Glastonbury Landowners Association, Inc.
Board of Directors Meeting Agenda
May 2, 2005

Report Time	Discuss Time			Respon. Party	Due Date
2		**1. Call to Order, Opening Prayer,**			
			a. Opening Comments	James	5-2-05
		2. Reading and Disposition of Minutes			
	5		**a.** April 4, 2005	Board	5-2-05
	5		**b.** March 7, 2005	Board	5-2-05
	2		**c.** Update on approval of November 1, 2004 Minutes	Denise	5-2-05
	2		**d.** Update Nov. 13, 2004 Annual Meeting Minutes	Denise	5-2-05
		3. General Business			
		3.1 Old Business			
2			**a.** Establish completion date for list of all motions on the website	Denise	5-2-05
		3.2 New Business			
			a. None		
		4. Report of Officers and Committees			
		4.1 Treasurer's Report			
		4.1.1 Old Business			
			a. None		
		4.1.2 New Business			
90			**a.** Status of Transition to new Bookkeeper	Ronda	5-2-05
			b. Proposed 2005 Budget • Projected Income Budget • General Operating Expenses • Other Projects	James	5-2-05
			c. Proposed Architectural Budget including revised Architectural Fee Schedule	Alyssa	5-2-05
			d. Proposed Roads & Weeds Budget including Cost study for Truck/Plow for NG and proper equipment for knocking down weeds	JT	5-2-05
			e. Proposed Complaint Budget	Ronda	5-2-05
			f. Proposed Master Plan Budget	Charlotte	5-2-05
			g. Proposed Recreation Budget	Janet	5-2-05
			h. Proposed Website Budget	Edward	5-2-05
			i. Proposed Treasurer Budget	Joanna	5-2-05
		4.2 Architectural Committee Report			
		4.2.1 Old Business			
2			**a.** Status of Paul Rantallo cargo units	Alyssa	5-2-05
2			**b.** Mediation for Zeman vs. Lot 33	Ronda	5-2-05
		4.2.2 New Business			
2			**a.** Status of Written Vote for Parcel 54-B South Application	Alyssa	5-2-05
5			**b.** Garage/Shop Application for 36C South – Zolynski-Scharping	Alyssa	5-2-05

Technological Improvements Copyright © 2026 Brockett Designs All rights reserved

Report Time	Discuss Time	4. Report of Officers and Committees (con't)	Respon. Party	Due Date
		4.3 Road & Weed Committee Report		
		4.3.1 Old Business		
2		**a.** E. Johnston's gate related letters	JT	5-2-05
2		**b.** Establish completion date for installation of guard posts around High South fire fighting water tank	JT	5-2-05 5-2-05
2		**c.** Status of Dubiel redirecting culvert and repositioning rock pile for Rantallo culvert	JT	
2		**d.** Status of Rantallo uncovering culvert	JT	5-2-05
2		**e.** Establish completion date for Road Maintenance/Improvement Report	David	5-2-05
		4.3.2 New Business		
2		**a.** Peter Snow letter, dated 1/10/05, re: Safety Issues on Capricorn/Gemini (NG)	JT	5-2-05
		4.4 Complaint Committee Report		
		4.4.1 Old Business		
2		**a.** Status report on attorney letter to Hansard	Ronda	5-2-05
2		**b.** Status of parcel 32 (NG) Ullrich	Ronda	5-2-05
2		**c.** Update with attorney's response to Rakela full-petition request	Ronda	5-2-05
2		**d.** Everett Johnston 11/10/04 letter re: issues in his 10/1/04 letter	Ronda	5-2-05
2		**e.** E. Schieffelin re: excessive vehicles on 38-A (NG)	Ronda	5-2-05
		4.4.2 New Business		
15		**a.** Proposal: Complaint Procedure	Ronda	3-7-05
		• Review Complaint Proposal for review at May Board meeting	Board	5-2-05
		4.5 Master Plan Committee Report		
		4.5.1 Old Business		
		a. None		
		4.5.2 New Business		
5		**a.** Status of Master Plan proposal	Charlotte	5-2-05
		4.6 Recreation Committee Report		
		4.6.1 Old Business		
		a. None		
		4.6.2 New Business		
2		**a.** Status of checking account for GLA Recreation Committee	Janet	5-2-05
5		**b.** Status report on PVRC Phase I Special Committee results	David	4-4-05
2		**c.** Status report on PVRC Phase II Special Committee results	Janet	4-4-05
2	4	**d.** Review PVRC Survey and provide feedback at May Board meeting	Board	5-2-05
2		**e.** Status of PVRC Walkathon proposal	Janet	5-2-05

Technological Improvements Copyright © 2026 Brockett Designs All rights reserved

Report Time	Discuss Time		Respon. Party	Due Date
		4. Report of Officers and Committees (con't)		
		4.7 Web Site Committee Report		
		4.7.1 Old Business		
		a. None		
		4.7.2 New Business		
		a. None		
		4.8 Ombudsman Report		
		4.8.1 Old Business		
		a. None		
		4.8.2 New Business		
		a. None		
		5. Other Business		
		5.1 Shelter Insurance		
		5.1.1 Old Business		
2		**a.** List of points to consider regarding shelter insurance	Orlando	3-7-05
		5.1.2 New Business		
		b. None		
		5.2 Including Parcels in GLA		
		5.2.1 Old Business		
2		**a.** Filing resolution to include parcels 23-A (SG) and 14-A (NG) in Glastonbury	David	3-7-05
		5.2.2 New Business		
		a. None		
		6. Open Floor Comment Period		
TBD		**a.** Meet needs of landowners/Board when unexpected issues delay Board business	Alyssa	3-7-05
		b. Volunteer Confidentiality Agreement and Standards	Ronda	3-7-05
		c. Review what will be adopted/modified from the Robert's Rules of Order handout distributed at the 3-7-05 meeting	David	4-4-05
		d. Agenda items for future meetings	James	5-2-05
		e. What worked/what didn't; suggestions to improve meeting (Handouts)	James	5-2-05
		f. Results of Neighborhood Meetings	Ronda	TBD
		g. Revise Board Election form to include duties and skills needed	Ronda	9-5-05
		h. Transition Plan for new Board Members	Ronda	9-5-05
		7. Next Meeting and Adjournment		
		a. Next meeting June 6, 2005 at 6:45PM in the Golden Ratio Cafeteria		
3 hrs	**0 min**	**Allocated Meeting Time**		

Note: if the Board receives additional items that need to be addressed at the meeting, these will be announced and added to the agenda during the "6. Open Floor Comment Period".

Technological Improvements Copyright © 2026 Brockett Designs All rights reserved

Orlando

Worksheet

History		Budget A	Budget B	Budget C
Legal	1,610.25			
Secretarial	9,533.75			
Professional	5,263.63			
Web Site	1,559.89			
Master Plan	639.72			
PVRC	2,167.32			
Water Res.	830.13			
Meetings	3,841.21			
Other	0.00			
Roads				
Maintenance	1,220.00			
Grading	920.00			
Snow Removal	2,564.50			
Truck	4,811.44			
Equipment Repair	295.28			
Miscellaneous	873.88			
New Paving ???				

Technological Improvements Copyright © 2026 Brockett Designs All rights reserved

Glastonbury Landowner's Association

UnExplained Expenses

January 1 through April 29, 2005

Date	Num	Name	Split	Original Amount	Paid Amount
L00. Other Expenses					
L01. Miscellaneous					
2/5/2005	822	GBM David Tonkin	Checking	309.56	309.56
2/6/2005	826	GBM Cynthia Blocker	Checking	186.00	186.00
3/7/2005	833	GBM Cynthia Blocker	Checking	162.00	162.00
3/28/2005	834	VOL Pamela May	Checking	43.19	43.19
3/28/2005	835	RD James Trisdale	Checking	231.99	231.99
4/4/2005	836	VOL Pamela May	Checking	34.76	34.76
4/13/2005	842	VOL Pamela May	Checking	50.00	50.00
4/13/2005	845	GAA Denise Orr	Checking	100.00	100.00
Total L01. Miscellaneous					1,117.50
Total L00. Other Expenses					1,117.50
TOTAL					**1,117.50**

Joanna has petty cash slip w/ itemized

GLA 01918

Technological Improvements Copyright © 2026 Brockett Designs All rights reserved

PROPOSED ADMINISTRATIVE SECRETARIAL BUDGET 2005

A) Proposed Secretary Salary Budget

1) 2005 $9,999.00 or $9,260.00

a) 16 hrs/wk or 64 hrs/month
64 hrs @ $13.00/hr = $832/mo
$832/month x 12 month= $9,999yr

-or-

b) 15 hrs/wk or 60 hrs/month
60 hrs @ 13.00/hr=$780
$780/month x 12 months = $9,360.00

2) 15% = $8,499.15 /yr (based on 1a)
($9,999 - 1,499.85)
13.62 hrs./wk or 54.48 hrs./ month
54.48 @ 13.00/hr = $708.24/month

3) 30% = $6,000.24/yr (based on 1b)
($9,999 – 2,999.70)
9.61 hrs/wk or 38.47 hrs/month
$500.11//month

B) Proposed Rental Fee for 20 Boxes = $20/month or $240/yr.(negotable)
20 boxes @ $1.00/box

C) Propose purchase of file cabinet for approx. $75 to reduce space of (approx 5 boxes)

D) Proposed Budget for Board Meeting Refreshments & Paper/Plastic Goods
Approximately $18/month x 12 months = $216.00/yr
Per Board Member: $25.92 per/year or $2.16 per/month
(I didn't include extra meetings because typically refreshments carry over into each meeting. (Total doesn't include annual meeting)

E) Proposed Budget for Office Supplies $600 - $1,200/year
Hard to determine as all petty cash sheets could not be located in Treasurer files and secretarial supplies are integrated w/other GLA supplies. Ongoing supplies amount to approx $50-$100 per month depending on projects (includes paper, copying, everyday postage, & printer cartridges). Mailings to landowners are not included in this budget.

? F) 117.00 – Independent contractors licence

PREVIOUS SECRETARIAL SALARY
MARCH 2002 – DECEMBER 2004

2002 $ 6,018 yearly income ($12/hr)
Mar - Jan

2003 $ 7,103 yearly income ($12/hr) or $592/month

2004: 8,810 ($12,00/hr) or $735/month
Average 15 ½ hrs/wk
Average 61.25 hrs./month @ $12.00/hr = $735/month

Technological Improvements Copyright © 2026 Brockett Designs All rights reserved

5/2/05 AMG

GLA Chart of Accounts

Accounting Codes: Content

Code	Account	Type	Description
100	**100. Assessment Fees**	Income	
101	Dwelling Prior to 2000	Income	
102	Dwelling 2000	Income	
103	Dwelling 2001	Income	
104	Dwelling 2002	Income	
105	Dwelling 2003	Income	
106	Dwelling 2004	Income	
107	Dwelling 2005	Income	
125	Land Prior to 2000	Income	
126	Land 2000	Income	
127	Land 2001	Income	
128	Land 2002	Income	
129	Land 2003	Income	
130	Land 2004	Income	
131	Land 2005	Income	
108	Land 3 Years+ Past Due	Income	
150	GAV	Income	Golden Age Village Assessment Fees
160	Finance Chgs Late Accnts	Income	Past Due Assessment Fees
161	Penalties Late Accnts	Income	Past Due Assessment Fees
200	**200. Architectural Fees**	Income	
201	Dwelling	Income	House Construction Application, Mobile Home Application, Well, Driveway, Septic, Additions and Structrures
202	Subdivision	Income	Subdivision Application, Road, Well, Driveway
203	Sanitation Bonds	Income	Refundable Bond Fee
204	Commercial	Income	Commercial Construction Application
205	Variances	Income	Major & Minor Variance Application
206	Miscellaneous	Income	Application Expediting Fee
300	**300. Roads**	Income	
301	CUT	Income	Church Universal & Triumphant Loan Payment
302	Knap Weed Refund	Income	Western States Knapp Weed Refund
400	**400. Liens**		GLA Fee Charged to Landowner for Filing a Lien
500	**500. Interest Earned**	Income	Savings Account
600	**600. Reimbursed Expenses**	Income	
700	**700. Other Income**	Income	
A00	**A. Roads & Weeds**	Expense	
A01	Contractors – Road Mntnce	Expense	Grading, Gravel, Sanding
A02	Contractors – Snow Removal	Expense	Snow Plowing, Snow Fences
A03	Contractors – Weed Control	Expense	Noxious Weed Spraying
A04	Travel	Expense	Inspect Roads and Weeds ($0.37 per mile)
A05	Equipment	Expense	Maintenance, Insurance, Registration
A06	Discounts – Weed Control	Expense	GLA Landowner Program (3-year Contact)
A07	Road Improvement Loan	Expense	Note to 1st National Bank of the Rockies
A08	Administration	Expense	Correspondence, Postage, Materials, Supplies

Technological Improvements Copyright © 2026 Brockett Designs All rights reserved

GLA Chart of Accounts

Accounting Codes: Content

CODE	ACCOUNT	TYPE	DESCRIPTION
A00	**A. Roads & Weeds** (con't)	Expense	
A09	Legal Fees	Expense	
A10	Miscellaneous	Expense	Story Road Project
B00	**B. Architectural**	Expense	
B01	Contractors	Expense	Board Members (>12 hrs), Vendors
B02	Travel	Expense	Inspect Sites ($0.37 per mile)
B03	Refunds – Sanitation Bonds	Expense	After proof of land reclamation
B04	Administration	Expense	Correspondence, Postage, Materials, Supplies
B05	Legal Fees	Expense	
B06	Miscellaneous	Expense	
C00	**C. Complaints**	Expense	
C01	Contractors	Expense	Board Members (>12 hrs), Vendors
C02	Travel	Expense	Inspect Sites ($0.37 per mile)
C03	Administraton	Expense	Correspondence, Postage, Materials, Supplies
C04	Legal Fees	Expense	Injunctive Relief
C05	Miscellaneous	Expense	
D00	**D. Recreation**	Expense	
D01	Contractors	Expense	Board Members (>12 hrs), Vendors
D02	Travel	Expense	Inspect Sites ($0.37 per mile)
D03	PVRC	Expense	Park Electric, Insurance, Contributions
D04	Administration	Expense	Correspondence, Postage, Materials, Supplies
D05	Legal Fees	Expense	
D06	Miscellaneous	Expense	
E00	**E. Master Plan**	Expense	
E01	Contractors	Expense	Board Members (>12 hrs), Vendors
E02	Travel	Expense	Inspect Sites ($0.37 per mile)
E03	Administration	Expense	Correspondence, Postage, Materials, Supplies
E04	Legal Fees	Expense	
E05	Miscellaneous	Expense	
F00	**F. Website**	Expense	
F01	Contractors – Dev & Mtce	Expense	
F02	Miscellaneous	Expense	URL Web Fee
G00	**G. Liens**	Expense	
G01	Lien Filing	Expense	Fee to File a Lien
G02	Travel	Expense	Research, Filing/Releasing Liens, (.374 per mile)
G03	Administration	Expense	Correspondence, Postage, Materials, Supplies
G04	Miscellaneous	Expense	
H00	**H. Discounts**	Expense	
HO1	Assessment Fees	Expense	Annual Landowner Early Payment Discount
J00	**J. Other Projects**	Expense	
J01	Fire Protection	Expense	
J02	Water Reservoir	Expense	

Technological Improvements Copyright © 2026 Brockett Designs All rights reserved

GLA Chart of Accounts

Accounting Codes: Content

CODE	ACCOUNT	TYPE	DESCRIPTION
K00	**K. General Operating Exp**	Expense	
K01	Contractors – Admin Secretary	Expense	Fee for Services Rendered
K02	Contractors - Bookkeeper	Expense	Fee for Services Rendered
K03	Contractors - Accountant	Expense	Fee for Services Rendered
K04	Contractors – Database Mgr	Expense	Fee for Services Rendered
K05	Contractors - Attorney	Expense	Fee for Services Rendered
K06	Office Supplies	Expense	Letterhead, envelopes, copy paper, labels, file folders, etc.
K07	Postage and Delivery	Expense	Stamps, Certified Mail, Registered Mail, Shipping
K08	Board Meetings	Expense	Photocopies, Refreshments, Rent
K09	Bank Service Charges	Expense	Account Service Charges, Safe Deposit Box
K10	Petty Cash Advance	Expense	
K11	Rent	Expense	Other than Board Meetings
K12	Insurance	Expense	GLA Liability Insurance
K13	Taxes	Expense	Park County Property Taxes
K14	Licenses and Permits	Expense	Corporate License Fee, Secretary of State Annual Report
K15	Equipment Repair	Expense	Computer, Copier
K16	Equipment Rentals	Expense	
K17	Equipment Purchases	Expense	Snow Plow/Sander Truck
K18	Depreciation Expense	Expense	
L00	**L. Other Expense**	Expense	
L01	Miscellaneous	Expense	

Technological Improvements Copyright © 2026 Brockett Designs All rights reserved

Architectural Budget
2005

Average number of projects per year	41
Estimated average yearly income from non-refundable fees (does not include application fee)	$3,240
Hours of time spent to process by board members	163

OPTION 1:

Cost of hours spent @ $15/hr	$2,445
Net income from Architectural	**$795**

OPTION 2:

Cost of hours spent @ $12/hr	$1,956
Net income from Architectural	**$1,284**

OPTION 3:

Cost of hours spent @ $6/hr	$978
Net income from Architectural	**$2,262**

Technological Improvements Copyright © 2026 Brockett Designs All rights reserved

5/4/05

Preliminary Architectural Fee Schedule
(Revised 5/1/05)

This fee schedule was created by keeping in mind some important factors. One of these is the impact that certain projects have on our roads, which has a direct influence on the costs to maintain them. The other factor is the time involved in processing various types of applications: as board members spend time on research, visiting build sites, phone calls, etc. these hours can easily become billable hours and cost money for the GLA.

In addition to these factors, we recommend that the Board take a flexible position regarding these fees and be willing to consider a fee reduction or waiver when circumstances warrant this.

As a starting point, we recommend that we continue to have a $25 processing fee for all applications. In some cases, we will also require the fully-refundable sanitation bond. This procedure is important to maintain due to the incentive it gives the landowner to clean-up after his construction, and to take the often over-looked step of asking for final approval when the project is complete.

Following is a breakdown of various types of projects and their recommended fees.

Technological Improvements Copyright © 2026 Brockett Designs All rights reserved

Description	Recommended Fee (beyond $25)	Sanitation Bond
1. House Construction	$125	$250
This type of project requires heavy use of our roads. Vehicle traffic from contractors and delivery trucks can be ongoing for several months. The project usually requires a full review of plans by the committee, a visit to the build site, phone calls to landowner to clarify or acquire needed information, etc.		
2. Well	$25	$100
This requires some heavy equipment on the roads, but only briefly.		
3. Driveway	$25	$100
Brief use of heavy equipment on roads.		
4. Septic	$25	$100
Brief use of heavy equipment on roads.		
5. Package for House, Well, Driveway, Septic	$150	$250
It is common for these activities to be part of the same project. There is some time savings for the committee to review the application so we pass on a savings of $25		
6. Additions & Structures under 200 s.f.	$0	$0
This category is for small buildings such as barns, sheds, garages, etc. They do not have much impact on our roads.		
7. Additions & Structures 200–800 s.f.	$50	$250
These are mid-size building projects and have some impact on our roads, but not a great amount.		
8. Additions & Structures over 800 s.f.	$75	$250
These are more major building projects and could have a fair impact on our roads, but not as much as a house project.		

Technological Improvements Copyright © 2026 Brockett Designs All rights reserved

9. Mobile Home	$75	$100

This type of project has a fairly low impact on our roads since the house is already constructed. It is important to make sure the site is cleaned up after installation.

10. Subdivision	$75	$200

This type of project usually has very little impact on our roads. Mostly requires committee review time to inspect site, acquire and review necessary maps/paperwork.

11. Road	$125	$100

Roads are usually built to serve multiple dwellings, or multiple lots in a subdivision, and require varying degrees of road use for heavy equipment such as a grader, excavator, backhoe and gravel trucks. There may also be a fair amount of committee time involved.

12. Commercial/Institutional/Other	$250–$500	$250

This type of project is given a range because it can become a very heavy use of our roads depending on the size of the construction and length of time to build. It also may require a fair amount of committee review time due to considerations for parking, impact on neighbors, etc.

13. Fence	$0	$0
14. Sign Permit	$0	$0

Technological Improvements Copyright © 2026 Brockett Designs All rights reserved

15. Variance

Variances will be categorized as follows:

a) Minor Variance $0 $0

Requires no extra road usage, creates no conflict with neighbors.

b) Major Variance ± $150 $0

Varying degrees of research, possible letters being sent to neighboring landowners, neighborhood meetings, phone calls, follow-up letters.
The initial payment of $150 would include:

1 mailing ($35–$70)
1 neighborhood meeting ($80)
1 follow-up letter ($35–$70)

The fee will vary depending on which services are required to handle the situation. The board will recommend a plan of action to the landowner who will then review and approve the plan before the board takes action.

16. Expediting Fee for processing application $100

If approval is needed prior to the monthly board meeting, the applicant has the option to pay an extra fee to have the committee process the paperwork outside of the meeting for a more timely response. This type of request involves a fair amount of committee time and project management including multiple phone calls, scanning of documents for e-mailing purposes, assisting landowner with application if not complete, composing letter in order to present application to board via e-mail or by personal delivery of documents, etc.

17. Road Use Fee for businesses with employees $132/yr

One assessment for every four employees who use the roads to travel to/from work. Businesses can create heavy road use in addition to employees, delivery trucks (FEDEX & UPS) can be a daily occurrence.

Technological Improvements Copyright © 2026 Brockett Designs All rights reserved

Chip Sealing and Placing Gravel Along the Edge of the Paved Roads in NG and Upgrading Roads in High South

5/2/2005

North Glastonbury:

Chip Sealing NG roads

Length:	3.2 miles				
No. Square feet:	405,504 sf				
Cost per square feet:	$0.15				
Cost of chip Sealing:	$60,826				

Add gravel along side roads

Length:	1.6 miles				
No. of yards of gravel:	209	Based on	2 inches thickness	4 feet wide	
Cost per yard:	$10				
Cost of Gravel:	$2,086				
Cost of grading:	$3,000				
				Yrly Pmt	**Assessment Increase**
Total Cost for NG rds	$65,912		**Loan Costs:**	**-$16,726**	**-$90.41**

South Glastonbury:

Raise and widen Hercules:

Length:	0.25 mi				
No. of yards of gravel:	1,173	Based on	12 inches thickness	24 feet wide	
Cost per yard:	$10				
Cost of Gravel:	$11,733				
Cost of grading:	$3,000				

Add Top surfacing

Length:	0.5 mi				
No. of yards of gravel:	782	Based on	4 inches thickness	24 feet wide	
Cost per yard:	$10				
Cost of Gravel:	$7,822				
Cost of grading:	$3,000				
				Yrly Pmt	**Assessment Increase**
Total Cost for NG rds	$25,556		**Loan Costs:**	**-$6,485**	**-$35.25**

Grand Total:	**$91,467**	**Yearly Payments:**	**-$23,211**	
		Qtrly Payments:	**-$5,803**	

Notes:

Chip seal based on single estimated cost from contractor which was $0.13 to $0.15 per square foot

Loan payment cost are based on 8.5% interest rate and a 5 year loan

Loan payment costs based on 8.5% rate and a 15 year loan is approximately 1/2 of the indicated figures

Technological Improvements Copyright © 2026 Brockett Designs All rights reserved

Glastonbury Landowners Association, Inc.
2004 BUDGET

5/1/2005

INCOME:	Expected 2,004 Income	Rec'd/ thru Aug 04	Percent Rec'd/
A. General Income	**2,800**	**3,022.18**	108%
A.1 Church, for Road Paving Loan	2,550	1,143.48	45%
A.2 Interest Income	50	18.70	37%
A.3 Sanitation Bond Account	100	1,750.00	1750%
A.4 General Income, Other	100	110.00	110%
B. Assessements	**70,720**	**63,381.34**	90%
B.1 Dwelling Assessment, 1997	0	0.00	-
B.2 Dwelling Assessment, 1998	0	120.00	-
B.3 Dwelling Assessment, 1999	0	120.00	-
B.4 Dwelling Assessment, 2000	200	304.00	152%
B.5 Dwelling Assessment, 2001	300	395.00	132%
B.6 Dwelling Assessment, 2002	800	1,122.18	140%
B.7 Dwelling Assessment, 2003	2,600	2,236.40	86%
B.8 Dwelling Assessment, 2004	20,200	17,841.66	88%
B.9 GAV Assessment	5,880	5,880.00	100%
B.10 Land Assessment, 1998	0	120.00	-
B.11 Land Assessment, 1999	0	120.00	-
B.12 Land Assessment, 2000	500	304.00	61%
B.13 Land Assessment, 2001	800	515.00	64%
B.14 Land Assessment, 2002	1,500	1,362.18	91%
B.15 Land Assessment, 2003	4,800	2,896.39	60%
B.16 Land Assessment, 2004	33,140	29,924.53	90%
B.17 Assessments, Other	0	120.00	-
C. Late Fees/Finance Charges	**2,100**	**1,376.04**	66%
C.1 Finance Charges	1,800	1,140.14	63%
C.2 Penalties	300	235.90	79%
Total Income	**75,620**	**67,779.56**	90%

Technological Improvements Copyright © 2026 Brockett Designs All rights reserved

Glastonbury Landowners Association, Inc.
2004 BUDGET

5/1/2005

EXPENSES:	2,004 Budget	Spent thru July 04	Percent Spent
A. Business Expenses	**6,570**	**5,458.19**	83%
A.1 Banking Costs	100	29.00	29%
A.2 Insurance	4,500	4,487.19	100%
A.3 Licenses	30	15.00	50%
A.4 Lien Filing	600	102.00	17%
A.5 Rentals	400	115.00	29%
A.6 Sanitation Bond Refunds	700	250.00	36%
A.7 Taxes	240	50.00	21%
A.8 Business Expenses, Other	0	410.00	-
B. Office Expenses	**2,200**	**3,026.91**	138%
B.1 Coping	750	872.50	116%
B.2 Postage	550	978.58	178%
B.3 Office Supplies	500	210.36	42%
B.4 Misc. Expences	100	678.98	679%
B.5 Refreshments	300	286.49	95%
B.6 Petty Cash account	0	0.00	-
C. Professional Fees	**22,500**	**15,385.02**	68%
C.1 Accountant	100	105.00	105%
C.2 Bookkeeper	3,000	1,935.50	65%
C.3 Legal Council	***3,400***	***1,405.25***	41%
C.3.1 PVRC	400	275.00	69%
C.3.2 48 NG Lawsuit	200	176.90	88%
C.3.3 32D NG Lawsuit	1,800	0.00	0%
C.3.4 Legal Council, Other	1,000	953.35	95%
C.4 Secretary	7,500	5,394.00	72%
C.5 Professional Fees	***8,500***	***6,545.27***	77%
C.5.1 Independent Contractors	6,700	4,504.37	67%
C.5.2 Treasurer	600	732.50	122%
C.5.3 Web Site	1,200	1,308.40	109%
C.6 Professional fees, Other	0	0.00	-
D. Road Repairs & Maintenance	**47,404**	**28,530.96**	60%
D.1 Loan Payment	30,000	22,668.96	76%
D.2 Road Maintenance	***4,100***	***327.50***	8%
D.2.1 Misc Maintenance	1,500	282.50	19%
D.2.2 Misc Supplies	300		0%
D.2.3 Weed Control	2,300	45.00	2%
D.3 Road Grading	6,300	2,767.50	44%
D.4 Snow Removal	***7,004***	**2,767.00**	40%
D.4.1 Snow Plowing	3,000	1,552.50	52%
D.4.2 Sanding	1,500	1,012.00	67%

Technological Improvements Copyright © 2026 Brockett Designs All rights reserved

Glastonbury Landowners Association, Inc.
2004 BUDGET

5/1/2005

EXPENSES:	Expected 2,004	Rec'd/ thru	Percent
D.4.3 Snow Fences	0	0.00	-
D.4.4 Materials, Sand	500	202.50	41%
D.5 Road Repairs & Maintenance, Other	0	0.00	-
E. General Expenses	**500**	**300.00**	60%
E.1 Cleanup Day	0	0.00	-
E.2 Equipment Repair & Maintenance	200	120.00	60%
E.3 General Expenses, Other	300	180.00	60%
F. Misc. Projects	**5,440**	**6,911.63**	127%
F.1 Snow Plow Truck	3,740	4,811.44	129%
F.2 Master Plan	***0***	***565.96***	-
F.2.1 Legal Fees	0	0.00	-
F.2.2 Postage	0	0.00	-
F.2.3 Copies	0	45.96	-
F.2.4 Contractors	0	372.00	-
F.2.5 Master Plan, Other	0	148.00	-
F.3 Guard Rails	0	0.00	-
F.4 Recreation Area	1,700	1,534.23	90%
F.5 Misc. Projects, Other	0	0.00	-
Total Expenses	**84,614**	**59,613**	70%
Net Income	**-8,994**	**8,167**	

Technological Improvements Copyright © 2026 Brockett Designs All rights reserved

Glastonbury Landowners Association

Board Member Proxy Notification

I, Joanna Snyder

Give my proxy to Ronda Alexander

For the GLA Board of Directors Meeting on May 2nd, 2005
date

Joanna Snyder
signature

4/26/05
date

GLA 01932

Technological Improvements Copyright © 2026 Brockett Designs All rights reserved

2005-06-06_BDGN.pdf

Technological Improvements Copyright © 2026 Brockett Designs All rights reserved

Glastonbury Landowners Association

Board of Directors Meeting Minutes

June 6, 2005

CONFIDENTIAL – DO NOT COPY

1. **Call to Order, Prayer**

The meeting was called to order by James Kozlik at 6:50 p.m., at Golden Ratio Woodworks. Alyssa gave the opening prayer.
PRESENT: James Kozlik (President), Ronda Alexander (Vice-President), Joanna Snyder (Treasurer), Edward Anderson, Allysa Angelis Allen, Laura Boise, Edwin Johnson, Orlando Johnson, Charlotte Mizzi, , James Trisdale
ABSENT: Janet Naclerio (Secretary), David Tonkin
PROXIES: Edwin Johnston to JT (after 9:55 p.m.)
ALSO ATTENDING: Denise Orr (GLA administrative secretary); Landowners: Denise Diehl, Neil Kremer, Clare Parker, Leo and Dorothy Keeler.

