e) Order of handling lien research/notification project: 1rst--handle liens on properties for sale or in foreclosure 2nd—those owing $1000 and above, and 3rd--those owing smaller amounts.

4.2 Architecture Subcommittee: Robert Wallace/Bruce Ganje, Co-Chair

1. ACTION ITEM – Review Architectural forms. Done. Board suggested adding a notice to each form that applicant must submit an application and receive approval before starting construction.

2. ACTION ITEM – Report of Eric's discussion with the county re: Filing review forms. No report.

3. ACTION ITEM – Send letter re: approval of **road on Tract 53-D (SG)/Henry Follman**. Done. Follman responded to letter by talking to Bruce. David to ask Bruce to talk to Follman about road being too steep (Driveway Standards/Table 4, pg. 7). Robert & Bruce to meet w/Follman to advise on what can be done.

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4. ACTION ITEM – Find missing papers and send Approval Notice re. double-wide on Tract 32-B (NG) Dubiel. Owner to forward a copy of his application to Denise.

5. ACTION ITEM – Send Approval Notice for Subdivision of Parcel 48 (NG), Green. Done

6. ACTION ITEM – Send Approval Notice for Tract 38 (NG), Gough. Done.

7. ACTION ITEM – Send Approval Notice for Parcel 79 (SG), Spallone. Done.

8. ACTION ITEM – Send Approval Notice for Parcel 59 (SG), Johnston. Done.

9. ACTION ITEM - Inform John Wade of Board decision re. Parcel 90 (SG). Done.

10. ACTION ITEM – Call Raven re. setbacks on Tract 53-D (SG) on application. No report and no applications received. Send disapproval notice. Check w/Bruce.

11. ACTION ITEM – Report on new Entrance signs. No report. Charlotte & Ian to research and propose content and design of sign and submit to Board.

12. ACTION ITEM – **Carl Anderson/Letter from his attorney, Robert Jovick** (see attached) David reported that GLA received a letter from Carl's attorney that claimed GLA singled out Anderson and that our requests for sight distance were inconsistent with other driveways in the area, etc. Using a map David reviewed site distances of Carl's driveway and a number of other roads and driveways in the area. David to write a letter to Carl's attorney stating GLA will reduce site distance equal to the sight distance based on curvature of road and it will recommend removal of 2 or 3 trees and removing limbs of other trees to gain the required sight distance.

13. **IanScott/10-C (NG) Small Cabin** Added to agenda (See attached email, dated 7/7/02)
The Board discussed Ian's cabin proposal.
MOTION: Robert motioned and Walter seconded to accept Ian Scott's proposal to build a small cabin on his 10-C (NG) property and to waive the sanitation bond. Motion carried.
ACTION ITEM: Arch Subcommittee: Contact Ian re approval.

4.3 Road Committee: Bruce Ganje/Eric Newhouse, Co-Chair

1. ACTION ITEM – Order road signs. Denise passed out a list of potential signs to be ordered for N & S Glastonbury w/price estimated. Denise to research sign post expense. Budget for signs & posts needs to be determined and approved at a future date.

2. ACTION ITEM – Replacing Stop sign at GAV w/Yield Sign. Replacing Yield sign w/Stop sign in N. Glastonbury at bottom of Sirius Road. Not completed. Ian to ask Dan Blocker to put them up.

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Cynthia to also ask Dan to trim out sapsucker branches on corner of bottom of Sirius.

3. ACTION ITEM – Intersection of Sirius and Story roads.

4. ACTION ITEM- David to get mower. David got 4 ft. wide mower and has started to mowing edges of road—but delayed due to problems w/mower. Plans to mow all of roads, including soccer field, next week.

4.4 Complaint Committee: Charlotte Mizzi, Chair

1. ACTION ITEM – **Everett Johnston complaint letters/emails re: Parcel 60**
The Board reviewed a letter that David proposed be sent to Everett Johnston in response to Johnston's August 21, 2002 letter. David and Orlando Johnson (who has power of attorney for owners of Parcel 60) reviewed clean-up already accomplished. Orlando reviewed that certain actions of John Waid leaving a snowplow on Parcel 60 & John Fanuzzi dumping and burning a home on Parcel 60 have contributed to clean-up problem. GLA suggested that Orlando contact Fanuzzi and ask him to clean up the left over debris.
MOTION: Charlotte motioned and Cynthia seconded that David's proposed letter to Everett Johnston with amendment to include history of clean-up to date, be sent to E. Johnston in response to his August 21st letter and cc to Alexander Oudendijk (Parcel 60 owner), Orlando Johnson and Phil and Carol Hanifan. Motion passed.

2. COMPLAINT: **Phil and Carol Hanifan (Owners of Parcel 61, SG) 8/27/02 Complaint Letter Re: Eyesores on Parcel 60 and other nearby properties.** Board discussed Hanifan's letter.
MOTION: Robert motioned and Cynthia seconded that Charlotte send a response to the Hanifans and enclose a copy of the letter David will send to E. Johnston in response to his Aug. 21, 2002 letter re: Parcel 60. Letter should include that Hanifans need to a) send GLA a detailed list of eyesore materials that they can see on Parcel 60 and b) contact the other neighbors and list complaints about eyesores on their properties as well. Denise to draft letter. Motion carried

3. ACTION ITEM: **Brettschneider Complaint Re: Parcel 81, SG/Donald Hansard**. Two letters have been written to D. Hansard; the second letter gave 10 day notice asking for written response. GLA has received no response as of this date.
MOTION: Philip motioned and Charlotte seconded that we turn the Hansard issue over to our attorney, Joseph Swindlehurst, to file injunctive relief. We should instruct our attorney to file after October 6 (when Mercury is no longer retrograde). Notify Hansard of our action. Motion carried.

4. ACTION ITEM – **Complaint Re: Kathleen Ulrich/Woodriff/Parcel 32, NG**
David reported that Kathleen has put up three 10x20 ft. tents, filled them with a lot of stuff and there is still stuff around the property. Charlotte has written letters and has personally visited Kathleen about this matter. Eric reported that he has visited and talked to Kathleen about submitting building plans

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recently and over the years. Nothing has been done with the building and no building plans have been submitted to GLA. Board has concerns about workmanship, roof trusses that are bent/uneven, house

sitting on top of adobe brick structure, questionable floor structure & bearings, unfinished building. MOTION: Philip motioned and Charlotte seconded to hand over the Kathleen Woodriff issue to our attorney, Joseph Swindlehurst, to file injunctive relief concerning 1) the eyesores around Kathleen's home and 2) the structure of her home. We need to provide attorney w/ Covenant references that empower the Board to act on these issues plus a chronological history of complaints against Kathleen. We should instruct our attorney to file after October 6 (when Mercury goes retrograde). Motion carried.

5. ACTION ITEM – Charlotte to respond to **Nicola Woywitka 8/4/02 Complaint Letter Re: Knapweed on Private Property**. Charlotte didn't have copy of letter. Denise to forward a copy to her to handle.

6. ACTION ITEM - **Kathleen Rakela-8/23/02 Complaint Letter Re: Weeds**
Walter to handle response to Kathleen. Letter to include that GLA has contracted people to spray weeds on sides of roads and we have weed control programs & incentives, including Park County's incentive to control weeds in North Glastonbury.

7. ACTION ITEM – Note to people living in travel trailer on Tract 53-E (SG). Problem resolved. Home being built.

8. ACTION ITEM – **Parcel 56 NG Statue Complaint**. No "formal" complaint has been submitted yet.

4.5 Land Use Master Plan Committee: Daniel Kehoe, Jr. /Eric Newhouse, Co-Chair. No report

ACTION ITEM – David report on mineral rights. No report.

4.6 Recreation Committee: Eric Newhouse, Chair
ACTION ITEM – Present plan for recreation land. Not discussed.

4.7 Web Site Committee: George Makris, Chair. David reminded everyone that website is up. Website name is: GLA-MT.ORG Acrobat Reader is required to read website. Website needs link to download Acrobat Reader. Discussed putting meeting minutes on website and potential problems.

4.8 Weed Committee: Philip Hoag.
Cynthia reported that Nicola Woywitka has received information from the County about knapweed and thinks GLA should send this information yearly to Glastonbury landowners to keep them informed. David reported that Philip reviews the weed situation at each GLA Annual Meeting. Philip suggested

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that representatives from N & S Glastonbury identify names of property owners that have weeds and turn names over to GLA. Then GLA could turn names into the County weed control people. County will then notify owners to comply w/weed regulations.

4.9 Ombudsman Report: Regina Wunsch (SG) Richard Johnson (NG) No report.

5. Other Business

Election Committee: David reported that we have sent out a letter re: November GLA Board elections. (See attached) We need a Board member who is not on a committee and won't be running in November) to be chairman of Election Committee. Chairman solicits people to help him/her call around looking for candidates and also helps supervise elections/ballots at annual meeting. Secretary (Denise) handles all mailings and paperwork, etc.

6. Next Meeting and Adjournment

The meeting was adjourned at 9:45 p.m. with no further business. The next meeting will be held October 7, 2002 at Golden Ratio Woodworks, 7 p.m.

NEW ACTION ITEMS

TR90902.2 Denise to work w/Cynthia on liens: research, preparing lists, writing letters and filing.

AR90902.1 Dan to add to top of architectural application form that landowner's are required to complete application form and receive GLA approval before construction.

AR90902.3 David to ask Bruce to talk to Follman about road being too steep (Driveway Standards--Table 4, page 7). Robert and Bruce to meet w/Follman to advise him as to what can be done.

AR90902.11 Charlotte & Ian to research and propose content and design of sign and submit to Board.

AR90902.12 David to respond to letter from Carl Anderson's attorney, Robert Jovick.

RD90902.1 Denise to research cost of sign posts & poles and submit to Board.

RD90902.2 Ian to contact Dan Blocker to replacing Stop sign at GAV w/Yield Sign & replacing Yield sign w/Stop sign in N. Glastonbury at bottom of Sirius Road.

RD90902.3 Cynthia to ask Dan Blocker to trim sapsucker branches-corner of Sirius & Story roads.

RD90902.4 David to mow roads, including soccer field.

File: MtgMins 09 09 02 Final.doc
Approved: 10 7 02
Amended: 09 24 02- final

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CP90902.1 Denise to send letter to Everett Johnston in response to Everett's August 21st letter & cc to Alexander Oudendijk (Parcel 60 owner), Orlando Johnson and Phil and Carol Hanifan. Done.

CP90902.2 Denise to draft letter to the Hannifans (from Charlotte) with enclosure of a copy of the letter David's letter to Everett. Johnston.

CP90902 After clean-up of Parcel 60 shelter site is completed--send follow up letter to E. Johnston. stating that GLA feels that exemplary efforts have been made to clean up Parcel 60 shelter, etc.

CP90902 Denise & Charlotte to review complaint procedures & submit to Board for posting on our website.

CP90902 To complete GLA records on Parcel 60 complaint, Charlotte to write Orlando Johnson asking him to confirm *in writing* that since his phone conversation from a GLA board member in early June, he is in the process of cleaning up Parcel 60 and date he plans to have it completed.

CP00902.3 Give our attorney information on Brettschneider complaint re: Hansard/Parcel 81 (SG) issue to file injunctive relief.

CP90902.4 Denise to prepare chronological history of Kathleen Ulrich/Woodriff property eyesore & construction application noncompliance. Send information to our attorney to file injunctive relief. Notify Kathleen of this action.