2. **Disposition of the Minutes**

May 2, 2005 Meeting Minutes
MOTION: Orlando motioned and Ronda seconded to approve the May 2, 2005 meeting minutes. **Motion carried** with one abstention from Laura who was not present at May 2 meeting

3 **General Business**

3.1 Old Business. None

3.2 New Business

a. New Site for GLA Board meetings

Denise reported that the church in Emigrant could not offer their facilities for Board meetings. Thomas More School offered the fireplace room on Wednesday evenings, but at least two Board members would not be available on Wednesdays. The Board agreed to continue using Golden Ratio cafeteria and asked Denise to investigate how the GR meeting space might be improved.

4. **Report of Officers and Committees**

4.1 Treasurer's Report: Joanna Snyder, Treasurer. .

4.1.1 Old Business

a. 2005 Budget/ Communication to Landowners
b. Unexplained Expenses Report

4.1.2 New Business.

Joanna Snyder Resignation: Joanna announced her resignation from the GLA Board effective at the conclusion of the June 6, 2005 meeting. Joanna explained that her family will be moving outside of Glastonbury.

Replacement of Treasurer

The Board discussed the need for the Treasurer position to be filled immediately. JT was the only Board member to volunteer for this position. .

Technological Improvements Copyright © 2026 Brockett Designs All rights reserved

MOTION: Ronda motioned and Laura seconded to elect JT to fill the position of GLA Treasurer. **Motion carried** with on abstention from JT.

Board Review of 2005 Proposed Budget & Approved Items

Ronda facilitated the 2005 budget discussion. She distributed updated "2005 Fixed vs. Variable Expenses" (dated 6/4/05) worksheets to the Board and used flipcharts based on the recommendations of the Budget Subcommittee (Alyssa, JK and JT w/Ronda) for the cutting of expenses and increase of income. Discussion included reminder that per the GLA Bylaws, receipts and expenditures for the previous year and a budget for the forthcoming year must be presented at the Annual Landowners Meeting each November. The Board agreed to approve the following for implementation in 2005: *(Approved items for implementation in 2006 will be listed on a separate addendum for Board members.).*

- **Formation of a Finance Committee:** A committee will be formed to determine a proposal for the 2006 budget. The 2006 budget will be presented at the GLA annual meeting in November 2005.

- **Approved Recommendations - to Increase 2005 Income**

  Architectural

  a) Fee Schedule presented by Alyssa Allen

  b) Policy that assessments must be up-to-date before the Board will give approval to a project application.

  Roads

  Knap Weed Refund: JT agreed to handle collection of GLA's refund from the County.

- **Approved Recommendations – 2005 Expenses**

  Roads (Alyssa and JT volunteered to research the following)

  a) No "track" equipment on platted roads without GLA Board approval

  b) Bill contractor for damaged roads with copy to appropriate landowner. If bill is not paid, put lien on landowner's property.

  Complaints

  a) Proposed 2005 budget for complaints was not included in budget proposals. Board agreed that complaints should be transferred to neighborhoods with support and resources from GLA. (Laura volunteered to compile a committee from the community to help with complaints.)

  b) Determine ombudsman fee to GLA for resources. (see above).

  Master Plan

  a) Fund completion of MP by donationation/fundraiser

  b) Volunteers from community to assist in Master Plan development

  c) Community volunteers to be advisors to GLA Board

Technological Improvements Copyright © 2026 Brockett Designs All rights reserved

- **Cont., Approved Recommendations – 2005 Expenses**

Master Plan, cont.
d) Increase MP budget
MOTION: Charlotte motioned and Ronda seconded to place $1,000 that is no longer needed under "other expenses" into the Master Plan budget for MP mailing expenses. Discussion.
Motion carried with one objection.

Website Database
$200 approved for website software which will enable Edward to do simple changes to the website eliminating the need to hire Rudy Parker for this function.

Administrative Secretary.
a) Purchase xerox machine for $40
b) Fix photocopier/scanner, fax machine.
c) Use e-mail as primary communication w/GLA Board (meeting agendas, handouts for meetings, etc.)
d) Include multiple topics in landowner mailings
e) Volunteers assist in mass mailing projects

Bookkeeper
Implement petty cash procedure developed by Ronda

- **Recommendations – Miscellaneous 2005**

Board Member Payments
Board payment cap after 12 Hours volunteer time: Ronda and JK will develop suggestions for a cap and present to Board for approval at next meeting: Hours exceeding budget must be approved by Board even if under cap.

Community Communication - Approved for 2005/2006
a) Landowners vote on what assessments will pay for and organize GLA accordingly
  - GLA Covenants state roads are priority
  - Show landowners what it costs for all vs partial services
  - Include suggestions re: how landowners can contribute to honoring Covenants

b) Look at possible separate needs of the communities pf North & South Glastonbury

Technological Improvements Copyright © 2026 Brockett Designs All rights reserved

- **Approval of 2005 Budget**
  MOTION: Ronda motioned and JT seconded to approve the proposed 2005 budget as listed on 2005 Budget Worksheet (6/4/2005) with amendments agreed upon and listed above. **Motion carried.**

4.2 Architecture Subcommittee Report: Allysa Allen (Chair), Laura Boise

4.2.1 Old Business

a. Status of Paul Rantallo cargo units. Tabled.

b. Status/Mediation for Zeman vs. Lot 33. Tabled.

4.2.2 New Business

a) Petitions Circulated by Denise Diehl in June 2005

Denise Diehl reported that a neighbor had posted a "For Sale" sign which stated that the neighbor's 20-acre property could be subdivided and condominiums and apartments built on the property. She is opposed to this type of development and stated that she remembered that the landowners attending the 2004 neighborhood meetings also opposed the construction of multi-unit dwellings. She distributed a description of two petitions that she had been circulating among landowners concerning this issue. She handed in xerox copies of signed petitions for GLA files. She intends to eventually contact all landowners with these petitions.

Petition 1 (56 signatures) states: "Because of the overwhelming consensus in the 2005 neighborhood meetings that the landowners in attendance did not want multi-unit dwellings built within Glastonbury, we the undersigned, petition the G.L.A. Board to pass a moratorium on the building of all multi-unit dwellings [condos, apartments, duplexes, triplexes, quadplexes] on G.S.A. land until such time as this action can be enforced by the power of the Land Use Master Plan. We request this moratorium be effective immediately."
The Board discussed the petition with Denise Diehl and Neil Kremer.
MOTION: Charlotte motioned and Joanna seconded that the GLA Board approve a moratorium on its approval of multi-family housing units until such time as this action can be enforced by the power of the Land Use Master Plan.
Discussion.
AMENDMENT: Revise the above motion by deleting "on its approval" and replacing it with "to deny approval" of multi family housing units.
AMENDED MOTION: Charlotte motioned and Joanna seconded that the GLA Board approve a moratorium which would deny approval of multi-unit dwellings until such time as this action can be enforced by the power of the Land Use Master Plan. **Motion carried.**

The Board agreed that the Park County Planning Commission should be informed of the above moratorium.

Technological Improvements Copyright © 2026 Brockett Designs All rights reserved

Petition 2 (49 signature) states:

"As landowners who empower the Board of Directors of the Glastonbury Landowners Association, we the undersigned are requesting that the G.L.A. Board pass a resolution before June 21, 2005 to:

Immediately include 2 representatives on the Land Use Master Plan Committee from each of the 2004 designated neighborhood groups and that these representative would be members of, and advisors to the current F.L.A. Land Use Master Plan Committee with the goal of 1) completing the LUMP document and 2) submitting it to a vote of the entire Association before August 1, 2005.

One person from each neighborhood would be appointed to call, or visit in person all homes or residents in their group. This person would ask for volunteers to serve on the LUMP Committee.

This issue has been delayed for over 6 ½ years. The Association members have not had any further opportunity for input or an update about the LUMP document since May, 2004.

It is past time to protect our interests in preserving the integrity of our community."

Discussion. Charlotte reviewed that the current Master Plan Committee was preparing a mailing to Landowners to ask for their feedback on the proposed changes to the Master Plan draft that are based on the neighborhood meeting results.

MOTION: Joanna motioned and Laura seconded that prior to the mailing of the proposed changes of the MP to the landowners (described by Charlotte above), the current Master Plan Committee should meet with the representatives from the neighborhood meetings and with the GLA Board to receive feedback. **Motion carred** with two opposed and one abstention.

b) Parcel 32-A (NG)/Edward Anderson Subdivision Application of 20 acres into 8 lots.
The Board discussed the possible conflict of density standards and the need to verify required setbacks. Edward agreed to have a surveyor determine setbacks and stated he will be developing covenants for each of the 8 lots.
MOTION: JT motioned and Alyssa seconded to approve Edward Anderson's Parcel 32-A (NG) subdivision application on the condition that the setbacks for the septic, drain field and wells meet GLA standards. **Motion carried** with 2 objections and one abstention.

4.3 Road & Weed Committee, James Trisdale (Chair)

4.3.1 Old Business

a. Establish completion date to install guard posts around High South fire fighting water tank. Tabled.

b. Status of Dubiel redirecting culvert and repositioning rock pile for Rantallo culvert. Tabled.

c. Status of Rantallo uncovering culvert Tabled.

Technological Improvements Copyright © 2026 Brockett Designs All rights reserved

4.3.2 New Business.

a. Peter Snow letter, dated 1/10/05, re: Safety Issues on Capricorn/Gemini (NG). Tabled.
b. Neighborhood Watch Signs. Tabled.
c. Fire Pond on Arcturus & Virgo. Denise reported that our insurance carrier sent a notice of non-renewal due to SG fire pond and a new carrier was quoting a significantly higher fee for coverage. The Board discussed the possibility of closing down the pond if necessary to maintain our policy. JT will call our insurance agent to inquire about this change.

4.4 Complaint Committee Report: Ronda Alexander (Chair), Joanna Snyder.

4.4.1 Old Business

a. Determine handling of pending Complaints. Tabled.
- Hansard Eyesore
- 32 (NG) Ullrich Eyesore
- Rakela's request for copy of tapes for meetings she attended in Jan, Feb & Mar
- Everett Johnston outstanding letters
- E. Schieffelin: vehicles on 38-A (NG)

b. Attorney's response to Rakela full-petition request and action taken. Tabled.

4.4.2 New Business

Proposal: Complaint Procedure. Tabled.

4.5 Land Use Master Plan Committee Laura Boise, Orlando Johnson, Charlotte Mizzi, David Tonkin

4.5.1 Old Business. None.

4.5.2 New Business. See 4.2.1

a. Master Plan Survey and Mailing. Tabled.

4.6 Recreation Committee: Laura Boise, Edwin Johnson, Janet Naclerio & Edward Anderson (alternate).

4.6.1 Old Business. Tabled.

a. Status of checking account for GLA Recreation Committee
b. Status of PVRC Phase I Special Committee: lease agreement & letter to Bob Wallace
c. Status of PVRC Phase II Special Committee.
d. Status of PVRC Survey approved by written vote
e. Status of PVRC Walkathon proposal

4.6.2 New Business. None.

4.7 Web Site Committee: Edward Anderson (Chair)

4.7.1 Old Business. None.

Technological Improvements Copyright © 2026 Brockett Designs All rights reserved

4.7.2 **New Business.** None.

4.8 Ombudsman Report: Jeanne Campbell (SG) Penelope Price (NG). No reports.

5. **Other Business.** Tabled.
   5.1 Old Business
   a) Shelter Insurance *[Orlando]*
   List of points to consider regarding shelter insurance

   b) Including Parcels in GLA. Tabled.
   Filing resolution to include parcels 23-A (SG) and 14-A (NG) in Glastonbury

   5.2 New Business. None.

6. **Open Floor and Comment Period.** Tabled.
   a. Review what will be adopted/modified from the Robert's Rules of Order handout distributed at the 3-7-05 meeting
   b. Agenda items for future meetings
   c. What worked/what didn't; suggestions to improve meeting (Handouts)
   d. Revise Board Election form to include duties and skills needed
   e. Transition Plan for new Board Members

7. **Next Meeting and Adjournment**
The meeting was adjourned at 10:30 p.m. with no further business. The next meeting will be held July 11, 2005 at Golden Ratio Woodworks Cafeteria, 6:45 p.m.

NEW ACTION ITEMS:

GB060605 *Denise:* Investigate improvement of meeting space. Done.

TR060605.1 *Denise:* Memo to Bank of Rockies re: new Treasurer & signatures. Cancelled due to Board's new votes for Treasurer and Vice President. Done.

TR060605.2 *Board:* Elect a finance committee to prepare proposals for 2006 budget.

TR060605.3 *Alyssa:* Incorporate new fee schedules/policies into project forms, place on website. snd send electronic files to Denise. Done.

TR060605.4 *Laura:* compile a community committee to assist with complaints.
Board ?:: implement transfer of handling complaints with community volunteers.
Board ?: determine ombudsman fee for handling complaints.

Technological Improvements Copyright © 2026 Brockett Designs All rights reserved

TR060605.5 *JT:* Request knapweed refund from the County.

TR060605.6 *Master Plan Committee:* Fundraise for Master Plan expenses..

TR060605.7 *Master Plan Committee:* Work w/neighborhood representatives to develop MP and consult prior to upcoming MP mailing

TR060605.8 *Ronda/Edward:* Purchase $200 software for website.

TR060605.9 *Ronda/Denise:* Purchase $40 xerox machine. Done.

TR060605.10 *Ronda/Denise:* Repair the photocopier/scanner, fax machine.

TR060605.11 *Ronda & JK:* Develop suggestions for Board payment cap after volunteering 12 hours and present to Board for approval at next meeting:

TR060605.12 *Board:* implement community communication issues as listed under 4.1.2, "Recommendations – Miscellaneous 2005, Community Communication."

TR060605.13 *Denise/Alyssa:* Inform Park County Planning Commission of Board moratorium on approval of muli-unit dwellings. Done.

AR060605 *Denise/Alyssa:* Send approval to Edward Anderson for subdivision application. Pending.

RW060605 *JT/Denise:* Contact insurance company re: SG fire pond. Done

NOTE: *Board:* Inform landowners via mailing and website re: new policies and schedules approved by Board for 2005 (architectural, roads, complaints, moratorium, etc.). See section 4.1.2 above.

Technological Improvements Copyright © 2026 Brockett Designs All rights reserved

2005-06-06_BDGNAUX.pdf

Technological Improvements Copyright © 2026 Brockett Designs All rights reserved

Glastonbury Landowners Association, Inc.
Board of Directors Meeting Agenda
June 6, 2005

Report Time	Discuss Time		Respon. Party	Due Date
6		**1. Call to Order, Opening Prayer**		
		a. Opening Comments • Board Decisions	James	6-6-05
		2. Reading and Disposition of Minutes		
	5	**a.** May 2, 2005	Board	6-6-05
		3. General Business		
		3.1 Old Business		
		a. Complete list of all motions for the website	Denise	7-11-05
		3.2 New Business		
2		**a.** New Site for GLA Board meetings	Denise	6-6-05
		4. Report of Officers and Committees		
		4.1 Treasurer's Report		
		4.1.1 Old Business		
15	65	**a.** 2005 Budget/ Communication to Landowners	James/Ronda	6-6-05
2		**b.** Unexplained Expenses Report	Ronda	6-6-05
		4.1.2 New Business		
		a. None		
		4.2 Architectural Committee Report		
		4.2.1 Old Business		
2		**a.** Status of Paul Rantallo cargo units	Alyssa	5-2-05
2		**b.** Status/Mediation for Zeman vs. Lot 33	Alyssa/Ronda	6-6-05
		4.2.2 New Business		
		a. None		
		4.3 Road & Weed Committee Report		
		4.3.1 Old Business		
2		**a.** Establish completion date for installation of guard posts around High South fire fighting water tank	JT	5-2-05
2		**b.** Status of Dubiel redirecting culvert and repositioning rock pile for Rantallo culvert	JT	5-2-05
2		**c.** Status of Rantallo uncovering culvert	JT	5-2-05
		4.3.2 New Business		
2		**a.** Peter Snow letter, dated 1/10/05, re: Safety Issues on Capricorn/Gemini (NG)	JT	5-2-05
2	5	**b.** Neighborhood Watch Signs	James	6-6-05
2		**c.** Fire Pond on Arcturus & Virgo	JT	6-6-05
		4.4 Complaint Committee Report		
		4.4.1 Old Business		
2	5	**a.** Determine handling of pending Complaints	Ronda	6-6-05
2		• Hansard Eyesore		
2		• 32 (NG) Ullrich Eyesore		

Technological Improvements Copyright © 2026 Brockett Designs All rights reserved

Report Time	Discuss Time		Respon. Party	Due Date
		4. Complaint Committee Report (con't)		
		4.4.1 Old Business		
2	5	• Rakela's request for copy of tapes for meetings she attended in Jan, Feb & Mar		
2		• Everett Johnston outstanding letters	Ronda	5-2-05
		• E. Schieffelin: vehicles on 38-A (NG)		
2		**b.** Attorney's response to Rakela full-petition request and action taken		
		4.4.2 New Business		
2	5	**a.** Proposal: Complaint Procedure	Ronda	5-2-05
		4.5 Master Plan Committee Report		
		4.5.1 Old Business		
		a. None		
		4.5.2 New Business		
2	5	**a.** Master Plan Survey and Mailing	Charlotte	6-6-05
		4.6 Recreation Committee Report		
		4.6.1 Old Business		
2		**a.** Status of checking account for GLA Recreation Committee	Janet	6-6-05
2		**b.** Status of PVRC Phase I Special Committee: lease agreement & letter to Bob Wallace	David	6-6-05
2		**c.** Status of PVRC Phase II Special Committee	Janet	6-6-05
2		**d.** Status of PVRC Survey approved by written vote	Janet	6-6-05
2		**e.** Status of PVRC Walkathon proposal	Janet	6-6-05
		4.6.2 New Business		
		a. None		
		4.7 Web Site Committee Report		
		4.7.1 Old Business		
		a. None		
		4.7.2 New Business		
		a. None		
		4.8 Ombudsman Report		
		4.8.1 Old Business		
		a. None		
		4.8.2 New Business		
		a. None		
		5. Other Business		
		5.1 Shelter Insurance		
		5.1.1 Old Business		
2		**a.** List of points to consider regarding shelter insurance	Orlando	3-7-05
		5.1.2 New Business		
		b. None		

Technological Improvements Copyright © 2026 Brockett Designs All rights reserved

Report Time	Discuss Time			Respon. Party	Due Date
		5.	**Other Business** (con't)		
			5.2 Including Parcels in GLA		
			5.2.1 Old Business		
2			**a.** Filing resolution to include parcels 23-A (SG) and 14-A (NG) in Glastonbury	David	3-7-05
			5.2.2 New Business		
			a. None		
		6.	**Open Floor Comment Period**		
2	5		**a.** Review what will be adopted/modified from the Robert's Rules of Order handout distributed at the 3-7-05 meeting	David	4-4-05
2			**b.** Agenda items for future meetings	James	6-6-05
	5		**c.** What worked/what didn't; suggestions to improve meeting (Handouts)	James	6-6-05
			d. Revise Board Election form to include duties and skills needed	Ronda	9-5-05
			e. Transition Plan for new Board Members	Ronda	9-5-05
		7.	**Next Meeting and Adjournment**		
			a. Next meeting July 11, 2005 at 6:45PM in the Golden Ratio Cafeteria		
3 hrs	**0 min**		**Allocated Meeting Time**		

Note: if the Board receives additional items that need to be addressed at the meeting, these will be announced and added to the agenda during the "6. Open Floor Comment Period".

Technological Improvements Copyright © 2026 Brockett Designs All rights reserved

Glastonbury Landowner's Association

2005 Fixed vs. Variable Expenses

Amount	Fixed Budget Expenses	Notes	Amount	Variable Budget Expenses	Notes
1,600.00	**A00. Roads & Weeds** A05. Equipment Reg & Ins	Truck Registration & Insurance	28,170.00	**A00. Roads & Weeds** A01. Roads; A02. Snow; A03. Weeds; A04. Travel; A06. Equip Mtce	
30,230.00	A08. Road Improvement Loan #1	Original Loan for Paving Main Arteries	2,783.00	**B00. Architectural** B01. Contractors; B02. Travel; B04, Admin; B05. Legal	Projected expenses after the Architectural Fee Schedule is implemented
240.00	**F00. Website** F02. URL Fee	$20.00 per month	141.00	**C00. Complaints** C04. Legal Fees	Expense incurred before 2005 Budget preparation
105.00	**K00. General Operating Exp** K03. Accountant	Tax Preparation	2,200.00	**D00. Recreation** D03. PVRC	D03 = Liablity Insurance & Electricity
50.00	K09. Bank Service Charges		260.00	**F00. Website** F01. Dev & Mtce	F01 = 2 hrs monthly @ $20.00 per hour
4,500.00	K12. Insurance	Liability Insurance	1,900.00	**G00. Liens** G01. Lien Filing; G02. Travel; G03. Admin	Based on actual expenses incurred in 2004
200.00	K13. Taxes	Property Taxes	562.00	**H00. Discounts** H01. Assessment Fees	Landowner Discount for Early Payment
75.00	K14. Licenses & Permits	Corp License Fee; State Annual Report	1,000.00	**J00. Other Projects** J01. Fire Protection; J02. Water Reservoir	
			18,321.00	**K00. General Operating Exp** A01. Admin Sec; A02. Bookkeeper; K04. Database; K05. Attorney; K06. Office Supplies; K07. Postage; K08. Board Mtgs; K18. Misc	
			538.00	**L00. Other Expenses** L01. Misc	Unexplained Expenses
37,000.00			**55,875.00**		

Updated 6/6/2005

GLA 01946

Technological Improvements Copyright © 2026 Brockett Designs All rights reserved

Glastonbury Landowner's Association

2005 Fixed vs. Variable Expenses

2005 Expenses vs. Income			2005 Budget Cuts		
Amount	**Description**	**Notes**	**Amount**	**Description**	**Notes**
37,000.00	Total Fixed Expenses	Total Fixed Expenses will increase by the amount of the New Road Improvement Loan	8,600.00	Complaints	Implement Proposal to push complaints out to the neighborhoods
55,875.00	Total Variable Expenses		1,400.00	Master Plan	Fund through donations
92,875.00	**Total 2005 Expenses**		500.00	Website	Only maintain Website this year
92,875.00	**Total 2005 Income**	Total Income must increase by amount of New Road Improvement Loan	4,000.00	Road Maintenance	Reduced $18,000 to $14,000 leaving only $10,000 due to 2004 expense paid in 2005
0.00	**2005 Balanced Budget**		**14,500.00**	**Slashed from 2005 Budget**	

2005 Budgeting Process

"Notice of Annual Meetings of Members...The Board shall cause a copy of a statement to simultaneously be prepared showing receipts and expenditures for the preceeding fiscal year."

GLA By-Laws
Page 13-F

2006 Budgeting Process

"Notice of Annual Meetings of Members shall be accompanied by the estimated budget of capital and operating expenses for the forthcoming fiscal year."

GLA By-Laws
Page 13-F

GLA 01947

Technological Improvements Copyright © 2026 Brockett Designs All rights reserved

Glastonbury Landowner's Association

2005 BUDGET WORKSHEET

Income Category	Income Received Jan-May 2005	Projected Income Jan-Dec 2005	Uncollected Income Jun - Dec 2005	Notes
100. Assessments				
101. Dwelling Prior to 2000				
102. Dwelling 2000				
103. Dwelling 2001				
104. Dwelling 2002	118.88			
105. Dwelling 2003	408.50			
106. Dwelling 2004	2,922.58			
107. Dwelling 2005	18,758.71	28,765.00	6,556.33	
125. Land Prior to 2000	120.00			
126. Land 2000	120.00			
127. Land 2001	120.00			
128. Land 2002	199.44			
129. Land 2003	688.70			
130. Land 2004	2,277.29			
131. Land 2005	32,509.98	48,840.00	12,804.59	
150. Golden Age Village	6,027.00			
160. Finance Chrgs Late Accounts	915.02	1,000.00	84.98	

GLA 01948

Technological Improvements Copyright © 2026 Brockett Designs All rights reserved

Glastonbury Landowner's Association

2005 BUDGET WORKSHEET

Income Category	Income Received Jan-May 2005	Projected Income Jan-Dec 2005	Uncollected Income Jun - Dec 2005	Notes
161. Penalties Late Accounts	127.68	150.00	22.32	
Total 100. Assessments	**65,313.78**	**78,755.00**	**13,441.22**	
200. Architectural Fees				
201. Application Fee	300.00			
202. Dwelling				House construction, mobile home, additions, well, driveway, septic
203. Subdivision				Subdivisions and roads
204. Sanitation Bonds	1,600.00			Should be in holding account, not included in income accounts
205. Commercial				Cottage Industries
206. Variances				Minor and major variances
207. Miscellaneous				Expediting Fee, fences, signs
Total 200. Architectural	**1,900.00**	**4,935.00**	**3,035.00**	
300. Roads				
301. CUT - Road Paving Loan	1,109.05	2,270.00	1,160.95	Qtrly payments
302. Knap Weed Refund				s/b included as an annual refund?
Total 300. Roads	**1,109.05**	**2,270.00**	**1,160.95**	
400. Liens	50.00	100.00	50.00	Lien processing fee paid through the sale of property
Total 400. Liens	**50.00**	**100.00**	**50.00**	
500. Interest Earned	127.72	55.00	(72.72)	1st National Bank of Rockies Savings Account

GLA 01949

Technological Improvements Copyright © 2026 Brockett Designs All rights reserved

Glastonbury Landowner's Association

2005 BUDGET WORKSHEET

Income Category	Income Received Jan-May 2005	Projected Income Jan-Dec 2005	Uncollected Income Jun - Dec 2005	Notes
161. Penalties Late Accounts	127.68	150.00	22.32	
Total 100. Assessments	**65,313.78**	**78,755.00**	**13,441.22**	
200. Architectural Fees				
201. Application Fee	300.00			
202. Dwelling				House construction, mobile home, additions, well, driveway, septic
203. Subdivision				Subdivisions and roads
204. Sanitation Bonds	1,600.00			Should be in holding account, not included in income accounts
205. Commercial				Cottage Industries
206. Variances				Minor and major variances
207. Miscellaneous				Expediting Fee, fences, signs
Total 200. Architectural	**1,900.00**	**4,935.00**	**3,035.00**	
300. Roads				
301. CUT - Road Paving Loan	1,109.05	2,270.00	1,160.95	Qtrly payments
302. Knap Weed Refund				s/b included as an annual refund?
Total 300. Roads	**1,109.05**	**2,270.00**	**1,160.95**	
400. Liens	50.00	100.00	50.00	Lien processing fee paid through the sale of property
Total 400. Liens	**50.00**	**100.00**	**50.00**	
500. Interest Earned	127.72	55.00	(72.72)	1st National Bank of Rockies Savings Account

GLA 01950

Technological Improvements Copyright © 2026 Brockett Designs All rights reserved

Glastonbury Land[illegible]her's Association

2005 BUDGET WORKSHEET

Income Category	Income Received Jan-May 2005	Projected Income Jan-Dec 2005	Uncollected Income Jun - Dec 2005	Notes
Total 500. Interest Earned	**127.72**	**55.00**	**(72.72)**	
600. Reimbursed Expenses	-			
Total 600. Reimbursed Expenses	-			
700. Other Income				
701. Miscellaneous	9.47	100.00	90.53	
Total 700. Other Income	**9.47**	**100.00**	**90.53**	
Subtotal	68,510.02	86,215.00		
Out of Balance Amount	135.84			Adjustment to Income to Balance with Bank
Cash on Hand - Checking Account	6,661.07	**6,660.00**		Balance Forward from 2004 to 2005
Subtotal	75,035.25			
Total Working Income	**73,435.25**	**92,875.00**	**19,439.75**	Adjustment to Income -$1,600.00 Sanitation Bond Money Deducted
Reserve Funds In Savings		7,850.00		" ...the Association may establish, maintain and carry over from year to year any reserve funds or special purpose funds for improvements, equipment purchases or for any other purpose pursuant to these covenants." *Covenants Page 24 Section 11.05*

GLA 01951

Technological Improvements Copyright © 2026 Brockett Designs All rights reserved

Glastonbury Landowner's Association

2005 BUDGET WORKSHEET

Expense Category	Expenses Paid Jan-May 2005	Projected Expenses Jan-Dec 2005	Outstanding Expenses Jun - Dec 2005	Notes
A00. Roads & Weeds				
A01. Contractors - Road Mtce	3,971.50	14,000.00	10,028.50	NG - Sirius Way & Gemini Rd subsidized by CUT; SG - all dirt roads
A02. Contractors - Snow Removal	3,140.12	5,000.00	1,859.88	Based on expenses thru Apr 2005 and projected 2005 winter
A03. Contractors - Weed Control		8,000.00	8,000.00	NG & SG Spring & Fall at 2003 prices quoted by Range Tect
A04. Travel	20.00	-	(20.00)	
A05. Equipment Reg & Ins	832.50	1,600.00	767.50	Truck Registration & Insurance
A06. Equpiment Mtce	358.85	360.00	1.15	
A07. Discounts - Weed Control		-	-	Landowner Refund for 3-year Contract with Licensed Weed Sprayer: 25% of invoice with $50.00 maximum per year
A08. Road Improvement Loan	15,112.64	30,230.00	15,117.36	
A09. Administration		300.00	300.00	Mailing about Chip Sealing, Gravel & road upgrads for NG/SG
A10. Legal Fees		-	-	
A11. Miscellaneous	510.00	510.00	-	
Total A00. Roads & Weeds	**23,945.61**	**60,000.00**	**36,054.39**	
B00. Architectural				
B01. Contractors		1,900.00	1,900.00	33 hours @ $12.00 per hour = $396; 100 hours @ $15 per hour = $1,500
B02. Travel		200.00	200.00	Site visits; research trips to Park County
B03. Sanitation Bonds Refund	250.00	-	-	Should be in holding account, not included in expense accnts
B04. Administration		600.00	600.00	Copying applications, County plat maps, correspondence, etc.

Technological Improvements Copyright © 2026 Brockett Designs All rights reserved

Glastonbury Landowner's Association

2005 BUDGET WORKSHEET

Expense Category	Expenses Paid Jan-May 2005	Projected Expenses Jan-Dec 2005	Outstanding Expenses Jun - Dec 2005	Notes
B05. Legal Fees	82.87	83.00	0.13	
B06. Miscellaneous		-	-	
Total B00. Architectural	**332.87**	**2,783.00**	**2,450.13**	
C00. Complaints				
C01. Contractors				
C02. Travel				
C03. Administration				
C04. Legal Fees	140.63	141.00	0.37	
C05. Miscellaneous				
Total C00. Complaints	**140.63**	**141.00**	**0.37**	
D00. Recreation				
D01. Contractors				
D02. Travel				
D03. PVRC	1,885.10	2,200.00	314.90	Liability Insurance and Electric bills
D04. Administration				
D05. Legal Fees				Do we need to budget for legal review of By-Laws, etc?
D06. Miscellaneous				
Total D00. Recreation	**1,885.10**	**2,200.00**	**314.90**	

GLA 01953

Technological Improvements Copyright © 2026 Brockett Designs All rights reserved

Glastonbury Landowner's Association

2005 BUDGET WORKSHEET

Expense Category	Expenses Paid Jan-May 2005	Projected Expenses Jan-Dec 2005	Outstanding Expenses Jun - Dec 2005	Notes
E00. Master Plan				
E01. Contractors				
E02. Travel				
E03. Administration				
E04. Legal Fees				
E05. Miscellaneous				
Total E00. Master Plan		-	-	
F00. Website				
F01. Contractors - Dev & Mtce	319.90	500.00	180.10	Web Contractor Mtce: 2 hrs monthly @ $20.00 per hour = $480.00 Annually
F02. Website URL Fee	29.85			URL Monthly Fee = $20.00 x 12 = $240.00 Annually
F03. Software				
F04. Miscellaneous				
Total F00. Website	**349.75**	**500.00**	**150.25**	
G00. Liens				
G01. Lien Filing	612.00	1,800.00	1,188.00	11.5 hours/month @ $13.00 per hour - $149.50 monthly x 12 = $1,794.00 Annually
G02. Travel		100.00	100.00	Based on 2004 expenses
G03. Administration				
G04. Miscellaneous				

GLA 01954

Technological Improvements Copyright © 2026 Brockett Designs All rights reserved

Glastonbury Land[illegible]ner's Association

2005 BUDGET WORKSHEET

Expense Category	Expenses Paid Jan-May 2005	Projected Expenses Jan-Dec 2005	Outstanding Expenses Jun - Dec 2005	Notes
Total G00. Liens	**612.00**	**1,900.00**	**1,288.00**	
H00. Discounts				
H01. Assessment Fees	561.11	562.00	0.89	Exact Amount for 2005
Total H00. Discounts	**561.11**	**562.00**	**0.89**	
J00. Other Projects				
J01. Fire Protection		500.00	500.00	
J02. Water Reservoir		500.00	500.00	
Total J00. Other Projects		**1,000.00**	**1,000.00**	
K00. General Operating Expenses				
K01. Contractors - Admin Sec	1,700.00	8,750.00	7,050.00	56 hours/month @ $13.00 per hour - $728.00 monthly x 12 = $8,736.00 Annually
K02. Contractors - Bookkeeper	2,928.46	4,350.00	1,421.54	17 hours/month @ $15.00 = $255 monthly x 12 = $3,060.00 Annually; 2005 includes $1,390.00 for transition to new bookkeeper and setting up new Accounting
K03. Contractors - Accountant	105.00	105.00	-	Tax Preparation Fee
K04. Contractors - Database		650.00	650.00	$150 - set-up keyword database; $500 initial input to database
K05. Contractors - Attorney		500.00	500.00	
K06. Office Supplies	419.44	1,200.00	780.56	$100 per month; includes bookkeeper, admin sec & board members
K07. Postage & Delivery	205.66	1,800.00	1,594.34	Based on 2004 exp from bookkeeper, admin sec & board members
K08. Board Meetings	1,469.12	650.00	(819.12)	includes room rent, refreshments, admin for mo & annual mtgs
K09. Bank Service Charges	12.50	50.00	37.50	Safe Deposit Box and Checking Service Charges

Technological Improvements Copyright © 2026 Brockett Designs All rights reserved

Glastonbury Land[illegible]ner's Association

2005 BUDGET WORKSHEET

Expense Category	Expenses Paid Jan-May 2005	Projected Expenses Jan-Dec 2005	Outstanding Expenses Jun - Dec 2005	Notes
K10. Petty Cash Advance		-	-	
K11. Rent		-	-	
K12. Insurance		4,500.00	4,500.00	GLA Liability Insurance
K13. Taxes	69.94	200.00	130.06	Property Taxes
K14. Licenses & Permits	66.25	75.00	8.75	Corporate License Fee, Secretary of State Annual Report
K15. Equipment Repair & Mtce		140.00	140.00	Repair Photocopier, Scanner, Fax Machine
K16. Equipment Rental		-	-	
K17. Equipment Purchases		141.00	141.00	$75 - file cabinet for storing papers
K18. Miscellaneous		140.00	140.00	$1 per box x 20 boxes of old GLA files = $20.00 monthly x 12 = $240.00 Annually
Total K00. General Operating Expenses	**6,976.37**	**23,251.00**	**16,274.63**	
L00. Other Expenses				
L01. Miscellaneous	537.51	538.00	0.49	
Total L00. Other Expenses	**537.51**	**538.00**	**0.49**	
Total Expenses	**35,340.95**	**92,875.00**	**57,534.05**	
Projected Income	92,875.00	92,875.00		
Projected Income (-) Expenses Paid	**57,534.05**			
Expense Budget (-) Projected Income		-		

■ Fixed Expense

GLA 01956

Technological Improvements Copyright © 2026 Brockett Designs All rights reserved

6/6/05
9:55 pm

I hereby give James Truesdale my proxy vote for the remainder of the meeting

Edwin Johnson

Technological Improvements Copyright © 2026 Brockett Designs All rights reserved

2005-07-11_BDGN.pdf

Technological Improvements Copyright © 2026 Brockett Designs All rights reserved

Glastonbury Landowners Association

Board of Directors Meeting Minutes

July 11, 2005

CONFIDENTIAL – DO NOT COPY

1. **Call to Order, Prayer**

The meeting was called to order by James Kozlik at 7:10 p.m., at Golden Ratio Woodworks. Alyssa gave the opening prayer.

PRESENT: James Kozlik (President), James Trisdale (Vice-President), Janet Naclerio (Secretary), Ronda Alexander (Treasurer), Edward Anderson, Allysa Angelis Allen, Laura Boise, Edwin Johnson and Joanna Snyder.

ABSENT: Orlando Johnson, Charlotte Mizzi and David Tonkin.

PROXIES:

ALSO ATTENDING: Denise Orr (GLA administrative secretary); Landowners: Roger Zeman, Neil Kremer, Denise Diehl and Jeanne Campbell (Ombudsman).

a. Opening Comments

• Flipchart Motions & Actions

The Board agreed that the flipchart will not be used for recording motions, but will be used to note priority agenda items and/or to help illustrate agenda issues when necessary.

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

a. May 16, 2005

The Board agreed to approve the May 16, 2005 minutes with amendments.

b. June 6, 2005

The Board agreed to approve the June 6, 2005 minutes with amendments.

3. **General Business**

3.1 Old Business

a. Complete list of all motions for the website. Tabled.

b. New Site for GLA Board meetings. A new site has not been found.

3.2 New Business

a. General Liability Insurance Status

JT and Denise reported that we have communicated with Western States Insurance by phone and letter to explain that the SG fire pond is not used for fishing, swimming or any other purpose other than a water reserve for a potential fire and that there are 7 "No fishing/No Swimming".signs posted around it. The Board discussed that new insurance policy, received from Western States on July 8; did not mention the fire pond and it offered an option for terrorism coverage.

MOTION: Ronda motioned and JT seconded that the GLA take the following actions concerning the new insurance policy offered by Western States Insurance: (1) Decline option for terrorist insurance; (2) JT to ask WST if our fire pond is included in the current policy renewal, and; (3) If the pond is covered in the new insurance policy, the GLA will renew the policy. Motion carried with one opposed.

File MtgMins 07 11 05.doc
Draft: 07 12 05 ; 07 22 05 -FINAL
Approved: 08 08 05

Technological Improvements Copyright © 2026 Brockett Designs All rights reserved

b. Vice-President, Treasurer and Check Signer Positions

Election of New GLA Board Vice-President and Treasurer
Ronda reviewed that during the June 6, 2005 GLA Board meeting, JT had volunteered to take on the role of Treasurer due to Joanna Snyder's resignation as Treasurer. In the weeks following that meeting, the Board discussed that it would be more practical for JT to take on the Vice-President position and Ronda to take on the Treasurer position. The GLA Board voted via e-mail on July 3, 2005 to elect JT as Vice-President and Ronda as Treasurer.
MOTION: James Kozlik motioned and Alyssa seconded to approve James Trisdale (JT) as Vice- President and Ronda Alexander as Treasurer of the GLA Board of Directors. **Motion carried with one abstention on July 3, 2005.**

Approval of New Check Signers
The Board discussed updating its approval of the GLA Board co-signers on the GLA checking account.
MOTION: Edwin Johnson motioned and Alyssa Angelis seconded to approve the following GLA Board members to co-sign checks on the GLA checking account: James Kozlik (President), James Trisdale (Vice-President), Janet Naclerio (Secretary) and Ronda Alexander (Treasurer). Previous co-signers who are not newly approved are no longer authorized to sign our checks. **Motion carried.**

c. Addressing Issues Between Board Meetings

d. Joanna Snyder's return to the GLA Board
Joanna Snyder reported that she will remain a Board member, but her resignation as Treasurer still stands.

4. Report of Officers and Committees

4.1 Treasurer's Report: Ronda Alexander, Treasurer. .

Ronda distributed copies of the following: "Annual Budget Variance Report, January through December 2005," "Unexplained Expenses Report, January through December 2005." (later should be corrected to "April" instead of "December"), "June 2005 Bank Transactions, " "May 2005 Bank Transactions."

4.1.1 Old Business. Tabled.

a. 2005 Budget/ Communication to Landowners. .
b. Unexplained Expenses Report. .

4.1.2 New Business. Tabled.

a. Bookkeeper Transition Status. .
b. 2006 Budget Committee. .

Technological Improvements Copyright © 2026 Brockett Designs All rights reserved

4.2 Architecture Subcommittee Report: Alyssa Allen (Chair), Laura Boise

4.2.1 Old Business

a. Implementation of Architectural Fees Schedule and Project Application Forms.
Alyssa explained that she updated the project application materials and created documents to assist Landowners to understand the fee schedules and details of the project application process. These documents are effective immediately and are posted on our website. Alyssa distributed copies of these to the Board to review, namely:
(1) Instructions Project Review Application Forms
(2) Choosing the Appropriate Forms for your Project Application
(3) Project Impact Fee Schedule
(4) Implementation of New Project Fee (letter to Landowners)
(5) Project Review Application Cover Sheet and Forms A – F (Form F, Request for Final Project Approval/Refund, is newly created.)
Alyssa asked the Board to review these documents and contact her if changes are suggested.

b. Status of Paul Rantallo cargo units. Tabled.

c. Status of Parcel 103 (SG) – Megan & George Heinz
The Board discussed in detail the issue of the driveway and the May 2, 2005 motion that indicated the Board's inclination to approve the house construction/driveway project if certain requirements were met. Alyssa had reservations concerning these requirements and the Board agreed to not send the requirements for approval at this point, but instead to have JT, Alyssa, and James Kozlik visit the Heinz' property to further study the situation. Areas of concern that came up were how Glastonbury residents could continue using the existing easement and how the new easement might impact fire truck access to Mountain Sky Guest Ranch, the adjoining property.

d. Status of Approval of Parcel 32A (NG) – Edward Anderson subdivision
Edward reported that he submitted a plat map as requested by the Board showing setback requirements were being met for wells and septic systems. The Board discussed the application and agreed to uphold its June 6, 2005 approval of the subdivision.

4.2.2 New Business

a. Landowner Petition for Density Standards

(1) Neil Kremer reported that his purpose for coming to the meeting was to request, on behalf of the Landowners, that the GLA Board immediately reconsider the current density standards, dated February 2, 2004, and change them to reflect the standards voted on in the neighborhood meetings in May 2004. He discussed with the Board the issue of concern amongst Glastonbury Landowners that the February 2, 2004 standards did not reflect the desires of the Landowners. Included in that concern was the 1-½ year delay in incorporating the feedback of the Landowners from the May 2004 Neighborhood Meetings into the GLA density standards.

(2) Neil submitted a petition with 58 signatures from North and South Glastonbury as well as revised Density Standards which states:

Technological Improvements Copyright © 2026 Brockett Designs All rights reserved

"We the undersigned Landowners of Glastonbury Petition the GLA Board to adopt and comply with the Subdivision Density Standards that the Landowners overwhelmingly voted for at the May 2004 GLA Neighborhood Meetings (see attached chart for Standards), and to approve no further development and subdivision proposals that do not adhere to and comply with these density standards and minimum acre requirements. This is to be effective immediately, and until such time as these subdivision standards can be voted upon and included in the Land Use Master Plan."

(3) The Board asked Neil to comment on the outcome of the meeting between representatives of neighborhood meetings and the Master Plan Committee Board as voted upon by the Board at the June 6, 2005 meeting. [See the June 6, 2005 Meeting Minutes, Section 4.2.2 (a) Petitions Circulated by Denise Diehl]. Neil reported that he left several voice messages with the Master Plan Committee Chairperson and had not received any responses as of July 11, 2005.

(4) Neil shared that there was some confusion about the vote on density standards in North Glastonbury neighborhood #1, as some of the landowners expressed that the results did not reflect what the landowners thought they voted on. Ronda Alexander supported what Neil said by stating that she observed disagreement between some of the landowners and leader and that the meeting ended without resolution of those disagreements.

(5) The Board reviewed and inserted revisions to the Subdivision Density Chart which are indicated **in bold** in the motion below. The Board inserted additional information, **also noted in bold**, into the blank columns within the chart.

MOTION: Joanna Snyder motioned and Ronda Alexander seconded to adopt and comply with the Subdivision Density Standards that the Landowners voted for at the May 2004 GLA Neighborhood Meetings as contained in the chart for Subdivision Density Standards that was revised by the Board at the July 11, 2005 meeting. These revisions are bolded in the following chart:

Location	Av. Acreage	Min. Acres	How many divisions on a 20 acre parcel
Lower N	2.85 to **4.0**	2.0 to **4.0**	7 to **5**
Lower S	2,85 to **4.0**	2.0 to **4.0**	7 to **5**
Lower Hilly N	3.3 to **4.0**	2.0 to **4.0**	6 to **5**
Lower Hilly S	3.3 to **4.0**	2.0 to **4.0**	6 to **5**
Upper Hilly S	**5**	4.0 to **5.0**	**4**
Upper Hilly N	**5**	**4.0**	**4**

Technological Improvements Copyright © 2026 Brockett Designs All rights reserved

MOTION, cont.
No further development and subdivision proposals will be approved by the GLA Board that do not adhere to and comply with these density standards and minimum acre requirements. This is to be effective immediately, and until such time as these subdivision standards can be voted upon by the Landowners and included in the Land Use Master Plan. **Motion carried with 2 abstentions.**

Procedure for Review of Variance Applications
Denise Diehl (landowner) asked the Board to allow the neighborhoods to be informed and given a voice when a landowner requests a variance to the density standards. This was also suggested at some of the 2004 Neighborhood meetings.
MOTION: Joanna Snyder motioned and Laura Boise seconded to approve that when the GLA Board receives an application for an architectural variance from a specific neighborhood (as designated during the 2004 Neighborhood meetings), the GLA Board will invite them to participate in the review of the variance application at the Board meeting. The variance application fee will cover the expense of processing the announcement concerning the variance review. **Motion carried with two abstentions.**

b. Parcel 5-C (NG) – Dan & Valerie O'Connell New Home Construction
Alyssa presented the O'Connell's application and reported that the project meets GLA standards.
MOTION: Laura motioned and Ronda seconded to approve the O'Connell's home construction project on Parcel 5-C (NG) on the condition that the land is reseeded after construction. **Motion carried.**

c. Parcel 58 (SG) – Mike Rosa New Home Construction & Well
Alyssa presented the application and discussed it with the Board.
MOTION: Edwin Johnson motioned and Joanna seconded to approve Mike Rosa's home construction and well on Parcel 58 (SG) with the following conditions: (1) Any disturbed land be reseeded after construction, (2) the electrical and septic system permits are obtained; (3) the two abandoned wells must be handled according to state regulations which require one of the following actions to prevent possible groundwater contamination: (a) the well casing be pulled and the hole be filled with bentonite; (b) the well casing be cut off 3 feet below grade and the hole be filled with bentonite. **Motion carried.**

d. Parcel 26-C (SG) – Randy & Jan Mosness New Home Construction
Alyssa reported that she and JT checked the driveway for site distance as it enters Aquila Lane, and in order to meet our requirements, a bank that obstructed the view has been shaved back under JT's guidance. The Mosness' are also asking for approval to live in their RV travel trailer on the property for one year during construction.
MOTION: Alyssa motioned and JT seconded to approve Randy and Jan Mosness' application for home construction on Parcel 26-C (SG) and their request to live in their trailer for one year during construction with the conditions: (1) Any disturbed land be reseeded after construction; and (2) They are current with their GLA dues. **Motion carried.**

File MtgMins 07 11 05.doc
Draft: 07 12 05 ; 07 22 05 -FINAL
Approved: 08 08 05

Technological Improvements Copyright © 2026 Brockett Designs All rights reserved

e. Parcel 10-E (NG)/George Denton (proposed buyer; owner is Edwin Johnson). Proposed Subdivision

Alyssa discussed Denton's application with the Board. Edwin stated that Denton has not purchased this property and has not told him that he was interested in subdividing. The Board agreed that it was inappropriate to review the application at this time. Alyssa will contact Denton, inform him of our new density standards and ask him to re-submit the project application fee when he is ready to begin the process.

f. 7B-3 (N) – Kenneth & Debra DeGraaf Garage Application

Alyssa briefly discussed the application with the Board and it was agreed that she should handle it via e-mail due to the lateness of the application.

4.3 Road & Weed Committee Report

4.3.1 Old Business: Tabled.

a. Status of Dubiel redirecting culvert and repositioning rock pile for Rantallo culvert
b. Status of Rantallo uncovering culvert
c. Status of Sign on Caspari Way East

4.3.1 New Business.

a. Status of Fire Pond on Arcturus & Virgo.

Due to a shortage of remaining meeting time, Edwin and JT requested that a discussion on the option of replacing the SG fire pond with a water tank would be added a future agenda. (See below: 6a. Future Agenda Items)

b. Cost of Road Maintenance and Spraying

Ronda reported that the GLA received an invoice for $27,000 (which is over our original 2005 road budget) to cover the recent road maintenance and spraying in North & South Glastonbury. JT reported that he had initially explained to the road contractor that our budget was $10,000 and requested he submit invoices for NG work before beginning work in SG. Unfortunately, the contractor did not send the invoice until after the work in SG was completed. JT reported that the contractor was open to a payment plan. The Board discussed this bill and agreed that JT and Ronda should talk to the contractor and propose a payment plan for the balance owed beyond our budget.

Creation of a Contractors Agreement Form

The Board agreed that a contractors agreement form should be created to use with contractors in the future.

c. Status & Cost of Spraying in North Glastonbury. **Tabled.**
d. Peter Snow letter, dated 1/10/05, re: Safety Issues on Capricorn/Gemini (NG). **Tabled.**
e. Neighborhood Watch Signs. **Tabled.**

File MtgMins 07 11 05.doc
Draft: 07 12 05 ; 07 22 05 -FINAL
Approved: 08 08 05

Technological Improvements Copyright © 2026 Brockett Designs All rights reserved

E-Mail Letter, dated , from Kristin Hardesty Re: Maintenance of SG Fire Pond
Ronda reported that Kristin sent an e-mail letter (recorded on a greeting card) to all Board members regarding the maintenance of SG fire pond. JT will contact Kristin to discuss her concerns.