CP90902.5 Charlotte to write to Nicola Woywitka in response to her 8/4/02 letter re napweeds on private land.

CP90902.6 Walter to draft letter to Kathleen Rakela re: her weed complaint and e-mail draft to Board for input before sending it to her.

File: MtgMins 09 09 02 Final.doc
Approved: 10 7 02
Amended: 09 24 02- final

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Glastonbury Landowners Association

Board of Directors Meeting Agenda

September 9, 2002

1. **Call to Order, Opening Prayer**

2. **Reading and Disposition of Minutes**
   - August 5, 2002

3. **General Business**
   3.1 **Changes to Covenants**

4. **Report of Officers and Committees.**
   4.1 **Treasurer's Report** – Cynthia Dodge-Blocker, Treasurer

   4.2 **Architecture Subcommittee** - Robert Wallace, Co-chair
   ACTION ITEM – Review Architectural forms
   ACTION ITEM – Report of Eric's discussion with the county re: Filing review forms
   ACTION ITEM – Send letter re: approval of road on Tract 53-D (SG)
   ACTION ITEM – Find missing papers and send Approval Notice re. double wide on Tract 32-B (NG) Dubiel
   ACTION ITEM – Send Approval Notice for Subdivision of Parcel 48 (NG), Green
   ACTION ITEM – Send Approval Notice for Tract 38 (NG), Gough
   ACTION ITEM – Send Approval Notice for Parcel 79 (SG), Spallone
   ACTION ITEM – Send Approval Notice for Parcel 59 (SG), Johnston
   ACTION ITEM - Informed John Wade of boards decision re. Parcel 90 (SG)
   ACTION ITEM – Call Raven re. setbacks on Tract 53-D (SG) on application
   ACTION ITEM – Report on new Entrance signs

   4.3 **Road Committee** – Bruce Ganje & Ian Scott– Co-chair
   ACTION ITEM – Order road signs
   ACTION ITEM – Replacing stop sign at GAV
   ACTION ITEM – Intersection of Sirius and Story Rd

   4.4 **Complaint Committee** – Charlotte Mizzi - Chair
   ACTION ITEM – Charlotte sent letter to Woywitka
   ACTION ITEM – Everett Johnston complaint letters/emails
   ACTION ITEM – Carl Anderson letter
   ACTION ITEM – Kathleen Woodriff inspection
   ACTION ITEM – Note to people living in travel trailer on Tract 53-E (SG)
   ACTION ITEM – Parcel 56 NG Statue Complaint

   4.5 **Land Use Master Plan Committee** - Daniel Kehoe, Jr., Co-chair
   ACTION ITEM – David report on mineral rights

   4.6 **Recreation Committee** - Eric Newhouse, Co-Chair
   ACTION ITEM – Present plan for recreation land

   4.7 Ombudsman Report - Regina Wunsch (SG) & Richard Johnson (NG)

5. **Other Business**
   5.1 **Web Site**

6. **Next Meeting and Adjournment**

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GLASTONBURY LANDOWNERS ASSOCIATION, INC.

Balance Sheet

As of September 9, 2002

	Sep 9, 02
ASSETS	
Current Assets	
Checking/Savings	
1st National Bank Checking	2,772.55
1st National Bank Savings	29,557.15
Total Checking/Savings	32,329.70
Accounts Receivable	
Accounts Receivable	79,801.69
Total Accounts Receivable	79,801.69
Total Current Assets	112,131.39
TOTAL ASSETS	**112,131.39**
LIABILITIES & EQUITY	
Equity	
Beginning Balance	11,816.51
Opening Bal Equity	-89.99
Retained Earnings	77,055.17
Net Income	23,349.70
Total Equity	112,131.39
TOTAL LIABILITIES & EQUITY	**112,131.39**

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GLASTONBURY LANDOWNERS ASSOCIATION, INC.
Income & Expense 2002
January through September 9th 2002

	Jan 1 - Sep 9, 02
Income	
Assessment Prior to 1998 Paid	220.00
Bond Account	1,250.00
Finance Charges	152.84
Interest CUT Pavement Loan	1,886.48
Interest Income	342.78
Land & Dwelling Assessment	
Dwelling Assessment 1998	110.50
Dwelling Assessment 1999	347.47
Dwelling Assessment 2000	256.67
Dwelling Assessment 2001	1,412.63
Dwelling Assessment 2002	13,738.61
Golden Age Village Assessment	2,940.00
Land Assessment 1998	230.50
Land Assessment 1999	447.48
Land Assessment 2000	382.68
Land Assessment 2001	1,926.18
Land Assessment 2002	23,798.45
Total Land & Dwelling Assessment	45,591.17
Late Fee/Finance Charge	864.22
Misc Income	-29.54
Story Road Project	-240.00
Upgrade Fee	-40.00
Total Income	49,997.95
Expense	
Banking Fees	
Service Charge	12.50
Total Banking Fees	12.50
General Repairs & Maintenance	
Clean-up Day	743.49
Snow Fences	192.50
Weed Control	818.75
Total General Repairs & Maintenance	1,754.74
Insurance/Liability	5,247.73
License & Taxes	30.00
Materials	38.28
Office Expense	
Copying & Mailing	342.70
Miscellaneous	12.94
Stamps & Postage	81.64
Office Expense - Other	167.86
Total Office Expense	605.14
Petty Cash	200.00
Postage	118.38
Professional Fees	
Accountant	85.00
Bookkeeper	2,006.48
Legal Council/Service	1,126.19
Secretarial	2,598.28
Web Site	168.00
Total Professional Fees	5,983.95
Road Repairs & Maintenance	
Grading & Graveling	7,807.50
Loan Payment	22,668.96
Road Signs	92.65
Snow Plowing	2,240.00
Road Repairs & Maintenance - Other	3,788.52
Total Road Repairs & Maintenance	36,597.63

Clare Parker Bookkeeping Services 406-333-4614

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	Jan 1 - Sep 9, 02
Water Reservoir	4,367.28
Total Expense	54,955.63
Net Income	-4,957.68

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GLASTONBURY LANDOWNERS ASSOCIATION, INC.
Profit & Loss Budget Overview
January 1 through September 9, 2002

	Jan 02	Feb 02	Mar 02	Apr 02	May 02	Jun 02
Income						
Donation		0.00	0.00	0.00	0.00	0.00
Finance Charges	25.00	25.00	25.00	25.00	25.00	25.00
Interest CUT Pavement Loan	0.00	641.31	0.00	0.00	615.19	0.00
Interest Income	216.66	216.66	216.66	216.66	216.66	216.66
Land & Dwelling Assessment						
Dwelling Assessment 2002	2,565.00	2,565.00	2,565.00	2,565.00	2,565.00	2,565.00
Land Assessment 2002	2,121.66	2,121.66	2,121.66	2,121.66	2,121.66	2,121.66
Total Land & Dwelling Assessment	4,686.66	4,686.66	4,686.66	4,686.66	4,686.66	4,686.66
Late Fee/Finance Charge	125.00	125.00	125.00	125.00	125.00	125.00
Total Income	5,053.32	5,694.63	5,053.32	5,053.32	5,668.51	5,053.32
Expense						
Emergency Fund		0.00	0.00	0.00	0.00	0.00
General Repairs & Maintenance						
Equipment Repairs	4.16	4.16	4.16	4.16	4.16	4.16
Snow Fences	37.50	37.50	37.50	37.50	37.50	37.50
Weed Control	225.00	225.00	225.00	225.00	225.00	225.00
Total General Repairs & Maintenance	266.66	266.66	266.66	266.66	266.66	266.66
Gifts/Appreciation	16.66	16.66	16.66	16.66	16.66	16.66
Insurance/Liability	387.50	387.50	387.50	387.50	387.50	387.50
Office Expense						
Copying & Mailing	91.66	91.66	91.66	91.66	91.66	91.66
Miscellaneous	4.16	4.16	4.16	4.16	4.16	4.16
Supplies	16.66	16.66	16.66	16.66	16.66	16.66
Total Office Expense	112.48	112.48	112.48	112.48	112.48	112.48
Professional Fees						
Accountant	25.00	25.00	25.00	25.00	25.00	25.00
Bookkeeper	100.00	100.00	100.00	100.00	100.00	100.00
Legal Council/Service	58.33	58.33	58.33	58.33	58.33	58.33
Secretarial	766.66	766.66	766.66	766.66	766.66	766.66
Total Professional Fees	949.99	949.99	949.99	949.99	949.99	949.99
Projects						
Snow Plow/Sander Truck		0.00	0.00	0.00	0.00	0.00
Total Projects		0.00	0.00	0.00	0.00	0.00
Rental	25.00	25.00	25.00	25.00	25.00	25.00

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GLASTONBURY LANDOWNERS ASSOCIATION, INC.
Profit & Loss Budget Overview
January 1 through September 9, 2002

	Jan 02	Feb 02	Mar 02	Apr 02	May 02	Jun 02
Road Repairs & Maintenance						
Grading & Graveling	666.66	666.66	666.66	666.66	666.66	666.66
Loan Payment	0.00	6,941.13	0.00	0.00	6,941.13	0.00
Sanding	41.66	41.66	41.66	41.66	41.66	41.66
Snow Plowing	250.00	250.00	250.00	250.00	250.00	250.00
Total Road Repairs & Maintenance	958.32	7,899.45	958.32	958.32	7,899.45	958.32
Taxes						
Income Tax	4.16	4.16	4.16	4.16	4.16	4.16
Real Estate	8.33	8.33	8.33	8.33	8.33	8.33
Total Taxes	12.49	12.49	12.49	12.49	12.49	12.49
Total Expense	2,729.10	9,670.23	2,729.10	2,729.10	9,670.23	2,729.10
Net Income	**2,324.22**	**-3,975.60**	**2,324.22**	**2,324.22**	**-4,001.72**	**2,324.22**

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GLASTONBURY LANDOWNERS ASSOCIATION, INC.
Profit & Loss Budget Overview
January 1 through September 9, 2002

	Jul 02	Aug 02	Sep 1 - 9, 02	TOTAL Jan 1 - Sep 9, 02
Income				
Donation	0.00	0.00	0.00	0.00
Finance Charges	25.00	25.00	7.50	207.50
Interest CUT Pavement Loan	0.00	615.19	0.00	1,871.69
Interest Income	216.66	216.66	65.00	1,798.28
Land & Dwelling Assessment				
Dwelling Assessment 2002	2,565.00	2,565.00	769.50	21,289.50
Land Assessment 2002	2,121.66	2,121.66	636.50	17,609.78
Total Land & Dwelling Assessment	4,686.66	4,686.66	1,406.00	38,899.28
Late Fee/Finance Charge	125.00	125.00	37.50	1,037.50
Total Income	5,053.32	5,668.51	1,516.00	43,814.25
Expense				
Emergency Fund	0.00	0.00	0.00	0.00
General Repairs & Maintenance				
Equipment Repairs	4.16	4.16	1.25	34.53
Snow Fences	37.50	37.50	11.25	311.25
Weed Control	225.00	225.00	67.50	1,867.50
Total General Repairs & Maintenance	266.66	266.66	80.00	2,213.28
Gifts/Appreciation	16.66	16.66	5.00	138.28
Insurance/Liability	387.50	387.50	116.25	3,216.25
Office Expense				
Copying & Mailing	91.66	91.66	27.50	760.78
Miscellaneous	4.16	4.16	1.25	34.53
Supplies	16.66	16.66	5.00	138.28
Total Office Expense	112.48	112.48	33.75	933.59
Professional Fees				
Accountant	25.00	25.00	7.50	207.50
Bookkeeper	100.00	100.00	30.00	830.00
Legal Council/Service	58.33	58.33	17.50	484.14
Secretarial	766.66	766.66	230.00	6,363.28
Total Professional Fees	949.99	949.99	285.00	7,884.92
Projects				
Snow Plow/Sander Truck	0.00	0.00	0.00	0.00
Total Projects	0.00	0.00	0.00	0.00
Rental	25.00	25.00	7.50	207.50