4.4 Complaint Committee Report: Ronda Alexander (Chair), Cynthia Blocker, Joanna Snyder.

4.4.1 Old Business. Tabled.

a. Determine handling of pending Complaints
- Hansard Eyesore
- 32 (NG) Ullrich Eyesore
- Rakela's request for copy of tapes for meetings she attended in Jan, Feb & Mar
- Everett Johnston outstanding letters
- E. Schieffelin: vehicles on 38-A (NG)
- Proposal: Complaint Procedure

b. Attorney's response to Rakela's full-petition request and action taken

4.4.2 New Business

Lot 34, SG/ Roger Zeman.
Roger stated he came to the meeting to: 1) Thank the Board for the May 23, 2005 written response to his complaint regarding neighborhood encroachments on his Lot 34 (SG) and (2) To ask the Board to advise him as to whom he should hire as a surveyor. The Board did not recommend a surveyor, but advised Roger pick his own surveyor.

4.5 Land Use Master Plan Committee Laura Boise, Orlando Johnson, Charlotte Mizzi and David Tonkin

4.5.1 Old Business

a. None

4.5.2 New Business.

a. Master Plan Survey and Mailing. No report.

b. Status of Meetings with Landowner Committee. Neil Kremer reported that his phone messages to the MP Plan Committee to facilitate a meeting were unanswered.. (See 4.2.1 a. above)

4.6 Recreation Committee: Janet Naclerio (Chair) Laura Boise, Edwin Johnson & Edward Anderson (alternate).
Janet reported that she has no report as the RC hasn't met this month

4.6.1 Old Business

a. Status of checking account for GLA Recreation Committee. **Tabled.**

b. Status of PVRC Phase I Special Committee: lease agreement & letter to Bob Wallace: No report. Edward Anderson reported that as far as he knows, the lease

File MtgMins 07 11 05.doc
Draft: 07 12 05 ; 07 22 05 -FINAL
Approved: 08 08 05

Technological Improvements Copyright © 2026 Brockett Designs All rights reserved

agreement and Bylaws have been drawn up by the Phase 1 Committee, but they have yet to be finalized

c. Status of PVRC Phase II Special Committee
Janet (of Phase 11 Committtee) reported that the Phase 1 Committee has not contacted the Phase II Committee. James Kozlik asked the Phase II Committee to facilitate a meeting with the Phase 1 Committee prior to the August 8 meeting. Edward agreed to bring a status report to the Aug. 8 meeting if members of Phase 1 are not present.

d. Status of PVRC Survey approved by written vote. Tabled.
e. Status of PVRC Walkathon proposal. Tabled.
4.6.1 New Business. None.

4.7 Web Site Committee: Edward Anderson (Chair). **No Report.**.
4.5.1 Old Business. None.
4.5.2 New Business. None.

4.8 Ombudsman Report: Jeanne Campbell (SG) Penelope Price (NG). No reports.

5. Other Business. Tabled.
5.1 Shelter Insurance
5.1.1 Old Business. None.
5.1.2 New Business. None.

5.2 Including Parcels in GLA
5.2.1 Old Business. None.
5.2.2 New Business. None.

6. Open Floor and Comment Period
a. Agenda items for future meetings
Edwin and JT requested that a future agenda item be to discuss the option of replacing the SG fire pond with a water tank.
b. What worked/what didn't; suggestions to improve meeting (Handouts)
c. Revise Board Election form to include duties and skills needed
d. Transition Plan for new Board Members

7. Next Meeting and Adjournment
The meeting was adjourned at 10:15 p.m. with no further business. The next meeting will be held August 8, 2005 at Golden Ratio Woodworks Cafeteria, 6:45 p.m.

Technological Improvements Copyright © 2026 Brockett Designs All rights reserved

NEW ACTION ITEMS:

GB071105.1 *JT:* Contact WST and get back to Janet re: insurance. **Done.**

GB071105.2 *Denise:* Draft/Deliver memo to Bank of Rockies re: change of officers and check signers. **Done.**

AR071105.1 *Board:* Review New Fee Schedule and Project Application Forms and contact Alyssa with suggested edits.

AR071105 .2 *JT, Alyssa, James Kozlik:* Visit the Heinz's.

AR071105.3 *Alyssa:* Place 7 11 05 subdivision density standards on website

AR071105.4 *Alyssa:* Call Rakela and Pinardo re: new subdivision density standards.

AR071105.5 *Alyssa/Denise:* Send project approval to **O'Connells. Done.**

AR071105.6 *Alyssa/Denise:* Send project approval to Mosness. **Done.**.

AR071105.7 *Ronda*: Check Mosness assessments and send statement to Mosness if necessary.

AR071105.8 *Alyssa:* Contact George Denton.

AR071105.9 *Alyssa/Denise:* Send project approval to McGraff. **Done.**

AR071105.10 *Alyssa:* Call Kathleen Rakela and Pedro Pinardo to inform them of new density standards and moratorium on multiple unit housing projects.

RW071105.11 *JT &Ronda:* Contact road contractor re: payment plan. **Done.**

RW071105.2 *Ronda:* Send Denise copy of e-mail letter from Kristin Hardesty.

RW071105.3 *JT:* contact Kristin Hardesty re: her e-mail concerning the SG fire pond.

RC071105.1 *Phase 11 Committee:* Facilitate meeting with Phase 1 Committee before Aug. 8 meeting.

RC071105.2 *Edward:* Bring Phase 1 status report to the Aug. 8 meeting if necessary.

File MtgMins 07 11 05.doc
Draft: 07 12 05 ; 07 22 05 -FINAL
Approved: 08 08 05

Technological Improvements Copyright © 2026 Brockett Designs All rights reserved

2005-07-11_BDGNAUX.pdf

Technological Improvements Copyright © 2026 Brockett Designs All rights reserved

Glastonbury Landowners Association, Inc.
Board of Directors Meeting Agenda
July 11, 2005

Report Time	Discuss Time		Respon. Party	Due Date
5		**1. Call to Order, Opening Prayer**		
		a. Opening Comments • Flipchart Motions & Actions	James	7-11-05
		2. Reading and Disposition of Minutes		
6		a. May 16, 2005	Board	7-11-05
		b. June 6, 2005	Board	7-11-05
		3. General Business		
		3.1 Old Business		
2		a. Complete list of all motions for the website	Denise	7-11-05
2		b. New Site for GLA Board meetings	Denise	7-11-05
		3.2 New Business		
2	5	a. General Liability Insurance Status	JT	7-11-05
2		b. VP/Treasurer Positions	James	7-11-05
2	5	c. Addressing Issues Between Board Meetings	Ronda	7-11-05
		4. Report of Officers and Committees		
		4.1 Treasurer's Report		
		4.1.1 Old Business		
5	15	a. 2005 Budget/ Communication to Landowners	James/Ronda	6-6--05
2		b. Unexplained Expenses Report	Ronda	6-6-05
		4.1.2 New Business		
5		a. Bookkeeper Transition Status	Ronda	7-11-05
2	5	b. 2006 Budget Committee	James	7-11-05
		4.2 Architectural Committee Report		
		4.2.1 Old Business		
2		a. Implementation of Architectural Fees Schedule	Alyssa	5-2-05
2		b. Status of Paul Rantallo cargo units	Alyssa	7-11-05
2	3	c. Status of Parcel 103/SG – Megan & George Heinz	Alyssa	7-11-05
2	3	d. Status of Parcel 32A/NG – Edward Anderson subdivision	Alyssa	7-11-05
		4.2.2 New Business		
2	15	a. Landowner Petition for Density Standards • Density Standards Approved 2-2-04	Ronda	7-11-05
		• Communication to Rakella & Pinardo to remove multi-unit reference from sales signs	Alyssa	7-11-05
2	3	b. Parcel 5C/NG – Dan & Valerie O'Connell New Home Construction	Alyssa	7-11-05
2	3	c. Parcel 58/SG – Mike Rosa New Home Construction & Well	Alyssa	7-11-05
2	3	d. Parcel 26C/SG – Randy & Jan Mosness New Home Construction		
2	3	e. George Denton Subdivision	James	7-11-05

Technological Improvements Copyright © 2026 Brockett Designs All rights reserved

Report Time	Discuss Time	4. Report of Officers & Committees (con't)	Respon. Party	Due Date
		4.3 Road & Weed Committee Report		
		4.3.1 Old Business		
2		**a.** Status of Dubiel redirecting culvert and repositioning rock pile for Rantallo culvert	JT	5-2-05
2		**b.** Status of Rantallo uncovering culvert	JT	5-2-05
2	5	**c.** Status of Sign on Caspari Way East	JT	7-11-05
		4.3.2 New Business		
2	5	**a.** Status of Fire Pond on Arcturus & Virgo	JT	7-11-05
2	5	**b.** Cost of Road Mtce, Spraying	JT	7-11-05
2	5	**c.** Status & Cost of Spraying in North Glastonbury	JT	7-11-05
2		**d.** Peter Snow letter, dated 1/10/05, re: Safety Issues on Capricorn/Gemini (NG)	JT	5-2-05
2		**e.** Neighborhood Watch Signs	James	6-6-05
		4.4 Complaint Committee Report		
		4.4.1 Old Business		
2	5	**a.** Determine handling of pending Complaints • Hansard Eyesore • 32 (NG) Ullrich Eyesore • Rakela's request for copy of tapes for meetings she attended in Jan, Feb & Mar • Everett Johnston outstanding letters • E. Schieffelin: vehicles on 38-A (NG) • Proposal: Complaint Procedure	Ronda	6-6-05 5-2-05
2		**b.** Attorney's response to Rakela's full-petition request and action taken	Ronda	5-2-05
		4.4.2 New Business		
		a. None		
		4.5 Master Plan Committee Report		
		4.5.1 Old Business		
		a. None		
		4.5.2 New Business		
5		**a.** Master Plan Survey and Mailing	Charlotte	7-11-05
2	10	**b.** Status of Meetings with Landowner Committee		
		4.6 Recreation Committee Report		
		4.6.1 Old Business		
2		**a.** Status of checking account for GLA Recreation Committee	Janet	6-6-05
5		**b.** Status of PVRC Phase I Special Committee: lease agreement & letter to Bob Wallace	David	7-11-05
5		**c.** Status of PVRC Phase II Special Committee	Janet	7-11-05
2		**d.** Status of PVRC Survey approved by written vote	Janet	7-11-05
2		**e.** Status of PVRC Walkathon proposal	Janet	7-11-05

Technological Improvements Copyright © 2026 Brockett Designs All rights reserved

Report Time	Discuss Time			Respon. Party	Due Date
		4. Report of Officers & Committees (con't)			
		4.6 Recreation Committee Report (con't)			
		4.6.2 New Business			
		a. None			
		4.7 Web Site Committee Report			
		4.7.1 Old Business			
		a. None			
		4.7.2 New Business			
		a. None			
		4.8 Ombudsman Report			
		4.8.1 Old Business			
		a. None			
		4.8.2 New Business			
		a. None			
		5. Other Business			
		5.1 Shelter Insurance			
		5.1.1 Old Business			
		a. None			
		5.1.2 New Business			
		b. None			
		5.2 Including Parcels in GLA			
		5.2.1 Old Business			
		a. None			
		5.2.2 New Business			
		a. None			
		6. Open Floor Comment Period			
2		**a.** Agenda items for future meetings		James	7-11-05
2		**b.** What worked/what didn't; suggestions to improve meeting (Handouts)		James	7-11-05
		c. Revise Board Election form to include duties and skills needed		Ronda	9-5-05
		d. Transition Plan for new Board Members		Ronda	9-5-05
		7. Next Meeting and Adjournment			
		a. Next meeting August 1, 2005 at 6:45PM in the Golden Ratio Cafeteria			
3 hrs	**0 min**	**Allocated Meeting Time**			

Note: if the Board receives additional items that need to be addressed at the meeting, these will be announced and added to the agenda during the "6. Open Floor Comment Period".

Technological Improvements Copyright © 2026 Brockett Designs All rights reserved

rec'd 7/11/05 WB

7:45 AM
07/08/05
Cash Basis

Glastonbury Landowner's Association

Annual Budget Variance Report

January through December 2005

	Jan - Dec 05	Budget	$ Over Budget	% of Budget
Ordinary Income/Expense				
Income				
100. Assessments				
103. Dwelling 2001	66.00			
104. Dwelling 2002	240.00			
105. Dwelling 2003	532.26			
106. Dwelling 2004	1,637.52			
107. Dwelling 2005	19,538.56	28,764.96	-9,226.40	67.9%
125. Land Prior to 2000	240.00			
126. Land 2000	120.00			
127. Land 2001	186.00			
128. Land 2002	260.00			
129. Land 2003	905.87			
130. Land 2004	3,056.70			
131. Land 2005	33,895.93	48,840.00	-14,944.07	69.4%
150. GAV	6,027.00			
160. Finance Chrgs Late Accnts	910.81	999.96	-89.15	91.1%
163. Penalties Late Accounts	178.90	150.00	28.90	119.3%
Total 100. Assessments	67,795.55	78,754.92	-10,959.37	86.1%
200. Architectural Fees				
201. Application Fee	350.00			
206. Sanitation Bonds	0.00	100.00	-100.00	0.0%
200. Architectural Fees - Other	0.00	4,935.00	-4,935.00	0.0%
Total 200. Architectural Fees	350.00	5,035.00	-4,685.00	7.0%
300. Roads				
301. CUT - Road Paving Loan	1,109.05	2,270.00	-1,160.95	48.9%
Total 300. Roads	1,109.05	2,270.00	-1,160.95	48.9%
400. Liens				
401. Landowner Filing Fee	50.00	100.00	-50.00	50.0%
Total 400. Liens	50.00	100.00	-50.00	50.0%
500. Interest Earned				
501. Savings Interest	173.05	54.96	118.09	314.9%
Total 500. Interest Earned	173.05	54.96	118.09	314.9%
700. Other Income				
701. Miscellaneous	9.47	6,759.96	-6,750.49	0.1%
Total 700. Other Income	9.47	6,759.96	-6,750.49	0.1%
Total Income	69,487.12	92,974.84	-23,487.72	74.7%
Expense				
A00. Roads & Weeds				
A01. Contractors - Road Mtce	3,971.50	14,000.00	-10,028.50	28.4%
A02. Contractors - Snow Removal	3,140.12	5,000.00	-1,859.88	62.8%

Technological Improvements Copyright © 2026 Brockett Designs All rights reserved

7/11/05 MTG

7:45 AM
07/08/06
Cash Basis

Glastonbury Landowner's Association
Annual Budget Variance Report
January through December 2005

	Jan - Dec 05	Budget	$ Over Budget	% of Budget
A03. Contractors - Weed Contrl	0.00	8,000.00	-8,000.00	0.0%
A04. Travel	20.00			
A05. Equipment Reg & Ins	1,667.44	1,600.00	67.44	104.2%
A06. Equipment Mtce	358.85	360.00	-1.15	99.7%
A08. Road Improvement Loan	15,112.64	30,230.00	-15,117.36	50.0%
A09. Administration	0.00	300.00	-300.00	0.0%
A11. Miscellaneous	510.00	510.00	0.00	100.0%
Total A00. Roads & Weeds	24,780.55	60,000.00	-35,219.45	41.3%
B00. Architectural				
B01. Contractors	0.00	1,900.02	-1,900.02	0.0%
B02. Travel	0.00	199.98	-199.98	0.0%
B03. Sanitation Bond Refund	0.00	700.00	-700.00	0.0%
B04. Administration	0.00	600.00	-600.00	0.0%
B05. Legal Fees	82.87	83.00	-0.13	99.8%
Total B00. Architectural	82.87	3,483.00	-3,400.13	2.4%
C00. Complaints				
C04. Legal Fees	223.13	141.00	82.13	158.2%
Total C00. Complaints	223.13	141.00	82.13	158.2%
D00. Recreation				
D03. PVRC	1,848.32	2,200.04	-351.72	84.0%
Total D00. Recreation	1,848.32	2,200.04	-351.72	84.0%
E00. Master Plan				
E03. Administration	0.00	1,000.00	-1,000.00	0.0%
Total E00. Master Plan	0.00	1,000.00	-1,000.00	0.0%
F00. Website				
F01. Contractors - Dev & Mtce	229.95	260.04	-30.09	88.4%
F02. URL Website Fee	19.90	240.00	-220.10	8.3%
F03. Software	149.00	150.00	-1.00	99.3%
Total F00. Website	398.85	650.04	-251.19	61.4%
G00. Liens				
G01. Lien Filing	264.00	1,800.00	-1,536.00	14.7%
G02. Travel	0.00	99.96	-99.96	0.0%
G03. Administration	393.98			
Total G00. Liens	657.98	1,899.96	-1,241.98	34.6%
H00. Discounts				
H01. Assessment Fees	537.00	562.00	-25.00	95.6%
Total H00. Discounts	537.00	562.00	-25.00	95.6%
K00. General Operating Expenses				
K01. Contractors - Admin Sec	1,700.00	8,750.04	-7,050.04	19.4%
K02. Contractors - Bookkeeper	2,768.32	4,350.00	-1,581.68	63.6%

Technological Improvements Copyright © 2026 Brockett Designs All rights reserved

Glastonbury Landowner's Association

Annual Budget Variance Report

January through December 2005

	Jan - Dec 05	Budget	$ Over Budget	% of Budget
K03. Contractors - Accountant	105.00	105.00	0.00	100.0%
K04. Contractors - Database	0.00	650.00	-650.00	0.0%
K05. Contractors - Attorney	0.00	500.00	-500.00	0.0%
K06. Office Supplies	257.40	1,200.00	-942.60	21.5%
K07. Postage and Delivery	223.14	1,800.00	-1,576.86	12.4%
K08. Board Meetings	1,484.59	650.04	834.55	228.4%
K09. Bank Service Charges	12.50	48.50	-36.00	25.8%
K12. Insurance	0.00	4,500.00	-4,500.00	0.0%
K13. Taxes	0.00	200.00	-200.00	0.0%
K14. Licenses and Permits	66.25	65.00	1.25	101.9%
K15. Equipment Repair & Mtce	0.00	140.00	-140.00	0.0%
K17. Equipment Purchases	40.00	141.00	-101.00	28.4%
K18. Miscellaneous	0.00	140.00	-140.00	0.0%
Total K00. General Operating Expenses	6,657.20	23,239.58	-16,582.38	28.6%
L00. Other Expenses				
L01. Miscellaneous	537.51	538.00	-0.49	99.9%
Total L00. Other Expenses	537.51	538.00	-0.49	99.9%
Total Expense	35,723.41	93,713.62	-57,990.21	38.1%
Net Ordinary Income	33,763.71	-738.78	34,502.49	-4,570.2%
Net Income	**33,763.71**	**-738.78**	**34,502.49**	**-4,570.2%**

GLA 01974

Technological Improvements Copyright © 2026 Brockett Designs All rights reserved

IMPLEMENTATION OF NEW PROJECT IMPACT FEE

Dear Glastonbury Landowners,

We would like to share some important information regarding our new fee schedule that has been put into effect as of July 1, 2005.

You may have noticed over recent months that construction activity is on the increase in our community. With the lower interest rates and an increase in subdivisions, there is indeed more construction and development happening in Glastonbury than ever before.

This construction activity is having an impact on our roads. Heavy equipment such as excavators, gravel/concrete trucks, well-digging rigs, and an ongoing stream of contractors and delivery trucks, has increased the wear and tear on our roads significantly.

Our current budget is not sufficient to cover the additional costs of maintaining our roads. This is why the Board has chosen to implement a new plan for receiving revenue for projects and commercial activities that create more road wear. Rather than raising assessments to all landowners, we feel this step more fairly distributes the financial burden to those who are part of creating it.

In reviewing the new fee schedule, I would suggest keeping in mind that a building permit in the city of Livingston for a house valued at $100,000 would cost around $1,600, for starters! Even though our community is not as large as Livingston, we do provide an infrastructure of roads and utilities in an area that is rural; and without this infrastructure, development/construction costs would be much higher. In other words, it is of financial value to be able to build a home in a remote area without having to build a 2-mile-long road to get to it...not to mention the cost of running utility lines!

In the fee schedule, you will notice that there are different types of fees as follows:

1) a non-refundable application fee (this helps in the costs of copies of the applications and secretarial time to process them).

2) a non-refundable project or road usage impact fee (this is to help cover costs created by road usage for construction or commercial activities).

3) a refundable sanitation/reclamation bond (this is designed to give incentive to have your construction site cleaned up and reseeded).

These fees also cover the cost of the time required by the Board to review your project, as required by our covenants, ensuring it is within GLA and County requirements, which may prevent costly changes to your project.

We are also implementing a new fee for commercial businesses who have employees. The Board felt the most equitable plan was to simply charge one annual assessment for every 4 employees, which would be the equivalent to a typical family living in a residence and using our roads on a regular basis.

We greatly appreciate the cooperation we have had from all of you who have submitted project plans. Our goal is to serve all of you in the most expedient, supportive way possible.

Feel free to call me if you have any questions or points for the Board to consider.

Sincerely,

Alyssa Angelis
Project Review Sub-committee Chairperson

P.S. Due to the fact that things change from time to time, please check our website for the latest forms and instructions before submitting your project

(over).

Technological Improvements Copyright © 2026 Brockett Designs All rights reserved

Project Impact Fee Schedule
(Effective 7/1/05)

Description	Impact Fee	Sanitation Bond
1. House Construction	$250	$250
This type of project requires heavy use of our roads. Vehicle traffic from contractors and delivery trucks can be ongoing for several months. The project usually requires a full review of plans by the committee, a visit to the build site, phone calls to landowner to clarify or acquire needed information, etc.		
2. Additions & Structures under 200 s.f.	$0	$0
This category is for small buildings such as barns, sheds, garages, etc. They do not have much impact on our roads.		
3. Additions & Structures 200--800 s.f.	$100	$250
These are mid-size building projects and have some impact on our roads, but not a great amount.		
4. Additions & Structures over 800 s.f.	$200	$250
These are more major building projects and could have a fair impact on our roads, but not as much as a house project.		
5. Well	$75	$100
This requires some heavy equipment on the roads, but only briefly.		
6. Driveway	$75	$100
Brief use of heavy equipment on roads.		
7. Septic	$75	$100
Brief use of heavy equipment on roads.		
8. Package for House, Well, Driveway, Septic	$425	$250
It is common for these activities to be part of the same project. There is some time savings for the committee to review the application so we pass on a savings of $50		

GLA 01976

Technological Improvements Copyright © 2026 Brockett Designs All rights reserved

Description	Impact Fee	Sanitation Bond
9. Mobile Home	$100	$100
This type of project has a fairly low impact on our roads since the house is already constructed. It is important to make sure the site is cleaned up after installation.		
10. Subdivision	$150	$100
This type of project usually has very little impact on our roads. Mostly requires committee review time to inspect site, acquire and review necessary maps/paperwork.		
11. Road	$200	$100
Roads are usually built to serve multiple dwellings, or multiple lots in a subdivision, and require varying degrees of road use for heavy equipment such as a grader, excavator, backhoe and gravel trucks. There may also be a fair amount of committee time involved.		
12. Fence	$0	$0
13. Sign Permit	$25	$0
14. Commercial/Institutional/Other	$250–$500	$250
This type of project is given a range because it can become a very heavy use of our roads depending on the size of the construction and length of time to build. It also may require a fair amount of committee review time due to considerations for parking, impact on neighbors, etc.		

Technological Improvements Copyright © 2026 Brockett Designs All rights reserved

Description	Impact Fee	Sanitation Bond
15. Variance		
Variances will be categorized as follows:		
a) Minor Variance	$50	$0
Requires no extra road usage, creates no conflict with neighbors.		
b) Major Variance	± $300	$0
Varying degrees of research, possible letters being sent to neighboring landowners, neighborhood meetings, phone calls, follow-up letters. The initial payment of $150 would include: 1 mailing ($35–$70), 1 neighborhood meeting ($80), 1 follow-up letter ($35–$70)		
The fee will vary depending on which services are required to handle the situation. The board will recommend a plan of action to the landowner who will then review and approve the plan before the board takes action.		
16. Expediting Fee for processing application	$100	
If approval is needed prior to the monthly board meeting, the applicant has the option to pay an extra fee to have the committee process the paperwork outside of the meeting for a more timely response. This type of request involves a fair amount of committee time and project management including multiple phone calls, scanning of documents for e-mailing purposes, assisting landowner with application if not complete, composing letter in order to present application to board via e-mail or by personal delivery of documents, etc.		
17. Road Use Fee for businesses with employees	$132/yr	
One assessment for every four employees who use the roads to travel to/from work. Businesses can create heavy road use in addition to employees, delivery trucks (FEDEX & UPS) can be a daily occurrence.		

GLA 01978

Technological Improvements Copyright © 2026 Brockett Designs All rights reserved

2005-08-08_BDGN.pdf

GLA 01979

Technological Improvements Copyright © 2026 Brockett Designs All rights reserved

Glastonbury Landowners Association

Board of Directors Meeting Minutes

August 8, 2005

CONFIDENTIAL – DO NOT COPY

1. Call to Order, Prayer

The meeting was called to order by James Kozlik at 7:10 p.m., at Golden Ratio Woodworks. Alyssa gave the opening prayer.
PRESENT: James Kozlik (President), James Trisdale (Vice-President), Janet Naclerio (Secretary), Edward Anderson, Allysa Angelis Allen, Laura Boise, Charlotte Mizzi, Joanna Snyder, David Tonkin.
ABSENT: Ronda Alexander (Treasurer) Edwin Johnson, Orlando Johnson
PROXIES: Ronda to Joanna, Orlando to David, Edwin to Edward
ALSO ATTENDING: Denise Orr (GLA administrative secretary), Penelope Price (Ombudsman), Landowners: Marian Barker, Steven Boise, Denise Diehl, Philip Hoag, Eva Jarvi, Marian Kozlik, Neil Kremer, Craig Lannes, Pamela May and Clare Parker.

2. Reading and Disposition of the Minutes

July 11, 2005
MOTION: JT motioned and Janet seconded to approve the July 11, 2005 meeting minutes.
Motion carried. (3 abstentions from Board members who didn't attend meeting)

3. Landowners Issues/Concerns. See section 4.2 below.

4. General Business

Communication Guidelines
James Kozlik announced that he invited Penelope Price to help facilitate, if necessary, communication during the meeting. Penelope suggested that attendees consider the following when expressing their viewpoint on issues before the Board.

1) What is most important to me regarding this issue?
2) What do I really need? Then, state what it is you need.
3) What do I want to see happen?
4) What do I want the other person(s) to understand?

4.1 Old Business. Tabled.

a. Complete list of all motions for the website
b. New Site for GLA Board meetings
c. Meeting Agenda – will be emailed 7 calendar days before the scheduled Board meeting

4.2 New Business

a. November 2005 Election Committee

- Revise Board Election form to include duties and skills needed.
  Denise reported that Ronda was interested in working on this revision.
- Board agreed that Laura Boise will chair the Election Committee and Pamela May will assist her.

File: MtgMins 08 08 05
Draft: 08 13 05; 08 29 05; 09 18 05-FINAL
Approved: 09 12 05

Technological Improvements Copyright © 2026 Brockett Designs All rights reserved

b. Motion for Access to GLA Savings Account & Safe Deposit Box at Bank of Rockies

MOTION: JT motioned and Laura seconded to approve the four GLA Board officers (James Kozlik (President), James Trisdale (Vice-President), Janet Naclerio (Secretary) and Ronda Alexander (Treasurer) to have access to the GLA Savings Account and safe deposit box at Bank of the Rockies.
In addition, Denise Orr, administrative secretary, is approved to have access to the GLA safe deposit box. at the Bank of the Rockies. **Motion carried.**

c. Charlotte Mizzi's Issues with July 11, 2005 Board Meeting

1) Question of Legality of the July 11, 2005 Board Meeting

At the June 6, 2005 GLA Board Meeting, the Board agreed that the administrative secretary would use e-mail as primary communication with the GLA Board regarding Board meetings. Charlotte expressed that she believed the e-mail notification of the July 11, 2005 GLA Board Meeting and other past Board meetings would render the meetings illegal based on the fact that the Covenants do not include e-mail as a form of meeting notification. The Board discussed this matter.

David reviewed the importance of the GLA Board to abide by the Articles concerning the notification of meetings.
MOTION: David motioned and Joanna seconded that the GLA Board approve the notice of the July 11, 2005 meeting as an acceptable means of notification.
Motioned carried unanimously.

Discussion.
MOTION: Joanna motioned and Janet seconded to accept the method of e-mail notification of all Board meetings from December 2004 to the present as being legal notification of those meetings.
AMENDMENT: Charlotte motioned and David seconded to amend the above motion to read "to accept the method of e-mail notification of all Board meetings from December 2004 to the present *with the exception of the July 11, 2005 meeting* as being legal notification of those meetings."
Amendment failed. (5 in favor; 6 opposed.)
Motion carried. (8 in favor; 3 opposed.)

2) Proposal to Rescind GLA Board Vote on Density Standards at July 11, 2005 Meeting

Charlotte proposed that the Board rescind the GLA vote and go back to the original standards that were in place.

File: MtgMins 08 08 05
Draft: 08 13 05; 08 29 05; 09 18 05-FINAL
Approved: 09 12 05

Technological Improvements Copyright © 2026 Brockett Designs All rights reserved

A lengthy discussion between Board and landowners included:

(a) Charlotte and David objected to the Board changing some of the density standards at the July Meeting. They stated that the changed standards did not represent all the landowners who voted for density standards at the neighborhood meetings last spring, specifically Neighborhood #1 in North Glastonbury.

(b) David expressed that an important reason for having lower minimum acreage lots was to represent people who can't afford larger acreage prices. He also proposed that there was a need to define how the GLA Board will handle variances.

(c) Craig Lannes expressed his complaints regarding actions of Edwin Johnson and told the Board it was their responsibility to represent all landowners.

(d) Several guest landowners reviewed their reasons for petitioning for changing the current density standards (reasons are included in July 11, 2005 meeting minutes, pages 3-9). Neil Kremer stated that the lack of response over the past 2 months from the Master Plan Committee to the landowners who were to meet with that Committee (agreed to at June 6 meeting) left the landowners feeling devalued. He reviewed that the intention of these landowners is to work together with the Master Plan Committee to do whatever is needed to facilitate the vote by the landowners on the Master Plan, including density standards.

(e) Philip Hoag reported that the original density standards were adopted because developers have been able to come up with loopholes to getting around less strict standards. He proposed that each neighborhood should come to a consensus concerning the standards for that individual neighborhood.

(e) Charlotte stated that she believes it will be too difficult to ever get a consensus on the standards. She recommended that the standards be taken out of the Master Plan and voted upon by each neighborhood, requiring a 51% vote to approve.

(f) As a response to some of Charlotte's comments, the Board clarified that there was no intention to discredit her integrity by changing the density standards for NG Area 1 Neighborhood Meeting and that this change was based on bringing the acreage of that area to a number that was average with other neighborhoods in the area. Based on its right to change GLA standards, the Board chose to temporarily change this number from 2.85 to 4 acres until the landowners submit their final vote.

(g) The Board and the landowners in attendance reviewed that the change made to NG Neighborhood #1 was a decision made by the Board and was not proposed by the

File: MtgMins 08 08 05
Draft: 08 13 05; 08 29 05; 09 18 05-FINAL
Approved: 09 12 05

Technological Improvements Copyright © 2026 Brockett Designs All rights reserved

landowners who submitted the petition (signed by 60 Landowners) in July. The Board acknowledged that there were a couple of areas in the changed standards chart that needed corrections, based on typing or transcription errors and that these changes would be entered in the new density charts and appropriately noted in the July 11 and August 8 meeting minutes.

(h) Pamela May submitted a short memo to "suggest that landowners who own undivided parcels be informed of the Board's decision to adhere to the 2004 Neighborhood density standards." In the memo Pamela volunteered to assist with sending the letter.

MOTION: Charlotte motioned and David seconded to modify Board's vote of July 11, 2005, concerning changing the density standards, to include the exact results of the neighborhood meeting votes in spring 2004.
Discussion.
AMMENDED MOTION: Charlotte motioned and David seconded to modify the above motion to read as follows: "to modify the July 11, 2005 vote for changing the density standards" *only for the lower Neighborhood #1 NG to 2.85 minimum average and 2.00 minimum acres.*
Discussion.
Motion carried. (6 in favor, 2 opposed, and 3 abstained)

d. General Liability Insurance Status. Tabled.
e. Addressing Issues between Board Meetings – consensus on written votes. Tabled.
f. Letters to landowners pertaining to motions. Tabled.
g. Vacations – communication to Board & Back-up person. Tabled.

5. Report of Officers and Committees

5.1 Treasurer's Report: Ronda Alexander, Treasurer. .
James Kozlik distributed the following on Ronda's behalf: "Annual Budget Variance Report, January through July 2005" and "July 2005 Bank Transactions."

5.1.1 Old Business

a. 2005 Budget/ Communication to Landowners
- Mail with Election Letter on Sept 1, 2005

5.1.2 New Business.

a. 2006 Budget Committee
The Board agreed that James Kozlik and JT will co-chair the 2006 Budget Committee and that they will ask Ronda to assist.

b. Road Payment Plan – Bainter Construction.

Technological Improvements Copyright © 2026 Brockett Designs All rights reserved

c. Assessment Refunds for Sold Properties
d. Unpaid Assessments on Sold Properties

5.2 Architecture Subcommittee Report: Allysa Allen (Chair), Laura Boise
Alyssa asked the Board to contact her with input as to how they would best like to be educated concerning architectural project applications.

5.2.1 Old Business

a. Status of Paul Rantallo cargo units. Tabled.

5.2.2 New Business

a. Parcel 32-A (SG)/ Pedro Pinardo Subdivision Variance Request
Alyssa reviewed and discussed Pedro's application with the Board. Prior to the meeting, Pedro had already provided board members with drawings for both a possible 6-lot subdivision and a 7-lot subdivision for their consideration. Since the 7-lot subdivision had an average lot size of 3.62 acres, being less than the current 4.0 average acres per lot standard, Pedro was requesting a variance. His application included a petition that was signed by neighbors who allegedly did not oppose his parcel being divided into 7 lots.
MOTION: David motioned and Joanna seconded to approve Pedro Pinardo's subdivision into 6 lots, as seen in the previous drawing, rather than 7. **Motion carried.** (1 opposing.)

b. Parcel 5-C (NG)/Daniel & Valerie O'Connell – Questionable Construction
Alyssa and Charlotte reported recent construction on Parcel 5-C (NG) that has occurred since the O'Connell's home construction application was approved on July 11, 2005. Charlotte reported that it appeared that there may be violations of State septic standards and GLA setback standards. In the past few days, the GLA received an updated map from the O'Connells that showed a new location for garage/guest house. The O'Connells noted on the map: "Changes due to W. Smith's suggestions to move back septic fields to original 1997 State permit approval. The garage/guest conversion consequently needed to be moved up hill from the new septic field local."

The Board agreed to the following:
1) Inform the O'Connells to stop construction until the architectural subcommittee receives and reviews further information and gets back to them.
2) The O'Connells need to submit to the Architectural subcommittee:
(a) Certification of where the septic system will be placed, and;
(b) New guest house and driveway plans
3) Charlotte will make a copy of state regulations for septic systems. She will call both William Smith and the State to determine the specific standards that need to be met by the O'Connells.

File: MtgMins 08 08 05
Draft: 08 13 05; 08 29 05; 09 18 05-FINAL
Approved: 09 12 05

Technological Improvements Copyright © 2026 Brockett Designs All rights reserved

c. 7B-3 (NG) Kenneth & Debra DeGraaf-Garage Construction.
Alyssa reviewed and discussed the application with the Board which included the DeGraaf's request to waive the sanitation bond and impact fee.
The Board agreed to the following:

1) Approve the DeGraaf's garage application;
2) Deny the DeGraaf's request to waive the refundable sanitation bond, and;
3) Inform the DeGraafs that they will need to pay only $50 for the impact fee (this is half of the $100 impact fee).

d. Parcel 9 (NG)/ Dorothy Knudson/Robert Callan (Joint Owners) Subdivision Variance Application
Alyssa reviewed and discussed the application with the Board, and how the variance requested that the board allow the current shared well to be only 3-feet from the new boundary line created by the subdivision, since both parties were in agreement.
The Board agreed to the following:

The subdivision/variance is approved on the condition that any agreement between the two owners of the parcel regarding the well should be filed with Park County.

e. Parcel 32 (SG)/Mercedes Alonzo and Jose de Melcher
Alyssa reviewed and discussed the application with the Board.
The Board agreed to the following:

The application is approved based on the conditions:
1) The proper electrical and septic permits be obtained, and;
2) The land be reseeded after construction.

f. Parcel 75 (SG)/ Michael & Jeanne Campbell – Subdivision/Family Conveyance and Proposed Variance
Alyssa reviewed and discussed the application with the Board, including a written detailed explanation from the Campbells for the proposed variance regarding the lot size and reasoning behind the request for fee waivers. The Board was reminded that the GLA reviews all family conveyances as if they were subdivisions.)
The Board agreed to the following:

1) Approve the Campbell's application, including the request to subdivide the parcel into 2 lots, the smaller one being 1.6 acres instead of the standard minimum requirement of 10 acres.
2) The sanitation bond is waived since the division already exists
3) The impact fee is waived due to no impact
4) Parcel 75 will now defined as Tract 75-A and Tract 75-B and the GLA Treasurer should be informed of this change.

File: MtgMins 08 08 05
Draft: 08 13 05; 08 29 05; 09 18 05-FINAL
Approved: 09 12 05

Technological Improvements Copyright © 2026 Brockett Designs All rights reserved

5.3 Road & Weed Committee Report – James Trisdale (Chair)

5.3.1 Old Business. Tabled

a. Update of Dubiel redirecting culvert and repositioning rock pile for Rantallo culvert

b. Update of Rantallo uncovering culvert

5.3.1 New Business. Tabled.

a. Peter Snow letter, dated 1/10/05, re: Safety Issues on Capricorn/Gemini (NG)

a. Neighborhood Watch Signs

5.4 Complaint Committee Report

5.4.1 Old Business. Tabled.

a. Determine handling of pending and future Complaints

• Proposal: Complaint Procedure

b. Attorney's response to Rakela's full-petition request and action taken

5.4.2 New Business. Tabled.

5.5 .Land Use Master Plan Committee Laura Boise, Orlando Johnson, Charlotte Mizzi & David Tonkin

5.5.1 Old Business. None.

5.5.2 New Business.

a. Master Plan Survey and Mailing

b. Status of Meetings with Landowner Committee

Charlotte and Neil agreed to meet on Monday evenings.

5. 6 Recreation Committee: Janet Naclerio (Chair) Laura Boise, Edwin Johnson & Edward Anderson (alternate)

5.6.1 Old Business

a. Status of checking account for GLA Recreation Committee. Tabled.

b. Status of PVRC Phase I Special Committee Lease agreement & letter to Bob Wallace: Tabled.

c. Status of PVRC Phase II Special Committee.
David agreed to meet with Phase II Committee within 2 days.

d. Status of PVRC Survey approved by written vote. Tabled.

e. Status of PVRC Walkathon proposal. Tabled.

5.6.2 New Business.

5.7 Web Site Committee: Edward Anderson (Chair). Tabled

5.7.1 Old Business.

5.7.2 New Business

File: MtgMins 08 08 05
Draft: 08 13 05; 08 29 05; 09 18 05-FINAL
Approved: 09 12 05

Technological Improvements Copyright © 2026 Brockett Designs All rights reserved

5.8 Ombudsman Report: Jeanne Campbell (SG) Penelope Price (NG). No reports.

6. Other Business.

6.1 Shelter Insurance *[Orlando]*

6.1.1 Old Business. None

6.1.2 New Business. None.

6.2 Including Parcels in GLA

6.2.1 Old Business. None.

6.2.2 New Business. None.

7. Open Floor Comment Period

a. Agenda items for future meetings

b. What worked/what didn't; suggestions to improve meeting (Handouts)

c. Transition Plan for new Board Members

8. Next Meeting and Adjournment

The meeting was adjourned at 10:30 pm with no further business. The next meeting will be held September 12, 2005 at Golden Ratio Woodworks Cafeteria, 6:45 p.m.

NEW ACTION ITEMS:

GB080805.1 *Laura & Pamela:* Work w/Denise on election letter, etc. Done.

GB080805.2 *Denise:* Prepare updated motion re: savings account & safe deposit box for Bank of Rockies. Done

GB080805.3 *Denise/Alyssa:* Change standard for NG #1 Neighborhood meeting; correct density charts on GLA database, July 11 & Aug. 8 meeting minutes as appropriate.

TR080805 *James, JT and Ronda:* Prepare 2006 budget proposal

AR080805.1 *Board:* Contact Alyssa with input as to how you would best like to be educated concerning architectural project applications.

AR080805.2 *Denise/Alyssa:* Send project approval to Pedro Pinardo. Done.

AR080805.3 a) *Alyssa:* Contact O'Connels re: stop construction. Done.
b) Charlotte: Make a copy of state regulations for septic systems. Call both William Smith and the State to determine the specific standards that need to be met by the O'Connels.
c) Denise/Alyssa: Send O'Connel's information re: required materials for submission. Done.

AR080805.4 *Denise/Alyssa:* Send DeGraaf project approval.. Done.

File: MtgMins 08 08 05
Draft: 08 13 05; 08 29 05; 09 18 05-FINAL
Approved: 09 12 05

Technological Improvements Copyright © 2026 Brockett Designs All rights reserved

AR080805.5 *Denise/Alyssa:* Send Dorothy Knudson project approval. Done.

AR080805.6 *Denise/Alyssa:* Send Mercedes Alonso/Jose de Melchor project approval. Done.

AR080805.7 *Denise/Alyssa:* Send Michael & Jeanne Campbell project approval. Done.

MP080805 *MP Committee:* Meet with Neil Kremer, etc.

RC080805 *David & Phase II Committee*: Meet re: Phase I Research.

File: MtgMins 08 08 05
Draft: 08 13 05; 08 29 05; 09 018 05-FINAL
Approved: 09 12 05

Technological Improvements Copyright © 2026 Brockett Designs All rights reserved

2005-08-08_BDGNAUX.pdf

Technological Improvements Copyright © 2026 Brockett Designs All rights reserved

Glastonbury Landowners Association, Inc.
Board of Directors Meeting Agenda
August 8, 2005

Report Time	Discuss Time		Respon. Party	Due Date
		1. Call to Order, Opening Prayer		
		a. Opening Comments	James	8-8-05
		2. Reading and Disposition of Minutes		
		a. July 11,2005	Board	8-8-05
		3. Landowner Issues/Concerns		
		a. None		
		4. General Business		
		4.1 Old Business		
		a. Complete list of all motions for the website	Denise	7-11-05
		b. New Site for GLA Board meetings	Denise	7-11-05
		c. Meeting Agenda – will be emailed 7 calendar days before the scheduled Board meeting	Ronda	8-8-05
		4.2 New Business		
		a. November 2005 Election Committee	Ronda	8-8-05
		• Revise Board Election form to include duties and skills needed	Ronda	8-8-05
		b. Motion for Savings Account & Safe Deposit Box Signers	Janet	8-8-05
		c. Charlotte Mizzi's Issues with July 11, 2005 Board Meeting	James	8-8-05
		d. General Liability Insurance Status	Ronda	8-8-05
		e. Addressing Issues Between Board Meetings – consensus on written votes	Ronda	8-8-05
		f. Letters to landowners pertaining to motions	Ronda	8-8-05
		g. Vacations – communication to Board & Back-up person	Ronda	8-8-05
		5. Report of Officers and Committees		
		5.1 Treasurer's Report		
		5.1.1 Old Business		
		a. 2005 Budget/ Communication to Landowners	James/Ronda	6-6-05
		• Mail with Election Letter on Sept 1st		
		5.1.2 New Business		
		a. 2006 Budget Committee	James	8-8-05
		b. Road Payment Plan – Bainter Construction	Ronda	8-8-05
		c. Assessment Refunds for Sold Properties	Ronda	8-8-05
		d. Unpaid Assessments on Sold Properties	Ronda	8-8-05
		5.2 Architectural Committee Report		
		5.2.1 Old Business		
		a. Status of Paul Rantallo cargo units	Alyssa	5-2-05
		5.2.2 New Business		
		a. Pedro Pinardo Subdivision Parcel 32-A/SG	Alyssa	8-8-05
		• Requesting Variance		

Technological Improvements Copyright © 2026 Brockett Designs All rights reserved

Report Time	Discuss Time	5. Report of Officers and Committees (con't)	Respon. Party	Due Date
		5.3 Road & Weed Committee Report		
		5.3.1 Old Business		
		a. Update of Dubiel redirecting culvert and repositioning rock pile for Rantallo culvert	JT	5-2-05
		b. Update of Rantallo uncovering culvert	JT	5-2-05
		5.3.2 New Business		
		b. Peter Snow letter, dated 1/10/05, re: Safety Issues on Capricorn/Gemini (NG)	JT	7-11-05
		c. Neighborhood Watch Signs	James	6-6-05
		5.4 Complaint Committee Report		
		5.4.1 Old Business		
		a. Determine handling of pending and future Complaints • Proposal: Complaint Procedure	Ronda	6-6-05
		b. Attorney's response to Rakela's full-petition request and action taken	Ronda	5-2-05
		5.4.2 New Business		
		a. None		
		5.5 Master Plan Committee Report		
		5.5.1 Old Business		
		a. None		
		5.5.2 New Business		
		a. Master Plan Survey and Mailing	Charlotte	7-11-05
		b. Status of Meetings with Landowner Committee	Charlotte	7-11-05
		5.6 Recreation Committee Report		
		5.6.1 Old Business		
		a. Status of checking account for GLA Recreation Committee	Janet	6-6-05
		b. Status of PVRC Phase I Special Committee: lease agreement & letter to Bob Wallace	David	7-11-05
		c. Status of PVRC Phase II Special Committee	Janet	7-11-05
		d. Status of PVRC Survey approved by written vote	Janet	7-11-05
		e. Status of PVRC Walkathon proposal	Janet	7-11-05
		5.6 Recreation Committee Report (con't)		
		5.6.2 New Business		
		a. None		
		5.7 Web Site Committee Report		
		5.7.1 Old Business		
		a. None		
		5.7.2 New Business		
		a. None		

Technological Improvements Copyright © 2026 Brockett Designs All rights reserved

Report Time	Discuss Time		Respon. Party	Due Date
		5. Report of Officers and Committees (con't)		
		5.8 Ombudsman Report		
		5.8.1 Old Business		
		a. None		
		5.8.2 New Business		
		a. None		
		6. Other Business		
		6.1 Shelter Insurance		
		6.1.1 Old Business		
		a. None		
		6.1.2 New Business		
		b. None		
		6.2 Including Parcels in GLA		
		6.2.1 Old Business		
		a. None		
		6.2.2 New Business		
		a. None		
		7. Open Floor Comment Period		
		a. Agenda items for future meetings	James	8-8-05
		b. What worked/what didn't; suggestions to improve meeting (Handouts)	James	8-8-05
		c. Transition Plan for new Board Members	Ronda	9-5-05
		8. Next Meeting and Adjournment		
		a. Next meeting September 12, 2005 at 6:45PM in the Golden Ratio Cafeteria		
		Allocated Meeting Time		

Note: if the Board receives additional items that need to be addressed at the meeting, these will be announced and added to the agenda during the "6. Open Floor Comment Period".

Technological Improvements Copyright © 2026 Brockett Designs All rights reserved

Glastonbury Landowners Association

Board Member Proxy Notification

I, Orlando E Johnson

Give my proxy to DAVID TONGIN

For the GLA Board of Directors Meeting on 8/8/05
date

Orlando E. Johnson
signature

8/4/05
date

Glastonbury Landowners Association

Board Member Proxy Notification

I, Edwin Johnson

Give my proxy to EDWARD ANDERSON

For the GLA Board of Directors Meeting on August 8, 2005
date

Edwin Johnson
signature

July 26, 2005
date

Technological Improvements Copyright © 2026 Brockett Designs All rights reserved

8/8/05 476

6:06 AM
08/03/05
Cash Basis

Glastonbury Landowner's Association

Annual Budget Variance Report

January through July 2005

	Jan - Dec 06	Budget	$ Over Budget	% of Budget
Ordinary Income/Expense				
Income				
100. Assessments				
102. Dwelling 2000	120.00			
103. Dwelling 2001	186.00			
104. Dwelling 2002	600.00			
105. Dwelling 2003	892.26			
106. Dwelling 2004	2,091.43			
107. Dwelling 2005	21,073.45	28,764.96	-7,691.51	73.3%
125. Land Prior to 2000	240.00			
126. Land 2000	240.00			
127. Land 2001	306.00			
128. Land 2002	500.00			
129. Land 2003	1,145.87			
130. Land 2004	3,485.19			
131. Land 2005	35,658.84	48,840.00	-13,181.16	73.0%
150. GAV	6,027.00			
160. Finance Chrgs Late Accnts	1,917.06	999.96	917.10	191.7%
163. Penalties Late Accounts	387.72	150.00	237.72	258.5%
100. Assessments - Other	233.00			
Total 100. Assessments	75,103.82	78,754.92	-3,651.10	95.4%
200. Architectural Fees				
201. Application Fee	425.00			
202. IF - House	250.00			
206. IF - Driveway	75.00	100.00	-25.00	75.0%
207. IF - Septic	75.00			
215. Expediting Fee	100.00			
200. Architectural Fees - Other	0.00	4,935.00	-4,935.00	0.0%
Total 200. Architectural Fees	925.00	5,035.00	-4,110.00	18.4%
300. Roads				
301. CUT - Road Paving Loan	1,109.05	2,270.00	-1,160.95	48.9%
302. Knap Weed Refund	0.00	2,000.00	-2,000.00	0.0%
Total 300. Roads	1,109.05	4,270.00	-3,160.95	26.0%
400. Liens				
401. Landowner Filing Fee	150.00	100.00	50.00	150.0%
Total 400. Liens	150.00	100.00	50.00	150.0%
500. Interest Earned				
501. Savings Interest	208.06	54.96	153.10	378.6%
Total 500. Interest Earned	208.06	54.96	153.10	378.6%
700. Other Income				
701. Miscellaneous	9.47	6,759.96	-6,750.49	0.1%
Total 700. Other Income	9.47	6,759.96	-6,750.49	0.1%

Technological Improvements Copyright © 2026 Brockett Designs All rights reserved

Glastonbury Landowner's Association

Annual Budget Variance Report

January through July 2005

	Jan - Dec 05	Budget	$ Over Budget	% of Budget
Total Income	77,505.40	94,974.84	-17,469.44	81.6%
Expense				
A00. Roads & Weeds				
A01. Contractors - Road Mtce	17,426.62	19,000.00	-1,573.38	91.7%
A02. Contractors - Snow Removal	3,140.12	5,000.00	-1,859.88	62.8%
A03. Contractors - Weed Contrl	4,165.00	8,000.00	-3,835.00	52.1%
A04. Travel	20.00			
A05. Equipment Reg & Ins	1,667.44	1,600.00	67.44	104.2%
A06. Equipment Mtce	358.85	360.00	-1.15	99.7%
A08. Road Improvement Loan	15,112.64	30,230.00	-15,117.36	50.0%
A09. Administration	120.00	300.00	-180.00	40.0%
A11. Miscellaneous	522.00	510.00	12.00	102.4%
Total A00. Roads & Weeds	42,532.67	65,000.00	-22,467.33	65.4%
B00. Architectural				
B01. Contractors	18.00	1,900.02	-1,882.02	0.9%
B02. Travel	0.00	199.98	-199.98	0.0%
B03. Sanitation Bond Refund	0.00	700.00	-700.00	0.0%
B04. Administration	117.00	600.00	-483.00	19.5%
B05. Legal Fees	82.87	83.00	-0.13	99.8%
Total B00. Architectural	217.87	3,483.00	-3,265.13	6.3%
C00. Complaints				
C04. Legal Fees	223.13	141.00	82.13	158.2%
C05. Miscellaneous	29.99			
Total C00. Complaints	253.12	141.00	112.12	179.5%
D00. Recreation				
D03. PVRC	1,930.07	2,200.04	-269.97	87.7%
Total D00. Recreation	1,930.07	2,200.04	-269.97	87.7%
E00. Master Plan				
E03. Administration	0.00	1,000.00	-1,000.00	0.0%
Total E00. Master Plan	0.00	1,000.00	-1,000.00	0.0%
F00. Website				
F01. Contractors - Dev & Mtce	229.95	260.04	-30.09	88.4%
F02. URL Website Fee	19.90	240.00	-220.10	8.3%
F03. Software	149.00	150.00	-1.00	99.3%
Total F00. Website	398.85	650.04	-251.19	61.4%
G00. Liens				
G01. Lien Filing	333.50	1,800.00	-1,466.50	18.5%
G02. Travel	0.00	99.96	-99.96	0.0%
G03. Administration	442.73			
Total G00. Liens	776.23	1,899.96	-1,123.73	40.9%