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GLASTONBURY LANDOWNERS ASSOCIATION, INC.
Profit & Loss Budget Overview
January 1 through September 9, 2002

	Jul 02	Aug 02	Sep 1 - 9, 02	TOTAL Jan 1 - Sep 9, 02
Road Repairs & Maintenance				
Grading & Graveling	666.66	666.66	200.00	5,533.28
Loan Payment	0.00	6,941.13	0.00	20,823.39
Sanding	41.66	41.66	12.50	345.78
Snow Plowing	250.00	250.00	75.00	2,075.00
Total Road Repairs & Maintenance	958.32	7,899.45	287.50	28,777.45
Taxes				
Income Tax	4.16	4.16	1.25	34.53
Real Estate	8.33	8.33	2.50	69.14
Total Taxes	12.49	12.49	3.75	103.67
Total Expense	2,729.10	9,670.23	818.75	43,474.94
Net Income	**2,324.22**	**-4,001.72**	**697.25**	**339.31**

GLA 01234

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

September 3, 2002

Dear Friends and Neighbors, Glastonbury Landowners,

Greetings from the heart of Paradise Valley!

As our beautiful Montana summer begins to fade, the Glastonbury Landowners Association (GLA) is planning the sixth Annual Glastonbury Landowners Meeting and election of Board of Directors and Ombudsmen. Our meeting and election will be held at Emigrant Hall on Saturday, November 16, 2002 from 10:00 a.m. to 1:00 p.m.

This letter is notification that the period for filing of candidates is open until October 5, 2002. Members (Glastonbury landowners) may nominate themselves and/or other Members to serve on the Board or as an Ombudsman.

In considering yourself or another as a potential candidate, you will want to take into account important factors such as the ability to attend monthly meetings in person and eligibility--as explained on the enclosed Nomination Form. Please review these factors with individuals you would like to nominate, and ask if they are willing to run for election before sending in your nomination.

To give candidates an opportunity to communicate their qualifications to Members, we ask each one to mail to the Nomination Committee (at the above address) a paragraph that gives a brief description of his/her eligibility, qualifications and interest in serving on the Board. This information can be written on the back of the enclosed nomination form. Please remember to ask potential candidates to mail in this information as well. Prior to the November elections, the biographies of candidates will be included in another mailing that will notify Members of our Annual Meeting and provide mail-in ballots.

If there has been any change in the ownership of your property, we would appreciate your contacting us at the above address to inform us about the transfer of ownership, including the name, address and telephone number of the new owner. This will assist us in keeping our records up-to-date and insure that every Member is notified about our November 16 meeting and future announcements.

Thank you for your continuing support of the Glastonbury Landowners Association.

Sincerely yours,

Denise M. Orr
Secretary to the GLA Board

Enclosure

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NOMINATION FORM FOR BOARD OF DIRECTORS OF THE GLASTONBURY LANDOWNERS ASSOCIATION 2002

The Bylaws of the Glastonbury Landowners Association, Inc., Article VI, Subsection C, state in part: "NOMINATION OF DIRECTORS. Prior to each annual meeting, the Board shall prescribe the opening date and closing date of a reasonable filing period in which every Member in good standing* who has a bone fide interest in serving as a Director may file as a candidate for any position to be filled by votes of the Membership Interests. The closing date shall allow time for the ballots to be mailed with the notice of the Annual Meeting to the Members. The Board shall also establish such other Rules as it deems appropriate to conduct the nomination of Directors in a fair, efficient and cost-effective manner... Nominations shall also be permitted from the floor at the Annual Meeting. All candidates shall have a reasonable opportunity to communicate their qualifications to the Members and to solicit votes."

Article X, Subsection C of the Bylaws states in part: "NOMINATION OF OMBUDSMAN. Concurrent with the opening date and the closing date of the filing period for election to the Board of Directors any Member in good standing may file as a candidate for the Ombudsman position. Candidates for the Ombudsman position in Glastonbury North must reside in Glastonbury North and candidates for the Ombudsman position in Glastonbury South must reside in Glastonbury South at the time of their election..."

*A Member in good standing is one who is current in the payment of assessments and is not in violation of the Covenants.

This year, South Glastonbury landowners will be electing three new Directors for two-year terms. North Glastonbury landowners will also be electing three new Directors for two-year terms plus one new Director for a one-year term--to complete Jon Olsen's term. (Jon recently moved out of state and served 1 year of his 2-year term.) Each Glastonbury will also elect 1 Ombudsman for a 1-year term.

You may nominate candidates from North or South Glastonbury, even though at election time you may vote only for the candidates from the Community in which you own land.

The following Directors are currently serving two-year terms and are not eligible for Nomination: David Tonkin, Dan Kehoe, Jr. and Cynthia Dodge-Blocker (South Glastonbury) and Robert Wallace and Charlotte Mizzi (North Glastonbury).

Those Directors completing terms of office and, therefore, are eligible for nomination: Walter Wunsch, Bruce Ganje and George Makris (South Glastonbury) and Philip Hoag, Eric Newhouse and Ian Scott (North Glastonbury).

Please use the reverse side of this form for writing the paragraph stating your qualifications to serve as a Director or Ombudsman.

Name of Nominee	Address	Phone	Lot No.	N or S
(Director)				
(Ombudsman)				

Please mail or fax your Nomination forms so that they are received no later than October 5, 2002.

MAIL: **Nominating Committee**
Glastonbury Landowners Association, Inc.
P.O. Box 312
Emigrant, MT 59027
FAX: **406-333-9553**

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David said this should be reviewed & voted on at next mtg since not enough e-mail votes came in (8/5)

Denise Orr

From: Ian Scott [scotsman@mcn.net]
Sent: Friday, June 07, 2002 12:22 AM
To: CDTonkin@aol.com; Dancynv7@aol.com; MBGANJE@aol.com; yrpub@wtp.net; DanKehoe2@aol.com; makris@goldenhelix.com; Charlotte Mizzi; enewhouse@mcn.net; vondir@prodigy.net; Mary Wallace; wunsch@mcn.net
Subject: small cabin approval

No time

Log cabin Sauna.jpg (25 KB)

To the board,

I would like a vote via email to approve a small cabin I am building on my land. It will be used as a sauna and spare room. Attached is a rough hand drawing. The cabin is visible from nowhere, and is at least 40' from the nearest property line. I intend to dig a large hole, fill it with gravel and a 50gallon drum, (maybe I could it from parcel 60) to use as a french drain. Please send any comments and a Yeah or Nay.

Thank you

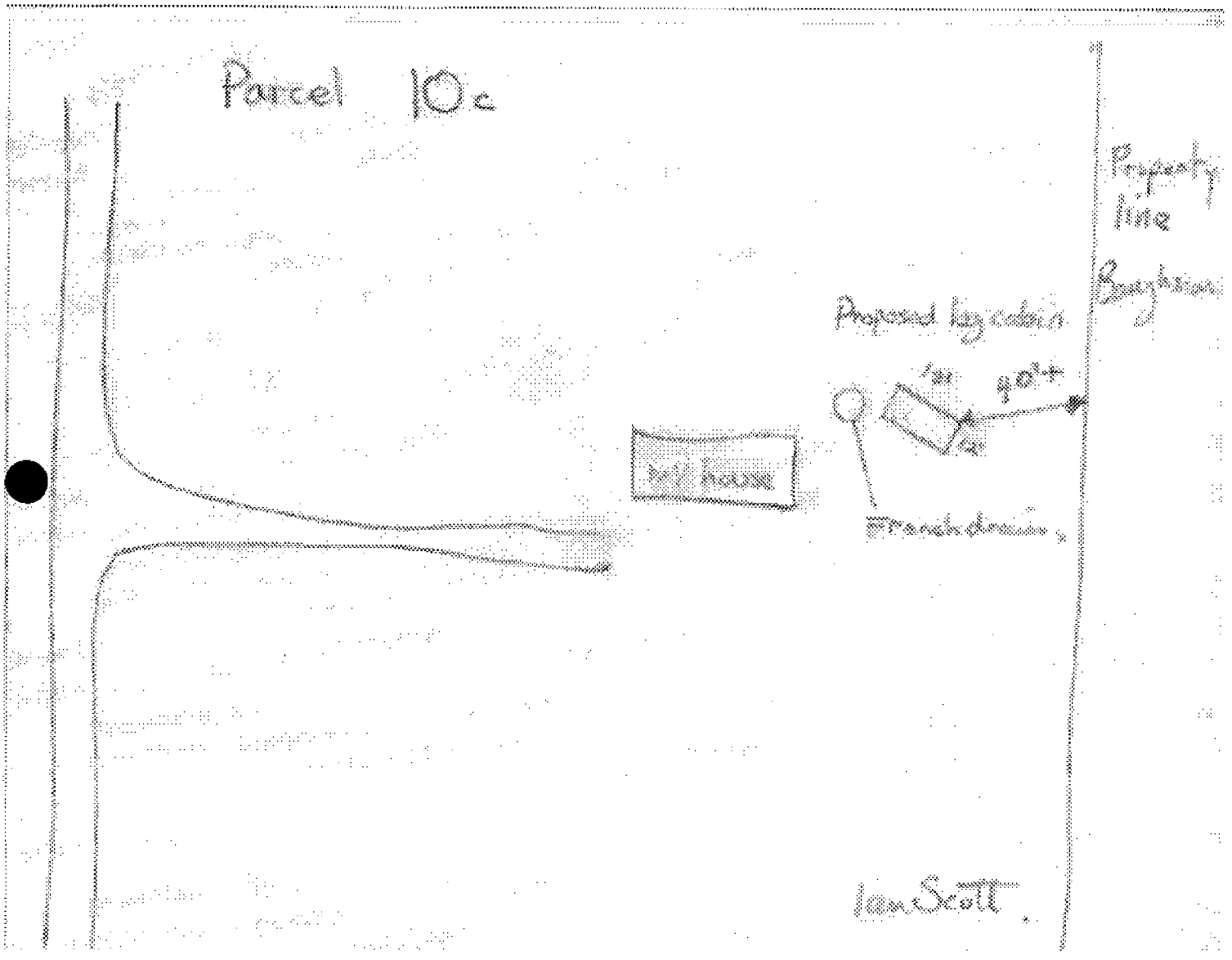
Ian

(1) (2)

Motion Robert & Walter accept. Bond waived

GLA 01237

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Denise Orr

From: <CDTonkin@aol.com>
To: <denisemorr@msn.com>
Sent: Monday, August 05, 2002 3:57 PM
Subject: Re: Attachments and Question

There was not enough votes. We should do it tonight.

Denise Orr

From: DanKehoe2@aol.com
Sent: Sunday, June 09, 2002 9:37 PM
To: scotsman@mcn.net; CDTonkin@aol.com; Dancynv7@aol.com; MBGANJE@aol.com; yrpub@wtp.net; makris@goldenhelix.com; Charlotte Mizzi; enewhouse@mcn.net; vondir@prodigy.net; Mary Wallace; wunsch@mcn.net
Subject: Re: small cabin approval

Ian's cabin looks OK to me also.
Daniel

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Denise Orr

From: George C. Makris [makris@goldenhelix.com]
Sent: Monday, June 10, 2002 8:43 AM
To: DanKehoe2@aol.com; scotsman@mcn.net; CDTonkin@aol.com; Dancynv7@aol.com; MBGANJE@aol.com; yrpub@wtp.net; Charlotte Mizzi; enewhouse@mcn.net; vondir@prodigy.net; Mary Wallace; wunsch@mcn.net
Subject: RE: small cabin approval

Same.

George

Ian's cabin looks OK to me also.
Daniel

Denise Orr

From: MBGANJE@aol.com
Sent: Sunday, June 09, 2002 2:50 PM
To: DanKehoe2@aol.com; CDTonkin@aol.com; Dancynv7@aol.com; yrpub@wtp.net; makris@goldenhelix.com; Charlotte Mizzi; enewhouse@mcn.net; vondir@prodigy.net; scotsman@mcn.net; Mary Wallace; wunsch@mcn.net
Subject: Ian Scott Cabin

OK by me

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9/SEPT/2002

I give my proxy to Daniel Kehue.

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Glastonbury Landowners Association

Board of Directors Meeting Minutes

October 7, 2002

CONFIDENTIAL – DO NOT COPY

1. Call to Order, Prayer

The meeting was called to order by David Tonkin at 7:20 p.m., at Golden Ratio Woodworks. Ian gave the opening prayer.
PRESENT: David Tonkin (President), Robert Wallace (Vice-President), Cynthia Dodge-Blocker (Treasurer), Philip Hoag (Secretary), Bruce Ganje, Charlotte Mizzi, Eric Newhouse, Ian Scott
ABSENT: Daniel Kehoe, Jr., George Makris, Walter Wunsch
PROXIES: Walter Wunsch to Cynthia Blocker
ALSO ATTENDING: Regina Wunsch (Ombudsman), Denise Orr (GLA secretary), Clare Parker (Accountant), Gary and Nancy Olsen (3938 US Hwy 89 S)

2. Reading and Disposition of the Minutes General Business

September 9, 2002 Meeting Minutes
MOTION: Charlotte moved and Cynthia seconded to approve the September 9, 2002 meeting minutes as amended. Motion carried.

3. General Business

4. Report of Officers and Committees

4.1 Treasurer's Report: Cynthia Dodge-Blocker, Treasurer
Cynthia passed out "Transactions to Date-September in Check Book 2002."
Claire passed out "Balance Sheet as of 10/7/02" & "Income & Expense Budge Overview" January 1 through October 7, 2002."

Board questioned why budget amounts were odd amounts instead of even amounts.

ACTION ITEM – Liens. Cynthia passed out list of 19 liens filed 10/07/02 on landowners with delinquent assessments of $1,000 or more. Also passed out 2 form letters (attached). The first was sent to the 19 landowners who had liens filed on their property and the second will be sent to those w/delinquent assessments under $1,000.
Letter #1-- Notification that a lien has been filed and a 10% discount offered if paid within 10 days. Board reviewed letter and compared it to the 9/9/02 Board motion giving people in this category 30 days to respond and 2 months to pay.
MOTION: Philip motioned and Robert seconded to change the terms of Letter #1 as voted on in 9/9/02 meeting as follows: Cynthia has the authority to extend the 10 day 10% discount period that ends on 10/18/02 to 11/16/02 midnight. This means that Cynthia can offer this extension to anyone who received Letter #1 (10/07/02), and contacts her about their delinquent assessment dues. Motion carried.
Letter #2--To be sent to those with delinquent assessments from $240 to $999.00. Includes warning that lien will be filed if GLA doesn't receive payment of assessments in arrears.
MOTION: Eric motioned and Robert seconded to change Letter #2 to read that a) people can pay their assessments within 30 days and, b) if someone contacts Cynthia within that 30 days and needs more time to pay, Cynthia has the authority to extend to them an additional 30 days. Motion carried.

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4.2 Architecture Subcommittee: Robert Wallace/Bruce Ganje, Co-Chair
ACTION ITEM – Finalize Architectural forms. No report.

ACTION ITEM – Road on Tract 53-D (SG) / Henry & Joan Follman. Meeting with Follman has not taken place although phone discussions have taken place. Board discussed history of problems with Follman's driveway application and actions to be taken.

ACTION ITEM – Tract 32-B Construction (NG) / Dubiel. Find missing papers and send Approval Notice. Application has been requested, but not received.

ACTION ITEM – Tract 53-A (NG), Catherine Raven. Send Disapproval Notice for home construction. Not sent.

ACTION ITEM – Report on new Entrance signs. Tabled.

ACTION ITEM – Report on cost of signs. Tabled.

ACTION ITEM – Parcel 69 (SG) / Carl Anderson. Respond to letter from Carl Anderson's attorney Robert Jovick. Philip reported that he wrote to Robert Jovick informing him that GLA would review letter at 10/7/02 meeting and response would be sent by 10/10/02. David read a draft of proposed letter of response to Jovick. Board approved draft should be sent with the following additions: 1) GLA appreciates that Mr. Anderson brought up the issue that there are other driveways in violation of safety standards 2) GLA Board wants to make sure that all driveways are safe. 3) In next 30 days similar letters as sent to Mr. Anderson will be sent to owners of lots who have similar violations with their driveways.

Lot 53-D (SG) / Henry & Joan Follman Building Application
Board reviewed Follman's cabin application, including driveway problems and disapproved his application. Bruce reported that Harold Marshington, who built the road, told Bruce that he agreed that the road was pretty steep and that the Follman's knew this as well. In the application, Follman indicated he had paid the $250 Sanitary Bond that GLA has no record of receiving.

Lot 35-D (SG) / Joe and Lorraine Swift Building Letter
A letter asking for approval of Greenhouse (to be attached to the back of their existing residence of 8 ft. x 35 ft.) was presented to the board.
MOTION: Philip motioned and Eric seconded to approve construction of greenhouse on Lot 35-D (SG)/Joe and Lorraine Swift. Motion carried.

Parcel 46 (NG) / Robert Jensen: Building Application
MOTION: Eric motioned and Philip seconded to give preliminary approval to Robert Jensen/Parcel 46, (NG) application for construction of 2-car garage and workshop providing it is a minimum of 55 ft.

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feet from the centerline of Aquarius Dr and 25 ft. from all other property lines. Motion carried.

Tract 36 & 40 (SG) / Robert Wallace: Final Approval of Minor Subdivision Application.
Robert stated the subdivision was approved by the State.
MOTION: Philip moved and Eric seconded final approval of Parcel 36 & 40 (SG)/Robert Wallace minor subdivision. Motion carried.

Robert requested (on application form) to pay only one land assessment fee on his undeveloped tracts until they sell—similar to what was granted to William Smith previously this year. Need clarification as to whether this was made a policy or was a waiver to an individual.

Parcel 36-E (SG) / Robert Wallace: Building Application
$250 bond submitted. Robert will send copy of maps to Denise.
MOTION: Philip moved and Ian seconded to approve house construction on Parcel 36-E (SG)/Robert Wallace. Motion carried.

Tract 5-C (NG) / Valerie O'Connell
Philip & Ian reported that Valerie O'Connell is planning to install a mobile home without project approval. An architectural application was given to her. Ian reported a well has been dug and that he thinks O'Connell believes her plans have been approved. Board discussed whether her mobile home meets GLA mobile home standards.
David read excerpts re: mobile home standards from Covenants, Draft Master Plan and Community Standards. Philip reported Valerie told him she planned to have her mobile home for a couple of years while she built house. Board discussed ways they could grant Valerie a variance.
MOTION: Philip motioned and Bruce seconded to revise and adopt mobile home standards as listed under Mobile Home Standards in "Community Standards 2-10-2002 Draft" to include that mobile home should: 1) be no older than 10 years old, 2) be a minimum width of 24 feet, 3) have pitch shingled roof 4) have wood siding or simulated wood siding 5) have a foundation that includes stripped footing and 6) is recessed into the ground. Up-to-date Standards should always be included with Covenants when distributed. Motion carried.

4.3 Road Committee: Bruce Ganje/Eric Newhouse, Co-Chair

ACTION ITEM – Report on cost of road signs. Tabled.

ACTION ITEM – Replacing stop sign at GAV and at intersection of Sirius and Story Road.
Short discussion re: problem of removing the "Stop" sign on Helios Way as one is leaving GAV (a private road) onto Sirius Dr (a platted GLA road) and replace it with "Yield" sign. Philip proposed that the two "Yield" signs (currently on Sirius Dr where Helios Way "T's" into Sirius) should be replaced with "15 miles an hour school zone" signs and that the "Stop" signs on Helios should remain.

ACTION ITEM – Dan Blocker to trim undergrowth at Intersection of Sirius and Story Road

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Not done.

ACTION ITEM – Mow edges of roads and recreation field. Not completed.

Gary and Nancy Olsen / Arcturus Rd. (SG): Gary and Nancy attended meeting to request that their private road be snowplowed first thing weekdays mornings as Gary drives a Arrowhead School bus and has to be on road at 6:30 a.m. Eric reported that Dry Creek is a county road and the County has previously considered Dry Creek a low priority and is not been able to plow all its roads in one morning. Discussion included the suggestion to contact County Commissioners and Sarah at Arrowhead School about the problem and elevating the priority of plowing Dry Creek Rd since Gary is driving a school bus. Various suggestions were made to assist the Olsen's with their situation, including putting up snow fences and using chains. Gary also stated he may have to park his car down the road and walk to it. GLA is concerned about guaranteeing the road to Gary's home will be plowed by 6:30 a.m. when he needs to leave for work. Also, discussed snow plowing and sanding options for this winter season.

Construction of Road Above Gemini (NG): Discussed the possibility that the Church may be subdividing the land near the new road that William Smith is working on and if the subdivision is going on—the road to it - will need to be widened.

Damaged North Glastonbury Road Guardrail: Philip reported an accident occurred on Capricorn Dr at the north entrance to North Glastonbury, which badly damaged the guard rail. It will need to be repaired. Philip and the Highway Patrol investigated this matter, but the person who hit the rail hasn't been found. Philip and Dean Kimpson propose that instead of paying high fees to hire guardrail contractors from Billings that they handle the repair.

4.4 Complaint Committee -- Charlotte Mizzi, Chair

ACTION ITEM –Nicola Woywitka compliant letter of 8/4/02. Charlotte to write letter. Not completed.

ACTION ITEM – Parcel 81 (SG)/Donald Hansard. Request attorney to file for injunctive relief. Not done. Charlotte had left a second phone message for Donald over a week ago and he did not return her call. Per 9/9/02 meeting motion, send issue to our attorney.

ACTION ITEM – Parcel 32 (NG)/ Kathleen Ulrich/Woodriff. Make chronological list of complaint history and request attorney to file for injunctive relief. Not done.

ACTION ITEM – Kathleen Rakela re: noxious weeds. Walter to write letter. No report.

ACTION ITEM – Everett Johnston / Parcel 59 complaint Letters/E-Mails Re: Eyesores on Parcel 60. Done.