GLA 01995

Technological Improvements Copyright © 2026 Brockett Designs All rights reserved

Glastonbury Landowner's Association

Annual Budget Variance Report

January through July 2005

	Jan - Dec 05	Budget	$ Over Budget	% of Budget
H00. Discounts				
H01. Assessment Fees	547.00	562.00	-15.00	97.3%
Total H00. Discounts	547.00	562.00	-15.00	97.3%
K00. General Operating Expenses				
K01. Contractors - Admin Sec	2,057.00	8,750.04	-6,693.04	23.5%
K02. Contractors - Bookkeeper	3,132.07	4,350.00	-1,217.93	72.0%
K03. Contractors - Accountant	105.00	105.00	0.00	100.0%
K04. Contractors - Database	0.00	650.00	-650.00	0.0%
K05. Contractors - Attorney	0.00	500.00	-500.00	0.0%
K06. Office Supplies	334.26	1,200.00	-865.74	27.9%
K07. Postage and Delivery	297.14	1,800.00	-1,502.86	16.5%
K08. Board Meetings	2,028.78	650.04	1,378.74	312.1%
K09. Bank Service Charges	12.50	48.50	-36.00	25.8%
K10. Petty Cash Advance	100.00			
K12. Insurance	4,804.66	4,500.00	304.66	106.8%
K13. Taxes	0.00	200.00	-200.00	0.0%
K14. Licenses and Permits	66.25	65.00	1.25	101.9%
K15. Equipment Repair & Mtce	0.00	140.00	-140.00	0.0%
K17. Equipment Purchases	40.00	141.00	-101.00	28.4%
K18. Miscellaneous	40.00	140.00	-100.00	28.6%
Total K00. General Operating Expenses	13,017.66	23,239.58	-10,221.92	56.0%
L00. Other Expenses				
L01. Miscellaneous	227.95	538.00	-310.05	42.4%
Total L00. Other Expenses	227.95	538.00	-310.05	42.4%
Total Expense	59,901.42	98,713.62	-38,812.20	60.7%
Net Ordinary Income	17,603.98	-3,738.78	21,342.76	-470.8%
Net Income	**17,603.98**	**-3,738.78**	**21,342.76**	**-470.8%**

GLA 01996

Technological Improvements Copyright © 2026 Brockett Designs All rights reserved

8/8/05
Bd Mtg
Neighborhood Mtgs
Info Attached

GLA 01997

Glastonbury Landowner's Association

DENSITY STANDARD HISTORY

Description/Parcel Numbers	11/3/03 – Master Plan			2/2/04 – GLA Board Meeting				4/25/05 – 2004 Neighborhood Mtgs				7/11/05 – Landowner's Petition				7/11/05 – GLA Board Meeting			
	Minimum Average Acres Per Tract/Lot[1]	Minimum Acres Per Tract/Lot[1]	Maximum Height	Minimum Average Acres Per Tract/Lot	Minimum Average Acres Per Tract/Lot	Minimum Acres Per Tract/Lot	Maximum Height	Minimum Average Acres Per Tract/Lot	Minimum Acres Per Tract/Lot	Maximum No. of Tracts/Lots Per 20 Acres	Maximum Height	Minimum Average Acres Per Tract/Lot	Minimum Acres Per Tract/Lot	Maximum No. of Tracts/Lots Per 20 Acres	Maximum Height	Minimum Average Acres Per Tract/Lot	Minimum Acres Per Tract/Lot	Maximum No. of Tracts/Lots Per 20 Acres	Maximum Height
Lower Plateau Area **North**: 1, 2, 5, 6, 7, 8, 9, 10, 11, 12, 22, 23, 24, 25, 30, 31, 41, 43, 44, 45, 46, 47, 48, 49, 50, 51, 56	2.85	2.0	30 ft	2.85	2.0	7	30 ft	2.85 4.0	2.0 3.0	7 (1N) 5 (2N)		2.85	2.0	7.0 (split vote)		4.0	4.0	5	
South: 20, 28, 29, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41								4.0	3.0	5 (2aS)		4.0	4.0	5*					
Lower Hilly Area **North**: 26, 27, 28, 29, 42, 52, 53, 54, 55	3.3	2.0	30 ft	3.3	2.0	6	30 ft	4.0	3.0	5 (2N)		4.0	4.0	5[1]		4.0	4.0	5	
South: 21, 22, 24, 25, 26, 27, 30, 31								4.0	3.0	5 (2aS)		4.0	4.0	5*					
Middle Hilly Area **North**: 32, 33, 34, 35, 36, 38, 39, 40, 57	4.0	2.0	30 ft	4.0	4.0	5	30 ft	4.0	3.0	5 (3N)		4.0	4.0	5[1]		4.0	4.0	5	
South: 18, 19, 42, 56, 57								4.0	3.0	5 (2aS)		4.0	4.0	5*					
Upper Hilly Area **North**: 37, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70	5.0	4.0	30 ft	5.0	4.0	4	30 ft	5.0	4.0	4 (3N)		5.0 20.0	4.0 20.0	4 1[3]		5.0	4.0	4	
South: 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 5558, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 104, 105, 106, 107, 108, 109								5.0 --	4.0 10.0	5 (2bS) 2 (1S)		5.0	5.0	4*		5.0	5.0	4	

Technological Improvements Copyright © 2026 Brockett Designs All rights reserved

Description/Parcel Numbers	11/3/03 – Master Plan			2/2/04 – GLA Board Meeting				4/25/05 – 2004 Neighborhood Mtgs				7/11/05 – Landowner's Petition				7/11/05 – GLA Board Meeting			
	Minimum Average Acres Per Tract/Lot[1]	Minimum Acres Per Tract/Lot[1]	Maximum Height	Minimum Average Acres Per Tract/Lot	Minimum Acres Per Tract/Lot	Maximum No. of Tracks/Lots Per 20 Acres	Maximum Height	Minimum Average Acres Per Tract/Lot	Minimum Acres Per Tract/Lot	Maximum No. of Tracks/Lots Per 20 Acres	Maximum Height	Minimum Average Acres Per Tract/Lot	Minimum Acres Per Tract/Lot	Maximum No. of Tracks/Lots Per 20 Acres	Maximum Height	Minimum Average Acres Per Tract/Lot	Minimum Acres Per Tract/Lot	Maximum No. of Tracks/Lots Per 20 Acres	Maximum Height
Alpine-Forested Area **South**: 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 103	10.0[2]	10.0[2]	30 ft	10.0[2]	10.0[2]	2	30 ft	--	10.0	2 (1S)		10.0[2]	10.0[2]	2		10.0[2]	10.0[2]	2	
Common Use Land **North**: Tract 1 of COS 1173 **South**: 96, 102	None	N/A	N/A	None	N/A		N/A												
Golden Age Village **North:** Parcels 1-49 on portions of 3, 4	N/A	N/A	1 Story																

7-11-05 – Landowner's Petition (Neil Kremer)
* = Unanimous Vote
1 = Only 1 vote for different standard from unanimous majority (2.5 acre minimum, 7 tract maximum, 2.85 minimum average)
3 = rec'd a minority 3 votes

4-25-05 – 2004 Neighborhood Meeting Summary (Charlotte Mizzi)
-- = 2 regardless of size of parcel

1. For all parcels not in tenancy-in-common before May 28, 1998, a formal subdivision, prepared and approved in accordance with applicable regulations of the Community of Glastonbury, Park County and Montana Department of Environmental Quality, must be completed to increase original parcel residential density to more than two residences owned by the parcel owner.

The "minimum average acres per tract/lot" is the maximum average density of development for any given parcel as defined by COS 615A, 616A, 883, 981, 1173. Individual tracts in the subdivision of a parcel may be smaller, so long as the overall maximum density of the original parcel is maintained. No tract/lot can be less than one acre (except for a tract containing only one emergency fallout shelter).

2. Due to rugged terrain, and limited road access, the minimum tract size shall be 10 acres. Tenancies-in-common created before May 28, 1993 may be subdivided to a maximum number and size of tracts determined by the number and percentage of ownership interests of the tenancy-in-common. Immediate family members will be considered one interest. Further subdivisions above the Scorpio – Polaris intersection may not be allowed by Park County due to the narrow width of the Community roads.

Technological Improvements Copyright © 2026 Brockett Designs All rights reserved

GLA
Summary of Neighborhood Meetings

NORTH GLASTONBURY

Neighborhood Area 1 (Parcels: 1, 2, 5 through 12, 28 through 31):

1. Lower Plateau area: Min Ave lot size = 2.85 ac (This translates into max of 7 lots /20 acres
   Min Lot size = 2.0 ac

   (Note, the two parcels 28 and 29 in an area designated as Lower Hilly area were not distinguished separately.)

2. No triplexes or quadplexes allowed in the neighborhood.

3. Important Suggestions/comments:
   - Require notices of any variance requests to neighborhood landowners

Neighborhood Area 2 (Parcels: 22 through 27 and 41 through 55)

1. Lower plateau area: Min Ave. lot size = 4.0 ac (This translates into max. of 5 lots/20 acres)
   Min Lot size = 3.0 ac

   Lower hilly area: Min Ave. lot size = 4.0 ac (This translates into max. of 5 lots/20 acres)
   Min Lot size = 3.0 ac

2. Allow triplexes/quadplexes next to Village Center area – Not addressed

3. Important Suggestions/comments:
   - No 3 stories allowed

Neighborhood Area 3 (Parcels: 32 through 40, 57 through 70):

1. Middle hilly area: Min Ave. lot size = 4.0 ac (This translates into a max. of 5 lots/20 acres)
   Min Lot size = 3.0 ac
   Upper hilly area: Min Ave. lot size = 5.0 ac (This translates into a max. of 4 lots/20 acres)
   Min Lot size = 4.0 ac

2. Important Suggestions/comments:
   - Concern about availability of groundwater
   - Concern about adequacy of present roads at full density

File: Nieghborhood Mtg Sum-Mizzi.doc

Technological Improvements Copyright © 2026 Brockett Designs All rights reserved

SOUTH GLASTONBURY

Neighborhood Area 1 (High South) (Parcels: 58 through 95, 97 through 101 and 103 through 109):

1. Upper Hilly and Alpine Forested area (these two areas were considered together):
   Max no. of lots per parcel = 2 regardless of size of parcel
   Min Lot size – 10.0 ac

2. Important Suggestions/comments:
   - Notify all landowners in neighborhood of any requests for waiver

Neighborhood Area 2a (Parcels: 18 through 41, 47, 56 and 57):

1. Lower plateau, Lower Hilly and Middle Hilly areas:
   Min Ave. lot size = 4.0 ac (This translates into a max. of 5 lots/20 acres
   Min Lot size = 3.0 ac

   (These three areas within the neighborhood were not considered separately.)

2. Do not allow triplexes or quadplexes next to Village Center area

3. Important Suggestions/comments:
   - 3 stories allowed

Neighborhood Area 2b (Parcels: 42 through 46, 48 through 55):

1. Upper Hilly Area: Min Ave lot size = 5.0 ac (This translates into a max. of 5 lots/20 acres
   Min Lot size = 4.0 ac

2. Important Suggestions/comments:
   - None

File: Nieghborhood Mtg Sum-Mizzi.doc

Technological Improvements Copyright © 2026 Brockett Designs All rights reserved

Master Plan Meeting
North Glastonbury, Area 1
May 22, 2004

Present 9 GLA members of the area and 2 observers from parcel 66N

Janet Jensen	6-B4
Christopher Lambert	11
Mary Ane Dubiel	2E
Jerry Dirkers	29-A 29-D
Edwin Johnson	10E
Eva Jarvi	11C
Dorothy Whitehead	30B
Svend Anderson	8
Charlotte Mizzi	5-D
John and Ronda Alexander	66N

VOTE

Question 1 - Discuss desired modifications to density tables and record the voting results

4 votes for 2.85 Acre minimum density
4 Votes for 2 Acre minimum density
1 Vote for 5 Acre minimum density

Question 2 - Discuss allowing triplexes and quadplexes on parcels that are contiguous to the Village Center land and record the voting.

3 votes yes to allow triplexes and quadplexes
(2 votes non-owner occupied - 1 vote for owner occupied)

6 votes for not allowing triplexes and quandplexes.

1 telephone vote from the O'Conners that they vote for triplexes and quadplexes. No comment on density.

Wanted a separate meeting for Taurus Road residents for road improvements.

Technological Improvements Copyright © 2026 Brockett Designs All rights reserved

North Glastonbury

Neighborhood #2 Meeting

Date: May 17, 2004

Attendees:
James & Marian Kozlik (43A/N)
John & Ronda Alexander (66/N)
Vern & Fran Nye (47D/N)
Charles & Karen Ahrens (44?/N)
Ray Quarles (24E/N)
Gail Quarles (?)
Janet & Pete Naclerio (43-?/N)
Norma Brown (44A/N)
Janet Sharpless (?/N)
Jewel Down (24?N)

Absentee Attendees:
Mary Irwin (44/N)
Rick Pittendorfer (?/N)
Hettie & Robertus Wortelboer (?/N)
Eric Newhouse (?/N)
Per Norrell (?/N)

Agenda:
Density Standards
Multiple Housing Requirements
Other Issues
Recommendations to GLA

Density Standards

1. Lower Plateau Area
   - A. 0 votes for current density standards:
     - a. 2.85 - minimum average acres per tract/lot
     - b. 2.0 - minimum acres per tract/lot
     - c. 7.0 - maximum tracts/lots per 20 acres
     - d. 30ft - maximum building height
     - e. 25ft - front, sides and rear setbacks
   - B. 11 votes for the following density standards:
     - a. 4.0 - minimum average acres per tract/lot
     - b. 4.0 - minimum acres per tract/lot
     - c. 5.0 - maximum tracts/lots per 20 acres
     - d. 30ft - maximum building height
     - e. 25ft - front, sides and rear setbacks
   - C. 1 vote for the following density standards:
     - f. 2.85 - minimum average acres per tract/lot
     - g. 2.5 - minimum acres per tract/lot
     - h. 7.0 - maximum tracts/lots per 20 acres
     - i. 30ft - maximum building height
     - j. 25ft - front, sides and rear setbacks
2. Lower Hilly Area
   - A. 0 votes for the current density standards:
     - a. 2.85 - minimum average acres per tract/lot
     - b. 2.0 - minimum acres per tract/lot
     - a. 7.0 - maximum tracts/lots per 20 acres
     - b. 30ft - maximum building height
     - c. 25ft - front, sides and rear setbacks

Technological Improvements Copyright © 2026 Brockett Designs All rights reserved

Density Standards (con't)

B. 11 votes for the following density standards:
   a. 4.0 - minimum average acres per tract/lot
   b. 4.0 - minimum acres per tract/lot
   c. 5.0 - maximum tracts/lots per 20 acres
   d. 30ft - maximum building height
   e. 25ft - front, sides and rear setbacks

C. 1 vote for the following density standards:
   a. 2.85 - minimum average acres per tract/lot
   b. 2.5 - minimum acres per tract/lot
   c. 7.0 - maximum tracts/lots per 20 acres
   d. 30ft - maximum building height
   e. 25ft - front, sides and rear setbacks

3. Density Issues
   a. No three story buildings (all)
   b. Everyone agreed that we need to poll the rest of our neighbors to get their feedback on the density options listed above (all)
   c. Concern all properties in both North & South Glastonbury will eventually need 800ft wells in order to support current density standards as described in the GLA Subdivision Density Standards amended 2-2-04 (John)
      a. Based on information provided by William Smith at the February 21st community meeting
   d. Study on water usage and availability (Mary)
   e. Maintain rural characteristics (Mary)
   f. Cluster housing should be an option in Neighborhoods with 2.0 acreage per lot with the rest set aside for common use (Mary)
   g. Standards for building height and set-backs need to be discussed

Multiple Family Housing

1. Properties with absentee need an on-site manager (all)
2. Multiple family standards defined for existing properties to protect investment (Janet Sharpless, Ray)
3. If a single family home turns into a duplex in the future or a mother-in-law apartment it needs to be grandfathered in (Ray, Janet Sharpless)
4. When talking about multiple family properties are we really talking about rentals? (Jewel)
   a. Rental properties need to be tied to density standards (Vern)

Other Issues

1. Clarification on General Manager position (Hettie):
   a. job description; specific details of what they would be doing
   b. how necessary is the work?
2. Budget broken down into more details and specifics; no surprises (Hettie)
3. Study on roads: gravel or sealing (Mary)
4. Concern about speed increase and safety with additional paved roads (Mary)
5. Handout explaining fire safety awareness to community (Mary)
   a. Ombudsman position in place of general manager
6. Present information in "lay" language versus legalese (Mary)

Technological Improvements Copyright © 2026 Brockett Designs All rights reserved

Other Issues (con't)

7. The wording "in good standing" for payment of assessment fees and subsequent voting rights needs to include people who have worked out a payment plan (Mary)
   a. It is perceived that if assessment dues not current then one can't vote
   b. How many votes does this impact of the 51% required to pass an issue
8. Develop a neighborhood newsletter; one-two pages that includes neighborhood/community business, recipes, jokes, etc. ; Mary has volunteered to help write (Mary)
   a. Make it a community newsletter with neighborhood sections; free advertisement for community events; paid advertising for people to promote their business, which could subsidize cost of production (John, Ronda)
9. Cottage Industries – develop non-polluting industries with parking accommodations (Mary)
10. Will chip sealing the roads cause them to crack like they did on Highway 89 near Gardiner (Jewel)
11. Priority needs to be on chip sealing existing roads before paving new roads (Hettie)
12. What is the GLA's involvement and control over the foreclosure in process on parcel 48? (Fran & Vern)
13. Ensure there is a statement in the Master Plan/Covenants/Standards that states existing multiple-family homes are grandfathered in and do not need to meet new standards (Janet Sharpless)
14. Will voting be based on what is needed for each unique neighborhood or the community as a whole? (Jim)

Recommendations

1. Reserved Lands projected for Village Centers set aside for greenbelts and parks; no development (all)
2. Standards need to be determined for guest cottages and rentals; ie: square footage, location, attached to original dwelling; separate from original dwelling (All)
3. Clarification and definition of what encompasses Multi-Family Housing (All)
4. Develop criteria for multi-family housing outside of the proposed Village Centers
5. Institute neighborhood social events like a barbecue (Hettie)

Technological Improvements Copyright © 2026 Brockett Designs All rights reserved

North Glastonbury

Neighborhood #3 Meeting

Date: May 15, 2004

Attendees: John Alexander (66/N)
Ronda Alexander (66/N)
Eleanor Schieffelin (35E/N, 35B/N, 36A/N)
Jim Phipps (35C/N)
Charlene R. Hull (40-4/N)
Linda L. Ulrich (33E/N)
Edward Anderson (32A/N)
Richard Johnson (35A/N)
Patricia Carlson (37E/N)
Phillip Hoag (7/N)

Absentee Attendees: Henry Lee (64/N)
Sherry Stenberg (61B/N)

Agenda: Density Standards
Multiple Housing Requirements
Other Issues
Recommendations to GLA

Density Standards

1. Middle Hilly Area
   a. 10 votes for current density standards:
      - 4.0 - minimum average acres per tract/lot
      - 4.0 - minimum acres per tract/lot
      - 5.0 - maximum tracts/lots per 20 acres
      - 30ft - maximum building height
      - 25ft - front, sides and rear setbacks
   b. 1 vote for the following density standards:
      - 2.5 - minimum average acres per tract/lot
      - 2.0 - minimum acres per tract/lot
      - 2.0 - maximum tracts/lots per 5 acres
      - 30ft - maximum building height
      - 25ft - front, sides and rear setbacks
2. Upper Hilly Area
   a. 5 votes for the current density standards:
      - 5.0 - minimum average acres per tract/lot
      - 4.0 - minimum acres per tract/lot
      - 4.0 - maximum tracts/lots per 20 acres
      - 30ft - maximum building height
      - 25ft - front, sides and rear setbacks
   b. 5 votes for the following density standards:
      - 20.0 - minimum average acres per tract/lot
      - 20.0 - minimum acres per tract/lot
      - 1.0 - maximum tracts/lots per 20 acres
      - 30ft - maximum building height
      - 25ft - front, sides and rear setbacks

Technological Improvements Copyright © 2026 Brockett Designs All rights reserved

Density Standards (con't)

3. Density Issues
   a. Standards for building height and set-backs need to be discussed by all
      - Maximum building height should be adjusted to the landscape with minimal visual impact to neighbors (Jim)
   b. Ensure that all final density decisions need to be based on current water & road studies (all)
      - Phillip indicated that to do a study to determine the potential for water to be depleted would be very costly and difficult
      - RJ suggested that each person owning a well could determine their current table level and compare that to when their well was first drilled to get an idea of changes in water availability; John suggested that collecting well logs might be the first step
   c. Concern all properties in both North & South Glastonbury will eventually need 800ft wells in order to support current density standards as described in the GLA Subdivision Density Standards amended 2-2-04 (John, Ronda, RJ, Linda)
      - Based on information provided by William Smith at the February 21st community meeting
   d. Why are we even discussing density standards for the upper hilly area if Park County will not approve subdivisions in that area? (Ronda)
      - Based on Phillip's explanation that Park County does not approve subdivisions in areas where the road grade for access is more than 6%
      - Discussed that the "occasional sale" is a way to get around the subdivision issue because it bypasses the county's review process and requirements for driveway and road access (John)
      - Phillip clarified that the occasional sale is for close family members and applies only to 20 acre parcels
   e. Wants to split 5 acres into two 2.5 acres lots and build a house on each to leave as an inheritance for her two children; the 4.0 minimum acres per tract/lot is prohibitive; wants a minimum of 2.0 acres per tract/lot (Sherry)
   f. Wants to split usable 10 acres of 20 acre parcel into two lots and build a house on each to leave as an inheritance for his sons; agrees with the 4.0 minimum acres per tract/lot. (Henry)

Multiple Family Housing

1. Ensure that all final multiple family housing decisions need to be based on current water & road studies (all)
2. Cluster housing should be an option in Neighborhoods 1 & 2 (Eleanor, Edward, Ronda, Jim)
   a. Number of individual units should follow the density standards that are adopted by each neighborhood (Jim, Ronda)
3. Any multiple family housing projects need to be approved by the Neighborhood (not just the contiguous properties) as well as the GLA Architectural Committee (Linda, Eleanor, Ronda, John)
4. Duplexes, triplexes, quadplexes, condominiums and apartments
   a. No duplexes, triplexes, quadplexes, condominiums or apartments in Neighborhood 3 (John, Linda, Ronda)
   b. Duplexes ok; no triplexes, quadplexes, condominiums or apartments in Neighborhood 3 (RJ, Jim)
   c. Assess individual parcels in Neighborhoods 1,2 & 3 to determine viability of duplexes, triplexes, quadplexes, condominiums or apartments in adherence with County & GLA density requirements (Patricia, Eleanor, Edward)
   d. Everyone agreed that we need to poll the rest of our neighbors to get their feedback on this issue; Eleanor and Ronda volunteered to take on this task and report the results at the next neighborhood meeting (date to be determined)

Technological Improvements Copyright © 2026 Brockett Designs All rights reserved

Other Issues

1. Cottage Industries – develop clusters with proper zoning; use Spectec as the role model (Linda)
2. Village Centers – we need to have a contract with the Church on how the reserved land will be used for these centers before plans for the Village Centers can be included in the Master Plan (Ronda)
   a. For example: how do we make decisions about multiple family housing around the Village Centers when we don't even know if that land will be available to us? (Ronda)
   b. Need to protect our community from large developments as a result of the Church deciding to sell the Reserved Lands (Ronda)
3. Devote 20 acres to agricultural land (RJ)
4. Mineral Rights should be owned by the GLA and put into a trust that does not allow development (all)
5. Water Rights should also be owned by the community (all)
6. Water rights currently owned by the Church are not consistently being maintained by the Church and can be lost for non use; Fridley Creek is an example (John)

Recommendations

1. Upper Hilly area development is restricted by well capacity, well depth and road grade access (Charlene, Patricia, Linda, Eleanor, RJ, John, Ronda)
2. Seal Capricorn before paving Gemini or any other roads (Linda, John)
   a. Finish paying for current community needs before taking on new projects (John, Linda)
3. Move forward with process of gaining ownership of Mineral Rights (all)
4. Start the process of gaining Water Rights from the Church (all)
5. Clearly state in the Master Plan the Park County requirements versus GLA requirements for subdivisions and whether or not a parcel can be subdivided (Charlene, Ronda)
   a. For example: state in the Master Plan that subdivisions are not allowed in the Upper Hilly area because the county will not approve them (Ronda)
6. Assess individual parcels to determine density in accordance with County & GLA requirements; determine density requirements based on results of assessment (7 votes)
7. Include road access and water access on the GLA community maps (Linda)
8. Road Improvements – the following must be provided before decisions about road improvements can be determined:
   a. GLA needs to provide what the projected increase in association fees for each individual in each neighborhood to implement suggested road improvements (all)
   b. GLA needs to provide a breakdown of the various options for improving the roads with the associated costs (Ronda, Eleanor)
9. Create a process for each person owning a well in both North & South Glastonbury to determine their current table level and compare that to when their well was first drilled to get an idea of changes in water availability (RJ)
10. Include the statement in the Master Plan/Covenants/Standards that all density requirements will be based on current water and road access studies (all)

Technological Improvements Copyright © 2026 Brockett Designs All rights reserved

Neighborhood Meeting Minutes, May 22, 2004
Area 1: High South Glastonbury

Attendees	SG Parcel
John Hunsaker	88-B
Carl A. Anderson	69
David Tonkin	104
Rich Spallone	29
Andrew & Victoria Field	99
Kathleen Ramp	97 & 98
Neil & Linda Kremer	56, 57, 18
Visitor: John Alexander	(66/NG)

Attendees	SG Parcel
Frances Owen	95
Everett & Mary Johnston	82 & 83
Richard & Alyssa Allen	74
Jeanne Campbell	75
David & Marion Watson	88-A
Walter & Regina Wunsch	71 & 72

Main Purpose of Meeting: To discuss what type of density we want and whether we should depart from density standards set up 8 years ago. Do we want to keep the two basic density standards that for areas in High South? (Map 2-- (1) Alpine Forested Area: 10 acres minimum lot size and (2) Upper Hilly Area: 5 acres average minimum/minimum lot size is 4 acres.)