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ACTION ITEM - Phil and Carol Hanifan / Parcel 61 (SG) complaint Letter Re: Eyesores on Parcel 60 and other nearby properties. Done.

William/Cheryl Smith Formal Complaint (10/7/02) Re: Rakela/Pittendorfer Statues. GLA received formal complaint on 10/7/02.
MOTION: Philip motioned and Charlotte seconded to send letter to Rakela/Pittendorfer that informs them that GLA Board has received a formal complaint regarding the statues and the Board has determined that the statues are eyesores. Site sections 5.05 and 10.02 in Covenant. State that we are giving notice that within 10 days the statues need to be removed or placed somewhere else on their property where they are not visible from any adjoining properties or Glastonbury platted roads and that GLA will need to hear back within 10 days from date of letter. If GLA does not hear back within 10-day period, we will have no other choice but to turn this issue over to our attorney to file for injunctive relief. Send letter certified/return receipt requested. Motion carried.

4.5 Land Use Master Plan Committee: Daniel Kehoe, Jr./Eric Newhouse, Co-Chair. No report.

ACTION ITEM – David to report on mineral rights. No report.

4.6 Recreation Committee: Eric Newhouse, Chair.
ACTION ITEM – Present plan for recreation land. No report.
Eric said that he wants to get weeds mowed prior to grading for the soccer field.

4.7 Web Site Committee: George Makris, Chair. No report

4.8 Weed Committee: Philip Hoag. No report.

4.9 Ombudsman Report: Richard Johnson (NG) Regina Wunsch (SG).
Regina reported she was told about a heated argument between 2 landowners in SG (including physical threats) and that it affected others around them. She advised GLA that such arguments might be prevented if we send all the basic rules of Glastonbury to new landowners and remind all landowners of these rules. Board agreed that this action is important and would review her suggestions.

4.10 Election Committee
Charlotte Mizzi was selected to be Chair Person for Election Committee
Elections will be held at GLA Annual Meeting on Saturday, Nov. 16, 2002 at Emigrant Hall from 10 a.m. to 1 p.m. Denise reported: Philip and Walter *will be* running again; Rick Spallone, Eric Newhouse, Philip Hoag and Ian Scott have been nominated; and Eric, Ian, George and Bruce *will not be* running. Eric said he would nominate James Kozlik if James is interested.

5. Other Business
MOTION: Eric motioned and Philip seconded to approve Denise Orr as an authorized signer on

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GLA's safe deposit box. Motion carried.

6. Next Meeting and Adjournment
The meeting was adjourned at 10:10 p.m. with no further business. The next meeting will be held November 4, 2002 at Golden Ratio Woodworks, 7 p.m.

NEW ACTION ITEMS:

TR100702.1 David to research original budget amounts and contact Clare. **Done**

TR100702.2 Denise to research meeting minutes to determine names & lien status of landowners that GLA filed liens against in past years **(Done)**; research & document GLA policy re: filing liens in Feb. of each year, on delinquent assessments of over $240+ - copies to David & Cynthia **(Started)**.

TR100702.3 Denise to work w/Cynthia on next group of lien letters. **Started**

AR100702.1 Bruce to contact Follman and make apt. for Bruce, Robert, David and William Smith to meet with him to review problem points/questions re: driveway. David to call William Smith and request that he attend meeting. Bruce to ask Follman for cancelled check/proof of $250 bond payment.

AR100702.2 Robert and Denise to research if we have a driveway application that Follman said he submitted in 3/02. **Done; not found**

AR100702.3 Denise to send disapproval form to Follman. **Done**

AR100702.4 Denise to get construction application from Dubiel.

AR100702.5 Denise to send disapproval notice to Catherine Raven. **Done**

AR100702. 6 Bruce to call Catherine Raven to request she submit completed project application forms.

AR100702.7 Denise to research GLA Meeting Minutes (March 2002) re: granting approval to pay separate assessment fees on undeveloped lots in a subdivision until they sell. **Done**

AR100702.8 Add revisions on mobile home standards as adopted by Board on 10/07/02.

AR100702.9 Send Valerie O'Connell mobile home application and adopted mobile home standards, etc. Call her to advise her about GLA concerns and possible waiver.

AR100702.10 Denise to send project approval forms to the Swifts, R. Jensen and R. Wallace. **Done**

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AR100702.11 Send letter of response to Jovick/Anderson. **Done**

AR100702.12 Send letters to homeowners in high South Glastonbury not meeting sight distance standards

RD100702.1 Eric to contact County Commissioners and Sarah at Arrowhead School to facilitate dialogue between them about Olsen snowplowing issue.

RD100702.2 Bruce to talk to Norm re: snow plowing roads by 6:30 a.m.

RD100702.3 Contact Archie Mann and ask if he would be interested in plowing this winter and that GLA would reimburse him $100 for County plowing permit. **Done**

RD100702.4 Ian to contact John Cameron to ask if: 1) he is interested in sanding roads and 2) he wants to sell building.

RD100702.5 Eric and Bruce to research various options for sanding roads & storing sand and bring proposal w/cost estimate to next 11/08 meeting. Then present at annual meeting on 11/16.

RD100702.6 Philip to supervise repair of damaged guardrail on Capricorn Dr,

CP100702.1 Eric to give Denise complaint history file re: Kathleen Ulrich/Woodriff issue so she complete history file for attorney.

CP100702.2 Send complaint file on Parcel 81 (SG)/Donald Hansard file to our attorney to file injunctive relief.

CP100702.3 In response to William/Cheryl Smith Formal Complaint--Send letter to Rakela/Pittendorfer re: statues.

EL100702.1 Denise to contact James Kozlik, Rick Spallone & PhilipHoag. Prepare & mail election letter & absentee ballots. **Done**

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Glastonbury Landowners Association

Board of Directors Meeting Agenda

October 7, 2002

1. **Call to Order, Opening Prayer**

2. **Reading and Disposition of Minutes**
   - September 9, 2002

3. **Report of Officers and Committees.**

   3.1 **Treasurer's Report** – Cynthia Dodge-Blocker, Treasurer
   ACTION ITEM – Liens

   3.2 **Architecture Subcommittee** - Robert Wallace, Co-chair
   ACTION ITEM – Finalize Architectural forms
   ACTION ITEM – Meet with Henry Follman/owner of road on Tract 53-D (SG)
   ACTION ITEM – Find missing papers and send Approval Notice re. double wide on Tract 32-B (NG)/Dubiel
   ACTION ITEM – Send Disapproval Notice for home construction of Tract 53-A (NG)/ Catherine Raven
   ACTION ITEM – Report on new Entrance signs
   ACTION ITEM – Report on cost of signs

   3.3 **Road Committee** – Bruce Ganje & Ian Scott– Co-chair
   ACTION ITEM – Report on cost of road signs
   ACTION ITEM – Replacing stop sign at GAV and at intersection of Sirius and Story Rd
   ACTION ITEM – Daniel Blocker to trim undergrowth at Intersection of Sirius and Story Road
   ACTION ITEM – David to respond to Carl Anderson's letter re: sight distance
   ACTION ITEM – Mow edges of roads and recreation field

   3.4 **Complaint Committee** – Charlotte Mizzi - Chair
   ACTION ITEM – Charlotte to write letter to Nicola Woywitka/response to her 8/4/02 letter
   ACTION ITEM – Request attorney to file for injunctive relief on Parcel 81 (SG)/D.Hansard
   ACTION ITEM – Make chronological list and request attorney to file for injunctive relief on Parcel 32 (NG)/Woodriff
   ACTION ITEM – Walter to write letter to Kathleen Rakela re: noxious weeds

   3.5 **Land Use Master Plan Committee** - Daniel Kehoe, Jr., Co-chair
   ACTION ITEM – David to report on mineral rights

   3.6 **Recreation Committee** – Eric Newhouse, Co-Chair
   ACTION ITEM – Present plan for recreation land

   3.7 **Web Site Committee** – George Makris, Chair

   3.8 **Weed Committee** – Philip Hoag, Chair

   3.9 **Election Committee**
   Select Chair Person

   3.10 **Ombudsman Report** - Regina Wunsch (SG) & Richard Johnson (NG)

4. **Other Business**

5. **Next Meeting and Adjournment**

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GLASTONBURY LANDOWNERS ASSOCIATION, INC.

Balance Sheet

As of October 7, 2002

	Oct 7, 02
ASSETS	
Current Assets	
Checking/Savings	
1st National Bank Checking	2,659.47
1st National Bank Savings	28,720.60
Total Checking/Savings	31,380.07
Accounts Receivable	
Accounts Receivable	79,664.53
Total Accounts Receivable	79,664.53
Total Current Assets	111,044.60
TOTAL ASSETS	**111,044.60**
LIABILITIES & EQUITY	
Equity	
Beginning Balance	11,816.51
Opening Bal Equity	-89.99
Retained Earnings	77,055.17
Net Income	22,262.91
Total Equity	111,044.60
TOTAL LIABILITIES & EQUITY	**111,044.60**

GLA 01252

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GLASTONBURY LANDOWNERS ASSOCIATION, INC.
Income & Expense Budget Overview
January 1 through October 7, 2002

	Jan 1 - Oct 7, 02	Budget	$ Over Budget
Income			
Assessment Prior to 1998 Paid	220.00		
Bond Account	1,250.00		
Donation	0.00	0.00	0.00
Finance Charges	158.84	230.65	-71.81
Interest CUT Pavement Loan	1,886.48	1,871.69	14.79
Interest Income	506.23	1,998.86	-1,492.63
Land & Dwelling Assessment			
Dwelling Assessment 1998	110.50		
Dwelling Assessment 1999	347.47		
Dwelling Assessment 2000	256.67		
Dwelling Assessment 2001	1,483.13		
Dwelling Assessment 2002	14,281.77	23,664.19	-9,382.42
Golden Age Village Assessment	2,940.00		
Land Assessment 1998	230.50		
Land Assessment 1999	467.48		
Land Assessment 2000	502.68		
Land Assessment 2001	2,007.47		
Land Assessment 2002	24,361.60	19,574.02	4,787.58
Total Land & Dwelling Assessment	46,989.27	43,238.21	3,751.06
Late Fee/Finance Charge	907.43	1,153.23	-245.80
Misc Income	-29.54		
Story Road Project	-240.00		
Upgrade Fee	-40.00		
Total Income	51,608.71	48,492.64	3,116.07
Expense			
Banking Fees			
Service Charge	12.50		
Total Banking Fees	12.50		
Emergency Fund	0.00	0.00	0.00
General Repairs & Maintenance			
Clean-up Day	743.49		
Equipment Repairs	0.00	38.38	-38.38
Snow Fences	192.50	345.97	-153.47
Weed Control	1,470.75	2,075.81	-605.06
General Repairs & Maintenance - Other	201.94		
Total General Repairs & Maintenance	2,608.68	2,460.16	148.52
Gifts/Appreciation	0.00	153.70	-153.70
Insurance/Liability	5,247.73	3,575.00	1,672.73
License & Taxes	30.00		
Materials	38.28		
Office Expense			
Copying & Mailing	354.62	845.64	-491.02
Miscellaneous	12.94	38.38	-25.44
Stamps & Postage	81.64		
Supplies	0.00	153.70	-153.70
Office Expense - Other	377.39		
Total Office Expense	826.59	1,037.72	-211.13
Petty Cash	200.00		
Postage	118.38		
Professional Fees			
Accountant	85.00	230.65	-145.65
Bookkeeper	2,006.48	922.58	1,083.90
Legal Council/Service	1,126.19	538.14	588.05
Secretarial	4,008.28	7,073.06	-3,064.78
Web Site	168.00		
Total Professional Fees	7,393.95	8,764.43	-1,370.48
Projects			
Snow Plow/Sander Truck	0.00	0.00	0.00
Total Projects	0.00	0.00	0.00

GLA 01253

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GLASTONBURY LANDOWNERS ASSOCIATION, INC.
Income & Expense Budget Overview
January 1 through October 7, 2002

	Jan 1 - Oct 7, 02	Budget	$ Over Budget
Rental	75.00	230.65	-155.65
Road Repairs & Maintenance			
Grading & Graveling	7,807.50	6,150.48	1,657.02
Loan Payment	22,668.96	20,823.39	1,845.57
Road Signs	92.65		
Sanding	0.00	384.35	-384.35
Snow Plowing	2,240.00	2,306.45	-66.45
Road Repairs & Maintenance - Other	3,788.52		
Total Road Repairs & Maintenance	36,597.63	29,664.67	6,932.96
Taxes			
Income Tax	0.00	38.38	-38.38
Real Estate	0.00	76.85	-76.85
Total Taxes	0.00	115.23	-115.23
Water Reservoir	4,367.28		
Total Expense	57,516.02	46,001.56	11,514.46
Net Income	-5,907.31	2,491.08	-8,398.39

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Glastonbury Landowners Association, Inc.
P.O. Box 312, Emigrant, Montana 59027

September 16, 2002

Mr. and Mrs. Phil Hanifan
1355 Donna Court
Garnerville, Nevada 89460

Dear Phil and Carol,

I am writing to respond to your letter of August 27 in which you expressed your concerns about Lot 60 in South Glastonbury and another neighboring property that you did not specifically identify. I would also like to take this opportunity on behalf of the Board of the Glastonbury Landowners Association (GLA) to welcome you to our community.

We have been aware of the problem with the debris on Lot 60 for several months and we have been working with Orlando Johnson to facilitate the clean up. Please see the enclosed letter to Mr. Everett Johnston to bring you up-to-date with the current status of that issue. Furthermore, as your letter was not specific regarding the offending items that can be seen from your property, we would appreciate receiving a list of those items as soon as possible. With that list we can then make sure the owner of Parcel 60, South Glastonbury, takes care of them.

Regarding the "junk cars" on the property to the northeast of your land: it is the policy of GLA to request that neighbors first try to work out their complaints with one another before asking the GLA Board to step in. If you are unable to determine the name and address of the property owner to the northeast of your property, please feel free to contact Denise Orr (our part-time secretary) at 406-333-9553 or at denisemorr@msn.com. Tell Denise the property "parcel number" and she will be happy to provide you with the owner's name and address.

The Board shares your concerns about the unsightly debris that you have reported on your neighbor's land. We hope that that you will be able to resolve this issue with these neighbors in the near future. However, if you are unable to reach resolution after a reasonable period of time, we welcome you to contact us about this complaint once again.

Sincerely,

Charlotte Mizzi

Charlotte Mizzi
Complaint Committee
Glastonbury Landowners Association, Inc.

Cc: Alexander Oudendijk
Orlando Johnson
File
:dmo

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P.O. Box 1612
Emigrant, MT 59027
September 22, 2002

David Tonkin, Knapweed Committee
Glastonbury Landowners Association, Inc.
P.O. Box 312
Emigrant, MT 59027

Dear David and the Knapweed Committee:

Re: Community-making

Thirteen years ago I moved from a city to the Paradise Valley. The city was composed of neighborhoods and each neighborhood had a name. My neighborhood was called Windsor Park. In addition to houses, in it were a bank, a drugstore, two restaurants, a grocery store, two beauty salons, two churches, a school, a community hall, a playground, a park, and a skating rink.

Like most neighborhoods, it had a board of directors who met regularly to attend to the community's particular needs. For example, since Windsor Park was situated across the street from a university, the board always had to be alert to moves by the university trying to buy up Windsor Park property. If the university ever succeeded in encroaching on Windsor Park, all residents would have experienced decreased land value.

A newsletter, "Windsor Park News", arrived in the mail every few weeks. It kept the neighbors in touch with the community activities and concerns. One knew who the board of directors were and learned about the community's projects, problems, accomplishments of community members, etc. The newsletter was supported by advertisements submitted by members.

In the Paradise Valley, we have a neighborhood named Glastonbury, which is assisted by a board of directors. While some residents have been in Glastonbury fifteen years or more, many are newcomers who have little interaction with their neighbors and have little sense of how being part of Glastonbury can benefit them.

A starting place is needed to draw people together. I suggest that that place, strange as it may seem, is knapweed. Knapweed as a common experience to all landowners can encourage landowners to work together at less cost to control the weed, maintain their land value, show consideration for the environment and, at the same time, raise funds for the building of the Recreation Center intended for the benefit of all GLA members.

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I hope you will consider the enclosed document as a small start in community-making. We need to look out for one another, and we need to develop a genuine concern for how our lifestyle affects those who share this neighborhood with us.

Yours truly,

Nicola Woywitka

Nicola E. Woywitka

GLA 01257

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Glastonbury Landowners Association

Board of Directors Meeting Minutes

November 4, 2002

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1. Call to Order, Prayer

The meeting was called to order by David Tonkin at 7:25 p.m., at Golden Ratio Woodworks. Cynthia gave the opening prayer.
PRESENT: David Tonkin (President), Cynthia Dodge-Blocker (Treasurer), Daniel Kehoe, Jr., Bruce Ganje, Charlotte Mizzi, Ian Scott, Walter Wunsch
ABSENT: Philip Hoag, George Makris, Eric Newhouse, and Robert Wallace
PROXIES: Philip Hoag and Robert Wallace to Ian Scott
ALSO ATTENDING: Clare Parker (Accountant), Henry Follman

2. Reading and Disposition of the Minutes General Business

October 7, 2002 Meeting Minutes
MOTION: Charlotte moved and Cynthia seconded to approve the October 7, 2002 meeting minutes as written. Motion carried.

3. Report of Officers and Committees

3.1 Treasurer's Report: Cynthia Dodge-Blocker, Treasurer
Cynthia passed out Transactions to Date-October in Check Book 2002, Balance Sheet as of 10/7/02 and Income & Expense Budge Overview January 1 through November 4, 2002. Cynthia noted that the budget listed in the second column of the Income & Expense Budget Overview sheets might be a prorated value of the budget. They are still checking.

ACTION ITEM – Research GLA Liens Policy. Still researching lien policy

ACTION ITEM – Liens. Cynthia passed out Final Notice letter of Delinquent Assessment and 30 day notice of filing a lien along with Payment Plan Agreement and 30 Day Extension contract for those asking for it. She also passed out list of outstanding assessments "Updated Final Notice-Less Than $944" dated 10-24-02. On this list, the final notice letter has been sent to those landowners that are listed in blue or have been checked in green.

3.2 Architecture Subcommittee: Robert Wallace/Bruce Ganje, Co-Chair

ACTION ITEM – Finalize Architectural forms. Tabled

ACTION ITEM – Report on new Entrance Signs. Tabled

ACTION ITEM – Road on Tract 53-D (SG) / Henry & Joan Follman. Mr. Henry Follman was at the meeting. David reported that he and Bruce had surveyed the driveway and found the first half to be at 14% grade and the second half at 18% grade. The overall grade is 16%. He also reported that if the building site had been placed where shown on the subdivision drawing the grade would have been 10 – 12%. The board discussed with Mr. Follman his options including moving his driveway so it ties in with the subdivision road above him. Mr. Follman is going to review his options.

ACTION ITEM – Find missing papers and send Approval Notice Re: Tract 32-B Construction (NG) Dubiel. The missing papers have not been found and a new application has been requested, but not received.

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Draft(s); 11 14 02- FINAL
Approved: 12 02 02

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ACTION ITEM – Add revisions to mobile home standards. Not done.

ACTION ITEM – Send mobile home standards to Valerie O'Connell / Tract 5-C (NG). David reported that the sale for the property has not closed and Ms. O'Connell does not own it.

ACTION ITEM – Sight distance letters. The letter is in the process of being finished and sent out.

ACTION ITEM – Granting Robert Wallace "Developer Assessment Relief." David reported that the board had not granted assessment relief to William Smith earlier this year. Instead the Board had decided to discuss this with our attorney and has not done so to date. The board discussed the pros and cons for the relief and that we are not a bank. David suggested that we look into the costs of granting the relief. Points discussed included being consistent in our application of any assessment relief, developer pays all when he sells a lot and pays only 50% of the land assessment for the new lots.

Tract 53-A (SG) / Catherine Raven
Bruce reported that he meet with Catherine and presented her application for her home construction.
MOTION: Bruce moved and Dan seconded to approve Catherine Raven's application for her home and a waiver for the sanitation bond and a waiver allowing her 4' x 6' shed to encroach into the setback allowance. Motion carried.

Tract 37-1B (SG) / Pamela May Building Application
Bruce presented Pamela May's application to pave her driveway.
MOTION: Bruce moved and Ian seconded to approve pavement of driveway. Motion carried.

Tract 30-E (NG) / Paul Ranttalo
Ian reported that Paul had moved a trailer from Tract 7-B to his land. He moved it across Jon Olsen's and the Strykert's driveway without permission and without submitting a building application. Paul reported that he is going to use it as an office until he builds a garage/office in the next several years.
MOTION: Ian moved and Charlotte seconded to write a letter to Paul requesting that he submit an application for the trailer. Motion carried.

Parcel 66 (NG) / John Alexander
Discussed the home John Alexander is constructing on his parcel. No building application has been received. Charlotte mentioned he had talked to her about an application over a month ago. The board agreed to call him and request an application is submitted before he continues construction.

3.3 Road Committee: Bruce Ganje/Eric Newhouse, Co-Chair

ACTION ITEM – Report on cost of signs. David presented Ian's list of road signs and their cost to the board. The board discussed the list of signs and added two warning signs for the curve at the top of the hill on Capricorn Dr, the north entrance to North Glastonbury.

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MOTION: Ian moved and Dan seconded to purchase the signs and pressure treated wood posts and contract out for them to be installed. Motion carried.

ACTION ITEM – Mow edges of roads and recreation field. David reported he completed some of the mowing but had to stop because of problems with the tractor. He may be able to finish later this month.

ACTION ITEM – Replacing stop sign at GAV and at intersection of Sirius and Story Road. Not done; work to be done under Action Item above on costs of signs.

ACTION ITEM – Dan Blocker to trim undergrowth at Intersection of Sirius and Story Road
Not done.

ACTION ITEM – Snow Plowing. David reported on results of meeting with Philip, Ian and Bruce and himself last week. The group recommended that GLA snow plowers not be used to plow private roads and driveways at this time. They also proposed that GLA use deicers instead of sand because of costs. Using sand would cost the GLA approximately $25,000 for a building, bobcat and the sand whereas the cost of equipment to de-ice the roads would be around $7,500 to $10,000 for purchasing the Volunteer fire department's old tanker truck, putting a second hand plow on it, and getting an old 10,000-gallon tank (several used ones around) to hold the mag-chloride de-icing solution. From the meeting, Bruce was to confirm the details of Bozeman using de-icers. Bruce reported his discussion with Bozeman's road department superintendent who said they rely primarily on sand and use de-icers before the storms to help melt the snows as it hits the road. The superintendent noted that the de-icers create black ice below 0 degrees. The board decided to use sand instead of de-icers.
MOTION: Dan moved and Ian seconded to ask the Church if we can use the old gravel pit in South Glastonbury and that GLA purchase a plow, a second hand bobcat (or contract one out), sand and salt to mix with the sand. The motion carried.