Voting Results on Map 2

Keep division for each parcel to 1 split maximum and 4 houses maximum
7 votes In Favor (From people in upper Hilly Area)

Split to – 1 split - 4 houses per 20 acre parcel.
12 In Favor

Grandfather in Parcel 88 that has already been split into 88B & 88A? as two parcels
Majority In Favor

Split each parcel only once
12 votes In Favor
4 votes Opposed

Keep a 10 acre minimum
12 votes In Favor
4 votes Opposed

Straw Vote: Change 10 acre minimum to a smaller number
8 votes In favor
8 votes Opposed

High South landowners want to be notified by GLA when a variance is applied for in neighborhood (Upper Hilly Area and Alpine Forested Area)
"Attendees voted" (Number of votes not recorded)

No subdivision except for a variance
4 In favor
11 Opposed

Technological Improvements Copyright © 2026 Brockett Designs All rights reserved

Remarks and Points of Discussion:

- Variances are allowed according to lay/structure of land-flat or mountainous
- Map 2 - Upper Alpine Area: Board does not know how to address a mortgage survey. Francis Owen has on her 33 acre parcel & there are several other mortgage surveys. If county approves subdivision & it doesn't fit in with the Covenants, it will be denied by the GLA Board.
- Concern: Depth of well much greater (cost much greater) if in high density area. John Alexander said his well went dry and had to re-dig it at $20,000 plus-around 680 feet.
- David Tonkin: Water can be tested to check age of water to see when water was originally deposited
- Discussion: County regulations vs. Community Covenants. Community Covenants usually more restrictive than the county's.
- Walter Wunsch: Most of the wells gone dry near river beds in study done in Pray years ago – concern about less water in water table around Mill Creek. Gold Miner Creek didn't go dry in summer because it is now spring fed.
- David Tonkin: County is concerned about canyon on Hercules Drive to Sagitarius Way because of fire threat following Gold Miner Creek.
- Andrew Field: County is not encouraging subdivision because of Fire & Road grade situations.
- David Tonkin: Board interested in seeing if people in High South agree with density standards. Current standard: On each 10 acres – you can have 1 house & 1 guest house that can be used as a rental, and/or duplex, but it must be owned by same person.
- John Alexander: One proposal to Board was guest house (sitting in for information-from North Glastonbury) was ½ size of the main house.
- David Tonkin: Feels 10 minimum should be changed to 7 acres. He bought property to do a cottage industry & rental unit.
- Jeanne Campbell (75-22 acres): Has been here 15 years; started as tenants in common. Want to subdivide. The 2nd house (now a rental) for 1 ½ acres for children-want to keep 20 acres; had a fire, able to stop before forest of trees.
- John Hunsaker (88-B): Moved 1 year ago (in canyon) would like to explore putting on a vacation home on property. Doesn't want any more than minimum development toward front & up along Sagitarrius Skyway.
- Everett Johnston (82 & 83): Wants minimum development.
- Carl Anderson (Lot 69) No intention of development & want minimum; doesn't want to see any development more than a split.
- Gritt ?(Lot 79, 40 acres) minimal development

Technological Improvements Copyright © 2026 Brockett Designs All rights reserved

- Andrew Field (Lot 99): Built in 96; Keep to cutting half of a 20 acres parcel. Feels roads have enough traffic now. What would it be lif if each parcel was filled up?

- Marion Watson (88-B): Have to go up Sagitarius Skyway to get to parcel.

- Kathleen Ramp: Submitted plans for developing in 10 acre parcels.

- Francis Owen: In favor of cottage industry & like open space.

- Walter Wunsch (Lots 71, 72) 50 acres. No plans to subdivide. Like tranquility & space. Currently 21 employees. Peak has been 26. Originally planned to have no more than 35 employees. Supports current density. Regina Wunsch stated if employees increase they will move their business to lower levels.

- Allysa & Richard Allen (Lot 74) Property feels like a vacation retreat and wants to keep it that way. Wants to maintain a minimum of two houses on a 10 acre parcel.

- David Tonkin: Discuss parcels 46, 47, 48, 49, 50, 43, 44, 45, 68, 69, 70, 58 in upper hilly area & are allowed to be divided into 5 acre parcels.

- Neil Kremer: Agrees that land from Hercules upward should be considered together.

- David Tonkin: GLA Board is considering paving certain sections of road and people who would benefit from paving that section would pay for it as an assessment per parcel.

- Discussed improving Hercules Drive:

(1) Improve though spraying
(2) Own a grader; problem is that it is too expensive
(3) Those who live off Hercules could be assessed for having Hercules graded according to need
(4) Board will not have S. Glastonbury pay for chip sealing of any roads in North Glastonbury

Technological Improvements Copyright © 2026 Brockett Designs All rights reserved

Neighborhood Meeting Minutes Draft: May 22, 2004
Area 2A: South Glastonbury

Attendees	SG Parcel	Attendees	SG Parcel
Joanna Snyder	26	Clare Parker	31
Laura Boise	31	Edwin Johnson	21-E
Al & Julia Vinci	22-B	Stewart & Judy Anderson	34-D , 34-E
Neil & Linda Kremer	18,	Ken & Nany Mueller	47
Christopher & Constance MacDonald	31-C	Amanda Hull	33
Pamela May	45	Denise Diehl	25-D
Sam Hazen (son of D. Diehl)			
Visitor: Ronda Alexander (NG)			

Voting Results

Density Votes	Minimum Acreage	Maximum Divisions
3	10	2
8	4	5
4	4	5
1	2	7

Multi-Family Votes In favor -5 Opposed - 10
(Only duplexes that look like single-family residences, unattached cabin or small existing home rental.)

Other Topics:

- Would like feedback on road/manager vote
- Would rather increase assessments to purchase Church reserved land
- Request "first refusal" rights to reserved land if Church sells it
- Road maintenance options besides paving-what is the status of these investigations
- Height requirements unchanged with variances possible
- Increase setbacks and consider view obstruction when reviewing building placement
- Investigate family conveyances
- Driveway variances – Vince
- Water shortage issues
- Master Plans survey sent with highlighted "line item' to consider
- Landowners parcel list made available to Community (attendees were directed to Park County G.I.S. web site)
- Voting Tenants in Common, land only, and land & home are treated differently re: #of votes
- 18% interest for unpaid assessments is excessive and should be the same for developers getting waiver
- Shelters-allowed to advertise on GLA website. At on e time shelters were required. New buyers in the area should be apprised of shelters and sign refusal if they don't want to participate to prevent rush for spaces at time of potential emergency or cataclysm
- Future neighborhood meetings with more time allotted. (Joanna informed them that fewer than 1/3 landowners attended $4000 cost per mailing
- Interest in waling, bicycling, equestrian paths
- Possible neighborhood maintenance of roads
- Investigate GLA purchasing a grader for the roads with Richard Mead, Richard Johnson & Norm Garwood as possible operators; possibly contact people by mail

Technological Improvements Copyright © 2026 Brockett Designs All rights reserved

Neighborhood Meeting Minutes Draft
May 15, 2004
Area 2B: South Glastonbury

Attendees:	**Parcel #**
Laurel Compton & Philip Compton	43
Orlando Johnson	46
Edwin Johnson	54-SG (10-NG)
Clare Parker	31, 42-D
Pamela May	37-1B/45
Charles Barker	42-C

Visitors: Ronda & John Alexander, Laura Boise

Density Issues:
The two most popular density suggestions were:
5 acres minimum with maximum 4 tracts
and
4 acres minimum with maximum 5 tracts
1 person would like a 2 acre minimum

Multi-Family Dwellings:
The majority voted for no multi-family dwellings

Other Topics Discussed:

- Any major issue should be included in the Master Plan (which must be put to a vote by Landowners) vs. Standards (which can be changed by the GLA Board.)
- Legality of removing reserved land from Glastonbury
- Status of our mineral and H20 rights
- Waiver of assessments for developers is V-E-R-Y unpopular
- Interest charged for unpaid assessments should be the same for both developers (now 8%) and owners (now 18%)
- Interest in walking, bicycle and equestrian trails-especially if provided by owners/developers
- People would like to see Project Review Committee consider view obstruction issues when reviewing building placement

Technological Improvements Copyright © 2026 Brockett Designs All rights reserved

2005-09-12_BDGN.pdf

GLA 02013

Technological Improvements Copyright © 2026 Brockett Designs All rights reserved

Glastonbury Landowners Association

Board of Directors Meeting Minutes

September 12, 2005

CONFIDENTIAL – DO NOT COPY

1. Call to Order, Prayer

The meeting was called to order by James Kozlik at 7:10 p.m., at Golden Ratio Woodworks. Alyssa gave the opening prayer.

PRESENT: James Kozlik (President), James Trisdale (Vice-President), Janet Naclerio (Secretary), Ronda Alexander (Treasurer), Edward Anderson, Allysa Angelis Allen, Laura Boise, Edwin Johnson, Orlando Johnson, Charlotte Mizzi, Joanna Snyder, Joanna Snyder, David Tonkin

ABSENT:

PROXIES:

ALSO ATTENDING: Denise Orr (GLA administrative secretary), Landowners: Clare Parker, Neil Kremer, Denise Diehl, Rick Sendra, Cristin Dhieux-Bray, Catherine Bielitz, Pedro Pinardo, William Smith, George Makris and Contractor: William Dryer.

a. Opening Comments

b. Recap 8-26-05 Meeting

James briefly reviewed what occurred at the special meeting on 8/26 and asked the Board to try to observe the following communication guidelines at Board meetings

a. Listening
b. Accepting, being receptive (disengage all the mental thoughts, opinions and preconceived ideas)
   - Open to feelings
   - Does not mean automatic approval
   - Listen for what people value
   - Make a clear, doable request
c. Body Language (eye contact)
d. Respect (all board members and landowners)
e. Emotions (notice feelings; take responsibility for your own feelings; feelings are accepted without resistance, analysis or blame)
f. Stay calm (breathe before you speak; let the other person complete their thought)

2. Reading and Disposition of the Minutes General Business.

August 8, 2005 Meeting Minutes

The Board members who attended the August 8, 2005 Board meeting all agreed to approve the August 8, 2005 meeting minutes.

3 Landowner Issues/Concerns

a. Rakela Letter – Road Paving Concerns (discuss during Roads & Weeds). Tabled.

b. Rakela Letter – Reimbursement for Weed Work (discuss during Roads & Weeds). Tabled.

c. Parker Letter – Remove Charlotte Mizzi & David Tonkin from the Master Plan Committee (discuss during Master Plan Report). See below 5.52.

d. Johnson Letter – Separate North & South Glastonbury Communities. Orlando distributed a proposed letter that he would like to send to landowners.

File: MtgMins 09 12 05
Draft: 09 18 05; 9 28 05; 10 05 05 -FINAL
Approved: 10 03 05

Technological Improvements Copyright © 2026 Brockett Designs All rights reserved

4. General business

4.1.1 Old Business

Complete list of all motions for the website. Denise reported the motions, scheduled for completion on 9/12/05, would be completed by or before the end of the year.

4.1.2 New Business.

a. **General Liability Insurance Status.** Ronda reported that the GLA was able to prevent an increase in its insurance expense by switching to Key Insurance, with coverage that includes the SG fire pond. The Board discussed that the fire pond is almost dry, and the fact that there is some confusion concerning who owns the rights to the pond. Edwin Johnson reported that the DNRC informed him that he owns the water rights; David Tonkin was told that the Church owns all the water rights in Glastonbury. David will give the Church contract to JT to research ownership of the pond.

b. **Addressing Issues Between Board Meetings – consensus on written votes.**
Alyssa reviewed that when she acquires written votes from the GLA Board outside of Board meetings, she considers two-thirds written consent as basis for approval of a project. This procedure is based on the Glastonbury Bylaws, Section 9-J. The Board discussed whether it would be appropriate for the GLA President to vote on issues away from a Board meeting since the President does *not* vote at Board meetings. The Board agreed that eight people would be allowed to vote on a project application and other issues outside of Board meetings.
MOTION: Allysa motioned and Edwin seconded that the President would be allowed to vote on project applications and other issues outside of Board meetings.
Discussion. **Motion carried.**

c. **Letters to landowners pertaining to motions**
The Board agreed that it will be GLA policy to quote Board motions as originally phrased when writing to a landowners. The motion may not be paraphrased.

d. **Election Committee Update.** See Election Committee (4.8 below)

e. **Orientation Plan for New Board Members**
Ronda reviewed the need for developing a plan to orient new Board Members and volunteered to work on the plan.
MOTION: Ronda motioned and Joanna seconded to approve Ronda and Janet to develop an orientation plan for new board members. **Motion carried.**

f. **2006 Board Meeting Dates. Tabled.**
• Mail before annual meeting

File: MtgMins 09 12 05
Draft: 09 18 05; 9 28 05; 10 05 05 - FINAL
Approved: 10 03 05

Technological Improvements Copyright © 2026 Brockett Designs All rights reserved

g. **President Letter to Landowners**
James distributed a list of ideas, including a sample questionnaire, that he would like to include in a letter to the Landowners prior to the annual meeting. The letter would include a request for the Landowners to inform the GLA what specific issues or questions it would like to see covered at the annual meeting. The Board and the attending landowners agreed that it would be better to send this letter shortly after sending the October election letter and that it might also include: (1) The Master Plan survey; (2) Updated architectural fee information; (3) Recent Board motions that affect landowners; (4) GLA accomplishments; and (5) requests for new ideas, an agenda for the annual meeting, etc. Alyssa, Laura and Janet volunteered to assist with composing the letter and developing the contents.

Quoting Motions in Letters to Landowners
The Board agreed that when a motion is referenced in a letter to a landowner, it must *not* be paraphrased, but remain consistent with the original motion.

5. Report of Officers and Committees

5.1 Architecture Subcommittee Report: Allysa Allen (Chair), Laura Boise

5.1.1 Old Business

a. Status of Paul Rantallo cargo units. Tabled.

5.1.2 New Business

Alyssa reviewed that when she acquires written votes from the GLA Board outside of Board meetings, she considers 2/3rds written consent as basis for approval of a project. This procedure is based on the Glastonbury Bylaws, Section 9-J. The Board discussed whether it would be appropriate for the GLA President to be counted as a voting board member for issues presented outside a Board meeting, since in this type of situation, the President would not be in the role of conducting a meeting. (The President does *not* vote at Board meetings.)
MOTION: Alyssa motioned and Edwin seconded that the President would be allowed to vote on project applications and other issues outside of Board meetings.
Discussion.
Motion carried.

Formation of the Variance Committee
Alyssa reviewed reasons to form a Variance Committee. She reviewed that the goal of the committee would be to formulate and uphold professional procedures for the handling of variances contained in project applications or other situations.
MOTION: Joanna motioned and Laura seconded to approve the formation of a Variance Committee, on which Joanna would chair and Alyssa would assist. **Motion carried.** (2 abstentions.)

File: MtgMins 09 12 05
Draft: 09 18 05; 9 28 05; 10 05 05 - FINAL
Approved: 10 03 05

Technological Improvements Copyright © 2026 Brockett Designs All rights reserved

a. Parcel 32-A/SG: Pedro Pinardo Subdivision Application
Alyssa reviewed that on August 8, 2005, the Board denied Pedro's variance application to subdivide Parcel 32-A (SG) into 7 lots. The Board instead gave preliminary approval for a 6-lot subdivision. Meeting attendee William Smith presented reasons for the Board to revisit and approve the original request for a 7-lot subdivision.
MOTION: Joanna Snyder motioned and Alyssa seconded to give preliminary approval for Pedro Pinardo's application to subdivide Parcel 32-A (SG) into seven (7) lots with an average lot size of 3.62 acres, (according to Map 3 which had been presented to the board in August). This motion supercedes the August 8, 2005 motion concerning Pedro's subdivision.
Discussion.
Motion carried. (7 in favor; 3 abstentions)

b. Parcel 5-C/NG: O'Connell Update on Home Construction
Alyssa reviewed the O'Connell's updated map that revealed changes to the drain field and guest house on the original application. She reported that the previous concerns of the Board, noted in the August meeting minutes, had been investigated and that the O'Connell's are following the required setbacks and location of the drain field.
MOTION: Alyssa motioned and JT seconded to approve the O'Connell's new plan for the location of the drain field and guest house. **Motion carried.** (2 abstentions)

c. Parcel 36-B/SG: Robert Wallace Home Construction Application
Alyssa reviewed the application with the Board.
MOTION: Alyssa motioned and David seconded to approve Robert Wallace's home construction application on Parcel 36-B (SG) on the condition that the septic and electrical permits are obtained and the land is reseeded after construction. **Motion carried.**

d. Parcel 57-E/NG: Craig Newhouse/Minor Subdivision Application
William Dreyer, contractor, presented Craig's application in his behalf. He explained that four shelters exist on Craig's 10-acre lot which are owned by a number of families. Their plan is to divide this lot further into a total of 5 lots with an average lot size of 2.2 acres. Each lot, except for one, would then have a shelter and location for a house to be built. The Board discussed the application in detail. Since the intended subdivision would create a much higher density than the density standards established for this neighborhood, the board suggested that Craig and William come up with two or three other plans creating fewer lots, and that they proceed further by going through the variance process.
MOTION: Charlotte motioned and Ronda seconded that Craig Newhouse proceed with his project and that he and William Dreyer present other subdivision options which could be considered. **Motion carried.** (1 abstention)
Craig will be required to apply for a variance and propose more options.

File: MtgMins 09 12 05
Draft: 09 18 05; 9 28 05; 10 05 05 - FINAL
Approved: 10 03 05

Technological Improvements Copyright © 2026 Brockett Designs All rights reserved

e. Lot 10-D (NG)/Cristin Dhieux-Bray/Rick Sendra Hay Storage Shed Application
MOTION: Edwin motioned and Charlotte seconded to approve Cristin Dhieux-Bray's and Rick Sendra's application to build a hay storage shed on Lot 10-D (NG) on the condition the land is reseeded after construction. **Motion carried.**

5.2 Treasurer's Report: Ronda Alexander (Treasurer)
Ronda reviewed Treasurer's reports with the Board.

5.2.1 Old Business
5.2.2 New Business
- **a.** 2006 Budget Committee Update. Tabled.
- **b.** Road Payment Plan – Bainter Construction. Ronda reported that a very reasonable payment plan agreement between Bainter and GLA has been met.
- **c.** Assessment Refunds for Sold Properties. Tabled.
- **d.** Unpaid Assessments on Sold Properties. Tabled.

5.3 Road & Weed Committee Report: James Trisdale (Chair).
5.3.1 Old Business
- **a.** Update of Dubiel redirecting culvert and repositioning rock pile for Rantallo culvert. Tabled.
- **b.** Update of Rantallo uncovering culvert. Tabled.
- **c.** Peter Snow letter, dated 1/10/05, re: Safety Issues on Capricorn/Gemini (NG). Tabled.

5.3.2 New Business.
- **a.** Rakela Letter – Road Paving Concerns. Tabled.
- **b.** Rakela Letter – Reimbursement for Weed Work. Tabled.

5.4 Complaint Committee Report
5.4.1 Old Business. Tabled.
- **a.** Determine handling of pending and future Complaints
  - Proposal: Complaint Procedure
- **b.** Attorney's response to Rakela's full-petition request and action taken.

5.4.2 New Business
- **a.** None

5.5 Land Use Master Plan Committee: Charlotte Mizzi (Chair), Laura Boise, Orlando Johnson and David Tonkin
5.5.1 Old Business.

File: MtgMins 09 12 05
Draft: 09 18 05; 9 28 05; 10 05 05 - FINAL
Approved: 10 03 05

Technological Improvements Copyright © 2026 Brockett Designs All rights reserved

5.5.1 Old Business.

a. Status of Meetings with Landowner Committee. Charlotte reported that there had been a meeting with the Landowner Committee in which the Master Plan was reviewed and edited.

5.5.2 New Business.

a. Master Plan Survey and Mailing. A sample of the survey was distributed to the Board. The discussion concerning the remaining steps to be taken to complete the survey and Master Plan included:
   - The Committee agreed to have a special meeting on Thursday, Sept. 15, to review and finalize density issues and the editing of the Master Plan.
   - The Board agreed to meet with the MP Committee in a special closed meeting on Wednesday, September 28, 2005 to review the edited Master Plan and ballot.

b. Parker Letter – Remove Charlotte Mizzi & David Tonkin form the Master Plan Committee
The requests in Clare Parker's letter were not directly discussed. At the conclusion of the meeting, Janet asked Clare to comment if she was satisfied with the results of the decisions made (see above) concerning the Master Plan; Clare stated she was at that point.

5.6 Recreation Committee: Janet Naclerio (Chair), Laura Boise, Edwin Johnson, & Edward Anderson (alternate).

5.6.1 Old Business. Tabled.

a. Status of PVRC Phase I Special Committee and PVRC Connection
b. Status of PVRC Phase II Special Committee
c. Status of PVRC Survey approved by written vote
d. Status of PVRC Walkathon proposal

5.6.2 New Business. Tabled.

a. None

5.7 Web Site Committee: Edward Anderson (Chair). No report.

5.7.1 Old Business.

a. None

5.7.2 New Business

b. None

File: MtgMins 09 12 05
Draft: 09 18 05; 9 28 05; 10 05 05 -FINAL
Approved: 10 03 05

Technological Improvements Copyright © 2026 Brockett Designs All rights reserved

MOTION: Laura motioned and Joanna Snyder seconded to approve Ronda Alexander to serve on the Election Committee with Laura Boise and Pamela May. **Motion carried.**

Laura reviewed the following:

- The September nomination letter had been sent
- Board members should try to think of Landowners who might be qualified to run for the Board and contact them –or- contact Laura to contact them.
- A letter with sample and proxy ballots will be sent to the landowners around October 8.
- Current Board members who are running for office need to prepare reports for the annual meeting
- Current Board members who are running for office need to send their bio information to Denise.

5.9 Ombudsman Report: Jeanne Campbell (SG) Penelope Price (NG). No report.

6. Other Business

6.1 Shelter Insurance *[Orlando].* **Tabled.**

6.2 Including Parcels in GLA. Tabled.

a. Johnson Letter – Separate North & South Glastonbury Communities
b. Neighborhood Meetings
c. Executive Board (what's it's function)
d. Board member code of conduct/policies (check bylaws)

7. Open Floor and Comment Period. Tabled.

a. Agenda items for future meetings
b. What worked/what didn't; suggestions to improve meeting (Handouts)

Next Meeting and Adjournment

The meeting was adjourned at 11:10 p.m. with no further business. The next meeting will be held October 3, 2005 at Golden Ratio Woodworks Cafeteria, 7:00 p.m.

NEW ACTION ITEMS:

GB091205.1 *David:* Give the Church contract to JT
and
GB091205.2 *JT:* Research ownership of the pond.

GB091205.3 *Ronda and Janet:* Develop an orientation plan for new board members.

File: MtgMins 09 12 05
Draft: 09 18 05; 9 28 05; 10 05 05 - FINAL
Approved: 10 03 05

Technological Improvements Copyright © 2026 Brockett Designs All rights reserved

GB091205.4 *Jim, Alyssa, Laura and Janet*: Handle President's letter and materials for October mailing to be sent following the ballot mailing.

AR091205.1 *Joanna and Alyssa:* Develop Variance Committee guidelines.

AR091205.2 *Denise & Allysa:* Send project approval to P. Pinardo .

AR091205.3 *Denise & Allysa:* Send project approval to D. O'Connell

AR091205.4 *Denise & Allysa:* Send project approval to R. Wallace

AR091205.5 *Denise & Allysa:* Send project approval to Cristin Dhieux-Bray/Rick Sendra.

AR091205.6 *Denise & Allysa:* Send Board review request to C. Newhouse.

MP091205.1 *Master Plan Committee:* meeting 9/15/05 at Charlotte Mizzi's.

MP091205.2 *Board & MP Committee:* Hold a special closed meeting on Wednesday, September 28, 2005 to review the edited Master Plan and ballot.

EL091205.1 *Board:* Contact potential candidates or inform Laura about them

EL091205.2 *Current Board members running for office:* Prepare reports for the annual meeting (copies to Denise)

EL091205.3 *Current Board members who are running for office:* Send bio via e-mail to Denise.