ACTION ITEM – Contact Park County and Arrowhead School. No report

ACTION ITEM – Repair of Capricorn Dr guard rail. No report

Others Using Glastonbury Roads
The board discussed the fact that Scott and Lydia Matthews, Walt Goodman and Tom Berry who live adjacent to North Glastonbury use our roads because of their proximity to them--instead of Story Road which is their legal access.
MOTION: Ian moved and Dan seconded that GLA write letters to Scott, Walt and Tom inviting them to participate in using Glastonbury roads and pay our annual road assessment of $120. If they did not do so, GLA would block their access to Glastonbury roads. The motion carried.

Per Norell Automobiles:
Ian reported that Per Norell is parking his old cars at the base of the north entrance road to North Glastonbury and that he allegedly is doing this to detract people from moving into Glastonbury.
MOTION: Ian moved and Dan seconded to write a letter to Per Norell requesting he stop parking his old cars at the base of the north entrance of North Glastonbury. Motion carried.

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Approved: 12 02 02

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3.3 Complaint Committee -- Charlotte Mizzi, Chair

ACTION ITEM – Charlotte to send letter to Nicola Woywitka. Completed?

ACTION ITEM – Request attorney to file for injunctive relief on Parcel 81 (SG)/Donald Hansard. Not completed.

ACTION ITEM – Make chronological list of complaint history and request attorney to file for injunctive relief on Parcel 32 (NG)/ Kathleen Ulrich/Woodriff. Not completed.

ACTION ITEM – Walter to write letter to Kathleen Rakela re: noxious weeds. Not done.

ACTION ITEM – Send letter to Rakela/Pittendorfer re. statues. Not completed.

3.4 Land Use Master Plan Committee: Daniel Kehoe, Jr./Eric Newhouse, Co-Chair.

ACTION ITEM – David to report on mineral rights. David reported that the Church is not comfortable with agreeing to place mineral rights into a conservancy trust. Judith Filbert agreed to review a letter from GLA outlining their reasons for putting the mineral rights into a trust.

The board discussed the need to proceed with ratifying the Master Plan for the residential area ASAP.

3.5 Recreation Committee: Eric Newhouse, Chair.
ACTION ITEM – Present plan for recreation land. No report.

3.6 Web Site Committee: George Makris, Chair. No report

3.7 Weed Committee: Philip Hoag. No report.

3.8 Ombudsman Report: Richard Johnson (NG) Regina Wunsch (SG). No report

3.9 Election Committee Charlotte Mizzi, Chair
David reported on the status of the election and the candidates running. He passed out a draft of the annual meeting and the board decided to include a report by the complaint committee. Reviewed items to be discussed at the annual meeting. Reviewed plans for meeting, refreshments and duties of the Secretary and Treasurer. The board determined by vote whom they would cast votes for if landowners gave the board their proxies.

4. Other Business

5. Next Meeting and Adjournment
The meeting was adjourned at 10:02 p.m. with no further business. The next meeting is the annual meeting to be held November 16, 2002 at Emigrant Hall, 10 a.m.

NEW ACTION ITEMS:

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AR110402.1 – Send approval notice. **Done**

AR110402.2 – Send approval notice **Done**

AR110402.3 – Send letter to Mr. Ranttalo requesting submittal of building application for the trailer

AR110402.4 – Request from John Alexander building application for home he is constructing

RD110402.1 – Purchase signs, posts and install

RD110402.2 – Ask the Church if we can use the gravel pit in SG to store sand for sanding this winter

RD110402.3 – Locate and purchase snow plow and bobcat

RD110402.4 – Write letter to Mr. Matthews, Goodman and Berry inviting them to participate in annual road assessment for use of our roads

RD110402.5 – Write letter to Per Norell asking him to stop parking his used vehicles at the bottom of north entrance to NG

MP110402.1 – Write letter to Church re. mineral rights

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Glastonbury Landowners Association
Board of Directors Meeting Agenda
November 4, 2002

1. **Call to Order, Opening Prayer**

2. **Reading and Disposition of Minutes**
   - October 7, 2002

3. **Report of Officers and Committees.**

3.1 **Treasurer's Report** – Cynthia Dodge-Blocker, Treasurer
ACTION ITEM – Research GLA Liens Policy
ACTION ITEM – Report on liens and letters

3.2 **Architecture Subcommittee** - Robert Wallace, Co-chair
ACTION ITEM – Finalize Architectural forms
ACTION ITEM – Report on new Entrance signs
ACTION ITEM – Meet with Follman re. driveway grade on Tract 53-D (SG)
ACTION ITEM – Find missing papers and send Approval Notice re. double wide on Tract 32-B (NG) Dubiel
ACTION ITEM - Add revisions to mobile home standards
ACTION ITEM - Send mobile home standards to Valerie O'Connell Tract 5-C (NG)
ACTION ITEM – Send letters to homeowners in high South Glastonbury not meeting sight distance standards
ACTION ITEM – Review granting developer relief from payment of land assessment until lots sell

3.3 **Road Committee** – Bruce Ganje & Ian Scott– Co-chair
ACTION ITEM – Report on cost of road signs
ACTION ITEM – Mow edges of roads
ACTION ITEM – Replacing signs at GAV and at intersection of Sirius and Story Rd
ACTION ITEM – Trim undergrowth at Intersection of Sirius and Story Rd
ACTION ITEM – Snow plowing: 1) Plowing by 6:30 am, 2) Sanding vs. De-icier Plans & the equipment needed and its costs, 3) Plowing of private roads/driveways
ACTION ITEM – Contact Park County and Arrowhead School
ACTION ITEM – Repair of Capricorn Dr guardrail

3.4 **Complaint Committee** – Charlotte Mizzi - Chair
ACTION ITEM – Charlotte sent letter to Woywitka
ACTION ITEM – Request attorney to file for injunctive relief on Parcel 81 (SG), Handard
ACTION ITEM – Make chronological list and request attorney to file for injunctive relief on Parcel 32 (NG) Woodriff
ACTION ITEM - Walter to write letter to Kathleen Rakela re. noxious weeds
ACTION ITEM – Send letter to Rakela/Pittendorfer re. statues

3.5 **Land Use Master Plan Committee** - Daniel Kehoe, Jr., Co-chair
ACTION ITEM – David report on mineral rights

3.6 **Recreation Committee** - Eric Newhouse, Co-Chair
ACTION ITEM – Present plans for recreation land

3.7 **Web Site Committee: George Makris, Chair**

3.8 **Weed Committee: Philip Hoag, Chair**

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3.9 **Election Committee**
Report on election status
Decide Board's vote on issues/candidates
Review Plans for Annual Meeting

3.10 **Ombudsman Report** - Regina Wunsch (SG) & Richard Johnson (NG)
Review Ragina's suggested memo/letter to landowners

4. **Other Business**

5. **Next Meeting and Adjournment**

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GLASTONBURY LANDOWNERS ASSOCIATION, INC.

Balance Sheet

As of November 4, 2002

	Nov 4, 02
ASSETS	
Current Assets	
Checking/Savings	
1st National Bank Checking	5,843.77
1st National Bank Savings	28,766.87
Total Checking/Savings	34,610.64
Accounts Receivable	
Accounts Receivable	71,344.52
Total Accounts Receivable	71,344.52
Other Current Assets	
Undeposited Funds	40.00
Total Other Current Assets	40.00
Total Current Assets	105,995.16
TOTAL ASSETS	**105,995.16**
LIABILITIES & EQUITY	
Equity	
Beginning Balance	11,816.51
Opening Bal Equity	-89.99
Retained Earnings	75,415.99
Net Income	18,852.65
Total Equity	105,995.16
TOTAL LIABILITIES & EQUITY	**105,995.16**

GLA 01267

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GLASTONBURY LANDOWNERS ASSOCIATION, INC.
Income & Expense Budget Overview
January 1 through November 4, 2002

	Jan 1 - Nov 4, 02	Budget	$ Over Budget
Income			
Assessment Prior to 1998 Paid	220.00		
Bond Account	1,500.00		
Donation	0.00	0.00	0.00
Finance Charges	296.84	253.33	43.51
Interest CUT Pavement Loan	1,886.48	1,953.72	-67.24
Interest Income	552.50	2,195.49	-1,642.99
Land & Dwelling Assessment			
Dwelling Assessment 1998	350.50		
Dwelling Assessment 1999	497.47		
Dwelling Assessment 2000	503.34		
Dwelling Assessment 2001	1,878.13		
Dwelling Assessment 2002	15,726.77	25,992.00	-10,265.23
Golden Age Village Assessment	2,940.00		
Land Assessment 1998	470.50		
Land Assessment 1999	617.48		
Land Assessment 2000	796.01		
Land Assessment 2001	2,402.47		
Land Assessment 2002	26,286.60	21,499.49	4,787.11
Total Land & Dwelling Assessment	52,469.27	47,491.49	4,977.78
Late Fee/Finance Charge	1,522.52	1,266.67	255.85
Misc Income	-29.54		
Story Road Project	-240.00		
Upgrade Fee	-40.00		
Total Income	58,138.07	53,160.70	4,977.37
Expense			
Banking Fees			
Service Charge	12.50		
Total Banking Fees	12.50		
Emergency Fund	0.00	0.00	0.00
General Repairs & Maintenance			
Clean-up Day	743.49		
Equipment Repairs	0.00	42.15	-42.15
Snow Fences	192.50	380.00	-187.50
Weed Control	1,470.75	2,280.00	-809.25
General Repairs & Maintenance - Other	425.89		
Total General Repairs & Maintenance	2,832.63	2,702.15	130.48
Gifts/Appreciation	0.00	168.82	-168.82
Insurance/Liability	5,247.73	3,926.67	1,321.06
License & Taxes	30.00		
Liens	398.00		
Materials	38.28		
Office Expense			
Copying & Mailing	423.64	928.82	-505.18
Miscellaneous	12.94	42.15	-29.21
Stamps & Postage	469.34		
Supplies	350.00	168.82	181.18
Office Expense - Other	377.39		
Total Office Expense	1,633.31	1,139.79	493.52
Petty Cash	200.00		
Professional Fees			
Accountant	85.00	253.33	-168.33
Bookkeeper	2,328.48	1,013.33	1,315.15
Legal Council/Service	1,126.19	591.08	535.11
Secretarial	4,542.28	7,768.82	-3,226.54
Treasurer	322.50		
Web Site	168.00		
Total Professional Fees	8,572.45	9,626.56	-1,054.11

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GLASTONBURY LANDOWNERS ASSOCIATION, INC.
Income & Expense Budget Overview
January 1 through November 4, 2002

	Jan 1 - Nov 4, 02	Budget	$ Over Budget
Projects			
Snow Plow/Sander Truck	0.00	0.00	0.00
Total Projects	0.00	0.00	0.00
Rental	75.00	253.33	-178.33
Road Repairs & Maintenance			
Grading & Graveling	8,367.50	6,755.49	1,612.01
Loan Payment	22,668.96	21,748.87	920.09
Road Signs	92.65		
Sanding	0.00	422.15	-422.15
Snow Plowing	2,240.00	2,533.33	-293.33
Road Repairs & Maintenance - Other	3,788.52		
Total Road Repairs & Maintenance	37,157.63	31,459.84	5,697.79
Sanitation Bond Refund	250.00		
Taxes			
Income Tax	0.00	42.15	-42.15
Real Estate	0.00	84.41	-84.41
Total Taxes	0.00	126.56	-126.56
Water Reservoir	4,367.28		
Total Expense	60,814.81	49,403.72	11,411.09
Net Income	-2,676.74	3,756.98	-6,433.72

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November 4, 2002

GLASTONBURY LANDOWNERS ASSOCIATION, INC.
Income & Expense 2001
January 1 through November 4, 2002

	Jan 1 - Nov 4, 02
Income	
Assessment Prior to 1998 Paid	220.00
Bond Account	1,500.00
Finance Charges	296.84
Interest CUT Pavement Loan	1,886.48
Interest Income	552.50
Land & Dwelling Assessment	
Dwelling Assessment 1998	350.50
Dwelling Assessment 1999	497.47
Dwelling Assessment 2000	503.34
Dwelling Assessment 2001	1,878.13
Dwelling Assessment 2002	15,726.77
Golden Age Village Assessment	2,940.00
Land Assessment 1998	470.50
Land Assessment 1999	617.48
Land Assessment 2000	796.01
Land Assessment 2001	2,402.47
Land Assessment 2002	26,286.60
Total Land & Dwelling Assessment	52,469.27
Late Fee/Finance Charge	1,522.52
Misc Income	-29.54
Story Road Project	-240.00
Upgrade Fee	-40.00
Total Income	58,138.07
Expense	
Banking Fees	
Service Charge	12.50
Total Banking Fees	12.50
General Repairs & Maintenance	
Clean-up Day	743.49
Snow Fences	192.50
Weed Control	1,470.75
General Repairs & Maintenance - Other	425.89
Total General Repairs & Maintenance	2,832.63
Insurance/Liability	5,247.73
License & Taxes	30.00
Liens	398.00
Materials	38.28
Office Expense	
Copying & Mailing	423.64
Miscellaneous	12.94
Stamps & Postage	469.34
Supplies	350.00
Office Expense - Other	377.39
Total Office Expense	1,633.31
Petty Cash	200.00
Professional Fees	
Accountant	85.00
Bookkeeper	2,328.48
Legal Council/Service	1,126.19
Secretarial	4,542.28
Treasurer	322.50
Web Site	168.00
Total Professional Fees	8,572.45
Rental	75.00

Clare Parker Bookkeeping Services 406-333-4614

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	Jan 1 - Nov 4, 02
Road Repairs & Maintenance	
Grading & Graveling	8,367.50
Loan Payment	22,668.96
Road Signs	92.65
Snow Plowing	2,240.00
Road Repairs & Maintenance - Other	3,788.52
Total Road Repairs & Maintenance	37,157.63
Sanitation Bond Refund	250.00
Water Reservoir	4,367.28
Total Expense	60,814.81
Net Income	-2,676.74

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RESEARCH ON OLD LIEN LIST
RECEIVED FROM
RUDY PARKER
10-18-2002

(Where possible I printed copies of Liens and Releases for our files.)

1.John Hazen-**Lien 4147 Filed** 6-10-99 $6,713.55, **Released** 3-1-2000-$6,713.55.

2.Louis Difo-**Lien Filed** 4-07-99 $1,558.20, **Lien Filed** 10-07-2002 $1,809.83.

3. Joan T. Patwell **Lien 4138 Filed** 4-07-99 $1,878.00, **Released** 4-11-2000 $1,998.00.

4. Carlos J. Jahen-No records of Liens filed ever.

5. Deanna Campbell-No records of Liens filed ever. There is no Deed or Mortgage showing she owns the property 51- NG. Only filed is a Notice of Purchaser's Interest, Notice of Right of First Refusal, Notice of Purchase Option all in June of 1987. It appears to me that the Church still owns this property. The Church is listed as owning this currently.

6. Dr. & Mrs. William Holder-**Lien Filed** 4-7-99 $2,058.00, Lien Filed 10-07-02 $1,947.92.

7. Sylvian R. Ray- **Lien 4137 Filed** 4-07-99 $1,978.00, **Released** 3-28-00 $2,196.90.

8. Barry & Victoria Peterson- No record of any Liens ever.

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NOVEMBER 4TH 2002 GLA MEETING

ANNOUNCEMENTS:

1) Two liens filed were paid off in full. Pedro Pinardo, Kenneth Frazier - both took advantage of 10% discount. Due to send thank you and lien release notice.

2) 7 individuals we filled liens on did not pick up the certified letter of notification of lien.

Names are:
Steven Burkley
William Davis
Uri Bowbenko
Marlene La Shomb
Mandred Leykemm
Randolph Mack
Robert Sherwood

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Glastonbury Landowners Association, Inc.
P.O. Box 312
Emigrant, Montana 59027

October 28, 2002

Bank of New York
101 Barclay Street
New York, NY 10286

Subject: Final Notice of Delinquent Assessment Payment and 30 Day Notice of Filing Lien

Dear Sirs,

Unfortunately, Glastonbury Landowner's Association has not heard from you regarding payment of outstanding assessments on your South Glastonbury Parcel 21-E property. We request that you send payment of $567.98 by November 28th or we will have no other choice but to place a lien with the Park County Recorder in the amount of $617.98 against your property. The amount of the lien includes $567.98 in past due assessment fees plus a $50.00 penalty to cover the costs involved with filing the lien.

If an additional 30 days is required for you to pay your delinquent assessments in full or if you need to work out a payment plan, please call me at 406-333-9677 before November 28th. I will be available to take your call most evenings, Monday through Friday, from 6 pm - 9 pm (Mountain Time). Please understand that a 30-day extension or payment plan may only be granted if you speak to me on the phone before November 28th. We will also require a signed extension agreement or payment plan.

We regret that we may be forced to file a lien on your property in order to collect the outstanding Glastonbury Landowners Assessment fees. We sincerely hope that this matter can be resolved in the very near future.

Sincerely,

Treasurer

P.S. For your clarification: a lien is a legal document that is registered with the Clerk Recorders office when a debt has been incurred and not paid. It does not force anyone to sell his or her property. The lien will stay attached to the property until the debt is paid in full. If and when you sell or transfer your property, the title will not change hands until this debt is paid. When the debt is paid in full, GLA will release your lien by filing a "Release of Lien" at the Clerk Recorders office. Unfortunately, if you allow the lien to "sit" without paying your bill, you will continue to be charged 18% per year interest on the balance that is owed and the balance owed will increase as time passes by.

Enclosure: Invoice-Final Notice

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GLASTONBURY LANDOWNERS ASSOCIATION, ASSOC.

P.O. BOX 312
EMIGRANT, MT. 59027

PAYMENT PLAN AGREEMENT

FOR DELINGUENT ASSESSMENT FEES

For Parcel/Tract number_____ North/South Glastonbury I, _____

_____, owe a total of $_____. I will make monthly payments in the amount of $_____on the _____day of the month until paid. If any payment is more than 20 days late, a lien will be filed automatically without notice. I, also, agree to pay all future yearly assessments by October 31st of the year that it is assessed.

Landowner signature: _____ _____
Date

Treasurer signature: _____ _____
Date

Note: A LATE FEE AND MONTHLY INTEREST IS CHARGED TO ALL LATE ASSESSMENTS. Per Section 11.06 of the Covenants late fee and interest rates are 5% and 1.5% per month compounded monthly, respectively. For example: if you do not pay your assessment one year after it is due, you will be charged a $12.00 (5%) late fee and $45.36 in interests (1.5% interest per month) on assessment of $240.00.

WHAT IS A LIEN? For your clarification:

A lien is a legal document that is registered with Park County Clerk Recorders office when a debt has been incurred and not paid. It does not force anyone to sell his or her property. The lien will stay attached to the property until the debt is paid in full. If and when you sell or transfer your property, the title will not change hands until this debt is paid. When the debt is paid in full, GLA will release your lien by filing a "Release of Lien" at the Clerk Recorders office. Unfortunately, if you allow the lien to sit without paying your bill, you will continue to be charged 1.5% per month, compounded monthly, interest on the balance that is owed. Over time, the balance can increase significantly.

Rev. 11/02
File: C:\America Online 5.0\download\9-22-2000 newest\Payment Plan\Payment Plan.doc

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GLASTONBURY LANDOWNERS ASSOCIATION, INC.

P.O. BOX 312
EMIGRANT, MT. 59027

REQUEST FOR 30 DAY EXTENTION

FOR PAYMENT OF DELINQUENT ASSESSMENT FEES

I, _____at Parcel/Tract Number _____

North/South (cross out one) Glastonbury enter into an agreement with the Glastonbury Landowners Association, Inc. that I will pay my delinquent assessments in the amount of $_____by _____ 20___ which is an extension of 30 days from the original notice mailed to me. I understand that if payment is not received by the above date, that a lien will be filed without further notice. The lien will be your delinquent assessment amount including all late fees and accrued interests, plus a lien fee of $50.00 to cover the cost involved in filing the lien.

Landowner signature_____ _____
Date

Treasurer signature_____ _____
Date

WHAT IS A LIEN? For your clarification:

A lien is a legal document that is registered with Park County Clerk Recorders office when a debt has been incurred and not paid. It does not force anyone to sell his or her property. The lien will stay attached to the property until the debt is paid in full. If and when you sell or transfer your property, the title will not change hands until this debt is paid. When the debt is paid in full, GLA will release your lien by filing a "Release of Lien" at the Clerk Recorders office. Unfortunately, if you allow the lien to sit without paying your bill, you will continue to be charged 1.5% per month, compounded monthly, interest on the balance that is owed. Over time, the balance can increase significantly.

Rev. 11/02
C:\America Online 5.0\download\9-22-2000 newest\Payment Plan\PaymentExtensionAgreement.doc

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Updated Final Notice less than $944
10-24-02

1. Lydia C. Pisani QC deed June 21, 2001 SG-22 $1,272.59
   Copy in our files.

2. Deanna Campbell NG-51 $5,061.69
Judith Filbert will get back to us on this matter. David spoke to her on 10-21-02

3. Herbert A. Beigel Sr. SG-24 $360.00
old lien on file, never released.

4.BHES shelter NG-37D $438.46
C/O Marcia Wollerman

5. Michael & Kaye Brown SG-77 $467.50

6. Michael & Jeanne Campbell SG-75 $516.33

7. Chalice Well SG-84 $284.00
C/O John A. Grant
LaQuita Smallwood

8. Steven & Kimberly Donjon NG-40-2 $284.00

9. William Davis NG-43-3 $567.98

10. Lynn D'Argenzio SG-105 $343.83

11. Ned Harris NG-11-A $299.65

12. Donald & Jennie Hayward SG-35-C $430.73

13. John Hazen SG-25-E $527.98

14. John Hazen SG-25-A $796.14

15. Irwin & Mary Ellen Simeon NG44-B $901.29

16. Gail L. Johnson SG-49 $828.29

17. Reed Johnson NG22-A $284.00
NG 22-B $284.00
NG 22-C $284.00
NG 22-E $284.00

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