File: MtgMins 09 12 05
Draft: 09 18 05; 9 28 05; 10 05 05 - FINAL
Approved: 10 03 05

Technological Improvements Copyright © 2026 Brockett Designs All rights reserved

2005-09-12_BDGNAUX.pdf

Technological Improvements Copyright © 2026 Brockett Designs All rights reserved

Glastonbury Landowners Association, Inc.
Board of Directors Meeting Agenda
September 12, 2005

Report Time	Discuss Time			Respon. Party	Due Date
		1.	**Call to Order, Opening Prayer**		
			a. Opening Comments	James	9-12-05
			b. Recap 8-26-05 Meeting	James	9-12-05
			• Communication		
			a. Listening		
			b. Accepting, being receptive (disengage all the mental thoughts, opinions and preconceived ideas)		
			• Open to feelings		
			• Does not mean automatic approval		
			• Listen for what people value		
			• Make a clear, doable request		
			c. Body Language (eye contact)		
			d. Respect (all board members and landowners)		
			e. Emotions (notice feelings; take responsibility for your own feelings; feelings are accepted without resistance, analysis or blame)		
			f. Stay calm (breathe before you speak; let the other person complete their thought)		
		2.	**Reading and Disposition of Minutes**		
			a. August 8,2005	Board	9-12-05
		3.	**Landowner Issues/Concerns**		
			a. Rakela Letter – Road Paving Concerns (discuss during Roads & Weeds)	Board	9-12-05
			b. Rakela Letter – Reimbursement for Weed Work (discuss during Roads & Weeds)	Board	9-12-05
			c. Parker Letter – Remove Charlotte Mizzi & David Tonkin form the Master Plan Committee (discuss during Master Plan Report)	Board	9-12-05
			d. Johnson Letter – Separate North & South Glastonbury Communities (discuss during Other Business)	Board	9-12-05
		4.	**General Business**		
		4.1	**Old Business**		
			a. Complete list of all motions for the website	Denise	7-11-05
		4.2	**New Business**		
			a. General Liability Insurance Status	Ronda	8-8-05
			b. Addressing Issues Between Board Meetings – consensus on written votes	Alyssa	8-8-05
			c. Letters to landowners pertaining to motions	Ronda	8-8-05
			d. Election Committee Update	Laura	9-12-05
			• Orientation Plan for New Board Members	Ronda	9-12-05

Technological Improvements Copyright © 2026 Brockett Designs All rights reserved

Report Time	Discuss Time			Respon. Party	Due Date
		4. General Business (con't)			
		4.2	**New Business** (con't)		
			e. 2006 Board Meeting Dates • Mail before annual meeting	Ronda	9-12-05
			f. President Letter to Landowners • New ideas/proposals, updates, etc. • Mail before annual meeting	James	9-12-05
		5. Report of Officers and Committees			
		5.1	**Architectural Committee Report**		
			5.1.1 Old Business		
			a. Status of Paul Rantallo cargo units	Alyssa	5-2-05
			5.1.2 New Business		
			a. Pinardo Subdivision Parcel 32-A/SG Update	Alyssa	9-12-05
			b. O'Connel Project 5-C (NG) Update	Alyssa	9-12-05
			c. Wallace Project 36-B (SG)	Alyssa	9-12-05
		5.2	**Treasurer's Report**		
			5.2.1 Old Business		
			5.2.2 New Business		
			a. 2006 Budget Committee Update	James	9-12-05
			b. Road Payment Plan – Bainter Construction	Ronda	9-12-05
			c. Assessment Refunds for Sold Properties	Ronda	9-12-05
			d. Unpaid Assessments on Sold Properties	Ronda	9-12-05
		5.3	**Road & Weed Committee Report**		
			5.3.1 Old Business		
			a. Update of Dubiel redirecting culvert and repositioning rock pile for Rantallo culvert	JT	5-2-05
			b. Update of Rantallo uncovering culvert	JT	5-2-05
			c. Peter Snow letter, dated 1/10/05, re: Safety Issues on Capricorn/Gemini (NG)	JT	7-11-05
			5.3.2 New Business		
			a. Rakela Letter – Road Paving Concerns	Board	9-12-05
			b. Rakela Letter – Reimbursement for Weed Work	Board	9-12-05
		5.4	**Complaint Committee Report**		
			5.4.1 Old Business		
			a. Determine handling of pending and future Complaints • Proposal: Complaint Procedure	Ronda	6-6-05
			b. Attorney's response to Rakela's full-petition request and action taken	Ronda	5-2-05
			5.4.2 New Business		
			a. None		
		5.5	**Master Plan Committee Report**		
			5.5.1 Old Business		
			a. Status of Meetings with Landowner Committee	Charlotte	9-12-05

Technological Improvements Copyright © 2026 Brockett Designs All rights reserved

Report Time	Discuss Time		Respon. Party	Due Date
		5. Report of Officers and Committees (con't)		
		5.5 Master Plan Committee Report (con't)		
		5.5.2 New Business		
		a. Master Plan Survey and Mailing	Charlotte	7-11-05
		b. Parker Letter – Remove Charlotte Mizzi & David Tonkin form the Master Plan Committee	Board	9-12-05
		5.6 Recreation Committee Report		
		5.6.1 Old Business		
		a. Status of PVRC Phase I Special Committee and PVRC Connection	Janet/David	9-12-05
		b. Status of PVRC Phase II Special Committee	Janet	9-12-05
		c. Status of PVRC Survey approved by written vote	Janet	9-12-05
		d. Status of PVRC Walkathon proposal	Janet	7-11-05
		5.6.2 New Business		
		a. None		
		5.7 Web Site Committee Report		
		5.7.1 Old Business		
		a. None		
		5.7.2 New Business		
		a. None		
		5.8 Ombudsman Report		
		5.8.1 Old Business		
		a. None		
		5.8.2 New Business		
		a. None		
		6. Other Business		
		6.1 Shelter Insurance		
		6.1.1 Old Business		
		a. None		
		6.1.2 New Business		
		a. Johnson Letter – Separate North & South Glastonbury Communities	Board	9-12-05
		b. Neighborhood Meetings	James	9-12-05
		c. Executive Board (what's it's function)	James	9-12-05
		d. Board member code of conduct/policies (check bylaws)	James	9-12-05
		6.2 Including Parcels in GLA		
		6.2.1 Old Business		
		a. None		
		6.2.2 New Business		
		a. None		

Technological Improvements Copyright © 2026 Brockett Designs All rights reserved

Report Time	Discuss Time			Respon. Party	Due Date
		7. Open Floor Comment Period			
			a. Agenda items for future meetings	James	9-12-05
			b. What worked/what didn't; suggestions to improve meeting (Handouts)	James	9-12-05
		8. Next Meeting and Adjournment			
			a. Next meeting October 3, 2005 at 6:45PM in the Golden Ratio Cafeteria		
3 hrs	**0 min**	**Allocated Meeting Time**			

Note: if the Board receives additional items that need to be addressed at the meeting, these will be announced and added to the agenda during the "6. Open Floor Comment Period".

Technological Improvements Copyright © 2026 Brockett Designs All rights reserved

Glastonbury Landowers Association, Inc.

2006 Budget Committee Update

September 12, 2005

	FINANCIAL PROJECTIONS	
65,793.00	**Fixed Expenses**	
	1,600.00	- GLA Truck & Snow Plow
	30,230.00	- Paved Roads Loan Payment
	9,327.00	- SG 2005 Road Maintenance & Repair Contractor Payments
	16,726.00	- NG Projected Loan for Chip Sealing Roads (5 yrs)
	240.00	- Website Hosting Fee
	105.00	- Accountant
	50.00	- Bank Services Charges
	240.00	- Room Rental for Monthly Board Meetings
	4,800.00	- GLA Liability Insurance
	200.00	- Property Taxes
	75.00	- Corporate License & Non-Profit Organization Filing
	2,200.00	- PVRC Liability Insurance and Electricity
*16,420.00	**Variable Expenses**	
	TBD	- Road Maintenance, Snow Plowing, Weed Control
	TBD	- Architectural Contractors, Administration & Legal Fees
	TBD	- Complaint Committee
	TBD	- Master Plan Committee
	480.00	- Website Maintenance
	TBD	- Assessment Discounts
	1,500.00	- Lien Filing
	4,550.00	- Admin Secretary: doc mtce, L/O communication, Board support
	4,200.00	- Board Mtgs: admin sec, refresh, materials, minutes, annual mtg
	3,060.00	- Bookkeeper
	480.00	- Database Maintenance
	900.00	- Office Supplies
	750.00	- Postage
	240.00	- GLA File Storage
	260.00	- Miscellaneous
***82,213.00**	**Total Expenses**	*Does not include Roads, Architectural, Complaint, Master Plan, Assessment Discounts
$92,500.00	**Projected Income**	Based on 2005; does not include $7,800.00 reserve

	INCOME OPTIONS
30,000.00	- Send Accounts with Liens for Collection • $45,000.00 (Approx. Collectible Liens) – $15,000.00 (Approx. Collection Fee)
3,500.00	- Revoke Assessment Waivers for Subdivisions (Current owed for Beilitz & Wallace)
$33,500.00	- Total Potential Income Retrieved

	COST SAVINGS IDEAS
500.00	- Produce quarterly statements for past due accounts only
550.00	- Eliminate discount for early assessment pyment
TBD	- Change assessments due date to 60 days vs. 365 days; assess finance charge after 60 days
TBD	- Charge handling fee for assessment payment plans
TBD	- Implement PVRC lease
2,200.00	- Transfer PVRC liability insurance & electricity bills to PVRC
TBD	- Install speed bumps on gravel roads (reduce maintenance costs)
TBD	- Create sub-committee to address cost effective measure for handling complaints
TBD	- Amend by-laws to use email as communication tool with landowners
TBD	- Bi-annual audit of GLA Books

Technological Improvements Copyright © 2026 Brockett Designs All rights reserved

Glastonbury Landowner's Association

Budget Variance Report

January through August 2005

	Jan - Dec 05	Budget	$ Over Budget	% of Budget
Ordinary Income/Expense				
Income				
100. Assessments				
102. Dwelling 2000	120.00			
103. Dwelling 2001	240.00			
104. Dwelling 2002	720.00			
105. Dwelling 2003	1,012.26			
106. Dwelling 2004	2,222.85			
107. Dwelling 2005	22,143.45	28,764.96	-6,621.51	77.0%
125. Land Prior to 2000	240.00			
126. Land 2000	240.00			
127. Land 2001	360.00			
128. Land 2002	620.00			
129. Land 2003	1,265.87			
130. Land 2004	3,608.61			
131. Land 2005	37,138.34	48,840.00	-11,701.66	76.0%
150. GAV	6,027.00			
160. Finance Chrgs Late Accnts	2,636.10	999.96	1,636.14	263.6%
163. Penalties Late Accounts	455.72	150.00	305.72	303.8%
100. Assessments - Other	233.00			
Total 100. Assessments	79,283.20	78,754.92	528.28	100.7%
200. Architectural Fees				
201. Application Fee	524.93			
202. IF - House	250.00			
206. IF - Driveway	75.00	100.00	-25.00	75.0%
207. IF - Septic	75.00			
208. IF - Package	423.79			
210. IF - Subdivison	300.00			
213. IF - Minor Variance	50.00			
215. Expediting Fee	100.00			
200. Architectural Fees - Other	0.00	4,935.00	-4,935.00	0.0%
Total 200. Architectural Fees	1,798.72	5,035.00	-3,236.28	35.7%
300. Roads				
301. CUT - Road Paving Loan	1,655.80	2,270.00	-614.20	72.9%
302. Knap Weed Refund	0.00	2,000.00	-2,000.00	0.0%
Total 300. Roads	1,655.80	4,270.00	-2,614.20	38.8%
400. Liens				
401. Landowner Filing Fee	150.00	100.00	50.00	150.0%
Total 400. Liens	150.00	100.00	50.00	150.0%
500. Interest Earned				
501. Savings Interest	208.06	54.96	153.10	378.6%
Total 500. Interest Earned	208.06	54.96	153.10	378.6%
700. Other Income				

GLA 02028

Technological Improvements Copyright © 2026 Brockett Designs All rights reserved

Glastonbury Landowner's Association

Budget Variance Report

January through August 2005

	Jan - Dec 05	Budget	$ Over Budget	% of Budget
701. Miscellaneous	9.47	6,759.96	-6,750.49	0.1%
Total 700. Other Income	9.47	6,759.96	-6,750.49	0.1%
Total Income	83,105.25	94,974.84	-11,869.59	87.5%
Expense				
A00. Roads & Weeds				
A01. Contractors - Road Mtce	17,426.62	19,000.00	-1,573.38	91.7%
A02. Contractors - Snow Removal	3,140.12	5,000.00	-1,859.88	62.8%
A03. Contractors - Weed Contrl	4,165.00	8,000.00	-3,835.00	52.1%
A04. Travel	20.00			
A05. Equipment Reg & Ins	1,667.44	1,600.00	67.44	104.2%
A06. Equipment Mtce	358.85	360.00	-1.15	99.7%
A08. Road Improvement Loan	22,668.96	30,230.00	-7,561.04	75.0%
A09. Administration	120.00	300.00	-180.00	40.0%
A11. Miscellaneous	522.00	510.00	12.00	102.4%
Total A00. Roads & Weeds	50,088.99	65,000.00	-14,911.01	77.1%
B00. Architectural				
B01. Contractors	18.00	1,900.02	-1,882.02	0.9%
B02. Travel	0.00	199.98	-199.98	0.0%
B03. Sanitation Bond Refund	0.00	700.00	-700.00	0.0%
B04. Administration	117.00	600.00	-483.00	19.5%
B05. Legal Fees	82.87	83.00	-0.13	99.8%
Total B00. Architectural	217.87	3,483.00	-3,265.13	6.3%
C00. Complaints				
C04. Legal Fees	223.13	141.00	82.13	158.2%
C05. Miscellaneous	29.99			
Total C00. Complaints	253.12	141.00	112.12	179.5%
D00. Recreation				
D03. PVRC	2,029.52	2,200.04	-170.52	92.2%
Total D00. Recreation	2,029.52	2,200.04	-170.52	92.2%
E00. Master Plan				
E03. Administration	0.00	1,000.00	-1,000.00	0.0%
Total E00. Master Plan	0.00	1,000.00	-1,000.00	0.0%
F00. Website				
F01. Contractors - Dev & Mtce	229.95	260.04	-30.09	88.4%
F02. URL Website Fee	19.90	240.00	-220.10	8.3%
F03. Software	149.00	150.00	-1.00	99.3%
Total F00. Website	398.85	650.04	-251.19	61.4%
G00. Liens				
G01. Lien Filing	500.50	1,800.00	-1,299.50	27.8%
G02. Travel	0.00	99.96	-99.96	0.0%

GLA 02029

Technological Improvements Copyright © 2026 Brockett Designs All rights reserved

Glastonbury Landowner's Association

Budget Variance Report

January through August 2005

	Jan - Dec 05	Budget	$ Over Budget	% of Budget
G03. Administration	464.93			
Total G00. Liens	965.43	1,899.96	-934.53	50.8%
H00. Discounts				
H01. Assessment Fees	549.50	562.00	-12.50	97.8%
Total H00. Discounts	549.50	562.00	-12.50	97.8%
K00. General Operating Expenses				
K01. Contractors - Admin Sec	2,232.50	8,750.04	-6,517.54	25.5%
K02. Contractors - Bookkeeper	3,132.07	4,350.00	-1,217.93	72.0%
K03. Contractors - Accountant	105.00	105.00	0.00	100.0%
K04. Contractors - Database	0.00	650.00	-650.00	0.0%
K05. Contractors - Attorney	0.00	500.00	-500.00	0.0%
K06. Office Supplies	465.94	1,200.00	-734.06	38.8%
K07. Postage and Delivery	299.28	1,800.00	-1,500.72	16.6%
K08. Board Meetings	2,762.55	650.04	2,112.51	425.0%
K09. Bank Service Charges	12.50	48.50	-36.00	25.8%
K10. Petty Cash Advance	100.00			
K11. Rent	60.00			
K12. Insurance	4,804.66	4,500.00	304.66	106.8%
K13. Taxes	0.00	200.00	-200.00	0.0%
K14. Licenses and Permits	66.25	65.00	1.25	101.9%
K15. Equipment Repair & Mtce	0.00	140.00	-140.00	0.0%
K17. Equipment Purchases	40.00	141.00	-101.00	28.4%
K18. Miscellaneous	0.00	140.00	-140.00	0.0%
Total K00. General Operating Expenses	14,080.75	23,239.58	-9,158.83	60.6%
L00. Other Expenses				
L01. Miscellaneous	127.95	538.00	-410.05	23.8%
Total L00. Other Expenses	127.95	538.00	-410.05	23.8%
Total Expense	68,711.98	98,713.62	-30,001.64	69.6%
Net Ordinary Income	14,393.27	-3,738.78	18,132.05	-385.0%
Net Income	**14,393.27**	**-3,738.78**	**18,132.05**	**-385.0%**

GLA 02030

Technological Improvements Copyright © 2026 Brockett Designs All rights reserved

2005-10-03_BDGN.pdf

GLA 02031

Technological Improvements Copyright © 2026 Brockett Designs All rights reserved

Glastonbury Landowners Association

Board of Directors Meeting Minutes

October 3, 2005

CONFIDENTIAL – DO NOT COPY

1. **Call to Order, Prayer**

The meeting was called to order by James Kozlik at 7:05p.m., at Golden Ratio Woodworks. Edwin gave the opening prayer.

PRESENT: James Kozlik (President), James Trisdale (Vice-President), Janet Naclerio (Secretary), Ronda Alexander (Treasurer), Edward Anderson, Allysa Angelis Allen, Laura Boise, Edwin Johnson, Orlando Johnson, Charlotte Mizzi and David Tonkin.

ABSENT: Joanna Snyder

PROXIES: Joanna to Ronda

ALSO ATTENDING: Denise Orr (GLA administrative secretary); Landowners: Catherine Bielitz, Denise Diehl, Neil Kremer, Clare Parker, Cristin Dhieux-Bray, Rick Sendra.& Albert Vinci. Former Landowner: Robert Riddle.

Communication Guidelines

For purposes of running Board meetings at a brisker pace and completing agenda items, James Kozlik reviewed the following guidelines and requested that the Board try to follow them.

A. Listening
   1) Let speaker complete his/her communication before responding
   2) Identify on areas of agreement first; then address areas of disagreement

B. When you have the floor
   1) Make a clear request (try not to "tell a story"; get to the point)
   2) We will each be given only one opportunity to give an opinion (maximum 3 minutes)
   3) We will then call for a motion
   4) During "any further discussion" we will be given on more opportunity to give an opinion (maximum 2 minutes).

C. Opportunity for Visiting Landowners to Speak
   1) At beginning of meeting, announce allotted time for landowner to speak
   2) During meeting: invite landowners to speak when appropriate

:

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

September 12, 2005

MOTION: Laura motioned and Charlotte seconded to approve the September 12, 2005 meeting minutes as amended. **Motion carried.**

3. **Landowner Issues/concerns**

3.1 Old Business. None.

3.2 New Business

a. Albert Vinci, 9/22/05 letter re: Issues between Craig Lannes and Edwin Johnson:

Dr. Vinci requested that his letter be held in abeyance and placed on the next meeting agenda.

File: MtgMins 10 03 05
Drafts: 10 19 05; 10 26 05; 1110 05 – FINAL
Approved: 11 07 05

Technological Improvements Copyright © 2026 Brockett Designs All rights reserved

4. General Business.
(Note: The items listed in "General Business" within the Oct. 3, 2005 Agenda were election related and were therefore placed in section "5.8 - Election Committee" below.)
4.1 Old Business. None
4.2 New Business. None.

5. Report of Officers and Committees
5.1 Treasurer's Report: Ronda Alexander, Treasurer.
Ronda distributed "September 2005 Bank Transactions" and "Budget Variance Report, January through September 2005."

5.1.1 Old Business

a. 2006 Budget/Communication to Landowners (mail before annual meeting)
MOTION: Ronda motioned and David seconded to approve to amend the 2006 Budget with the amendments made at the Oct. 3 meeting and to distribute it at the November 12, 2005 Annual Meeting. The landowners will be informed that the Board will continue to work on making changes to lower expenses on this budget. **Motion carried.** (See 5.1.2, b below)

5.1.2 New Business.

a. Road payment to Bainter Construction update. No update

b. Budget Committee report.
The Board reviewed the "2006 Budget Committee Update, September 12, 2005" Ronda collected projected 2006 budget amounts from Committee Chairs and all agreed that further work and review would be needed in order to balance the budget. (see 5.1.1, a above)

January Assessment Discount to Landowners.
The Board discussed ways to cut the budget and whether it was beneficial to continue offering the January assessment discount to Landowners.
MOTION: David motioned and Charlotte seconded to suspend the January assessment discount offered to landowners.
Discussion.
Motion carried. (2 opposed).

Assessment Due Date Suggestion: Ronda discussed with the Board the problems associated with the assessment due date of October 31. She suggested that in 2006, the Board may wish to review whether it will propose changing this due date to the earlier date of February 28, with monthly finance charges accruing if assessments are not paid on time. Per the Covenants, these changes would require contacting the Landowners in 2006 and asking them to approve by vote the implementation of these changes in 2007.

File: MtgMins 10 03 05
Drafts: 10 19 05; 10 26 05; 1110 05 – FINAL
Approved: 11 07 05

Technological Improvements Copyright © 2026 Brockett Designs All rights reserved

5.2 Architecture Subcommittee Report: Allysa Allen (Chair), Laura Boise

5.2.1 Old Business. None

5.2.1 New Business

a. Review Craig Newhouse subdivision.

As the Board reviewed the September 12 meeting minutes, it discussed the September 12th motion which described its direction to Craig Newhouse regarding his subdivision application. Charlotte and Ronda clarified that they intended their motion regarding the subdivision application to be stated as follows:

MOTION: Charlotte motioned and Ronda seconded that Craig Newhouse will be required to proceed with his project application by applying for a variance and proposing additional options which would entail fewer lots than the options presented by William Dryer at the September 12 meeting for the Board to consider."

Alyssa questioned the changes to this motion and there was further discussion.

Discussion. The Board will revisit the above application at November meeting.

b. Parcel 36-A, SG, Robert Wallace/Stick Frame House and Separate Garage

Alyssa reviewed the application with the Board.

MOTION: Alyssa motioned and Laura seconded to approve Robert Wallace's application for construction of a stick frame house and separate garage on Parcel 36-A, (SG), with the conditions that (1) the necessary septic permit is obtained prior to septic system construction; (2) the necessary electrical permit is obtained prior to starting electrical work; and (3) the disturbed land be reseeded after construction. **Motion carried.**

5.3 Road & Weed Committee Report: James Trisdale

5.3.1 Old Business. None

5.3.2 New Business. Tabled.

a. Kathleen Rakela 5/12/05 letter re: weed problem and invoice

b. Fall weed cutting and spraying.

5.4 Complaint Committee Report.

5.4.1 Old Business. None.

5.4.2 New Business. Ronda and Laura briefly discussed the plan to form a complaint subcommittee made up of volunteers to handle future complaints.

5.5 Land Use Master Plan Committee Charlotte Mizzi (Chair), Laura Boise, Orlando Johnson David Tonkin

5.5.1 Old Business. None.

5.5.2 New Business.

a. Density standard survey

File: MtgMins 10 03 05
Drafts: 10 19 05; 10 26 05; 1110 05 – FINAL
Approved: 11 07 05

Technological Improvements Copyright © 2026 Brockett Designs All rights reserved

The Board agreed that the survey draft needed minimal clarification revisions and that the Master Plan Committee should meet to make these revisions, request Janet's or Denise's final edits, and then proceed to mail it to the Landowners.

5.6 Recreation Committee: Janet Naclerio (Chair), Laura Boise, Edwin Johnson & Edward Anderson (alternate).

5.6.1 Old Business

a. Status of Phase 1 and PVRC connection: Janet reported that these committees have met

b. Status of PVRC Phase 11 Special Committee: Janet reported that Phase II has formed Bylaws which they plan to discuss with Phase 1 Committee.

c. Status of PVRC survey approved by written vote. This survey was e-mailed to the Board and left at the Emigrant General Store and the Bank, etc, for local people to pick up and fill out.

d. Status of PVRC walk-a-thon proposal. It has been postponed.

Offer of Free Tennis Court Fencing
The Board discussed that the PVRC has been offered free tennis fencing materials from a nearby location and that South Glastonbury might have the priority option to use it. The Board agreed to pick up the fencing and that volunteers were needed. David volunteered to help.

5.6.2 New Business. None

5.7 Web Site Committee: Edward Anderson (Chair)

5.7.1 Old Business. None.

5.7.2 New Business. None.

5.8 Election Committee: Laura Boise (Chair); Ronda Alexander

5.8.1 Old Business. None

5.8.2 New Business

a. Schedule Board Meeting for November 7
The Board agreed to hold a Board meeting on November 7. Hard copies of the committee presentations for the annual meeting must be submitted at that meeting. (Electronic copies need to be e-mailed to Denise Orr.)

File: MtgMins 10 03 05
Drafts: 10 19 05; 10 26 05; 1110 05 – FINAL
Approved: 11 07 05

Technological Improvements Copyright © 2026 Brockett Designs All rights reserved

b. Finalize annual meeting agenda.
Laura reviewed the agenda for the 2005 annual meeting with the Board. The Board approved the agenda as amended.

c. Discuss newly elected officers at the orientation meeting. Tabled.

d. Discuss volunteers for annual meeting Laura has contacted 20 volunteers to assist meeting.

e. Board Orientation package
Ronda and Janet reported that they are developing an orientation package for new Board members which will be forwarded to the Board for review.

f. President letter to landowners for insertion in Oct 11 Election Letter Mailing
Alyssa will e-mail James Kozlik's letter to the Board by Wednesday, Oct. 5, and the Board will need to send any feedback her by Thursday evening.

5.9 Ombudsman Report: Jeanne Campbell (SG) Penelope Price (NG)

6. Other Business

6.1 Old Business. None.

6.2 New Business

a. Orlando Johnson letter (letter needs to be submitted for file). Brief review.

b. Orlando Johnson's Memo re: Proposed Motions for SG Road Expenditures - Orlando
Orlando distributed a memo that proposed several motions related to the division of expenses between North & South Glastonbury. He requested suspension of the rules of the house in order to discuss these motions and associated issues.
MOTION: Orlando moved and Edwin seconded to suspend the rules of the house to discuss the motions and issues in his memo. **Motion carried.**

Orlando stated that he and other SG residents are concerned about sharing the cost of NG road expenses (chip sealing, etc) with NG residents. He proposed that the Board pass the motions contained in his memo. The Board discussed this subject at length.
Unanimous Consent: The Board agreed (with one abstention from Orlando) that it needed further information before it would be able to consider Orlando's proposal. It tabled his memo motions and requested that he provide detailed information for **each** Glastonbury, including: (1) Miles paved & cost (2) Average gravel costs; (3) Snow removal and costs; (4) Future chip sealing costs; (5) Repair costs; (6) Use of roads by families of students at Thomas More & Henry Longfellow schools by residents of each Glastonbury (Orlando to contact Marjorie Lombard); (7) PVRC related traffic use by residents of each Glastonbury (Laura Boise to determine with PVRC Committee); (8) NG Lot 185 & SG Lot 184 use of roads; (9) Assessments collected in each Glastonbury, and; (10) Past road expense data (to be provided by David Tonkin). The Board requested that the above information be forwarded to each Board member prior to the November 7 meeting; it agreed to revisit the issue at that meeting.

File: MtgMins 10 03 05
Drafts: 10 19 05; 10 26 05; 1110 05 – FINAL
Approved: 11 07 05

Technological Improvements Copyright © 2026 Brockett Designs All rights reserved

7. Open Floor and Comment Period. Tabled.

8. Next Meeting and Adjournment
The meeting was adjourned at 11:10 p.m. with no further business. The next meeting will be held on November 7, 2005 at Golden Ratio Woodworks Cafeteria, 6:45 p.m.

NEW ACTION ITEMS:

TR100305.1 *Ronda:* prepare 2006 budget document for annual meeting

TR100305.2 *Board:* In 2006, revisit suggestion to change assessment payment deadline to February 29.

AR100305.1 *Alyssa/Denise:* Send project approval to Robert Wallace, Parcel 36-A, SG. **Done.**

AR100305.2 *Alyssa/James K.:* Complete presidents letter and forward to Laura. **Done.**

RC100305.1 *Phase 1 & 2 Committees:* Meet and review Bylaws

RC100305.2 *David/JT, et al:* Handle Tennis Court Fencing materials

EL100305.1 *Laura/Denise:* Finalize annual meeting agenda.

EL100305.2 *Ronda/Janet:* Complete orientation package and give to Denise to copy and send to Board. **Done.**

EL100305.3 *Alyssa/James K*: Complete president's letter w/Board input & send to Denise to xerox: **Done**.

EL100305.4 *Board Committee Chairs:* Prepare Annual Meeting reports and bring to Nov. 7 meeting. (**Note:** Final copy must be e-mailed to Denise prior to the Annual Meeting)

OB100305.1 *David/Laura:* Gather information re: roads and submit to Orlando.

OB100305.2 *Orlando:* Compile information requested by the Board and submit to the Board and administrative secretary prior to Nov 7 mtg. so as to give time for Board to review.

File: MtgMins 10 03 05
Drafts: 10 19 05; 10 26 05; 1110 05 – FINAL
Approved: 11 07 05

Technological Improvements Copyright © 2026 Brockett Designs All rights reserved

2005-10-03_BDGNAUX.pdf

Technological Improvements Copyright © 2026 Brockett Designs All rights reserved

Glastonbury Landowners Association

Board of Directors Agenda

October 3, 2005

Electronic Agenda Missing

Technological Improvements Copyright © 2026 Brockett Designs All rights reserved

Glastonbury Landowner's Association

Budget Variance Report

January through September 2005

	Jan - Dec 05	Budget	$ Over Budget	% of Budget
Ordinary Income/Expense				
Income				
100. Assessments				
102. Dwelling 2000	120.00			
103. Dwelling 2001	240.00			
104. Dwelling 2002	720.00			
105. Dwelling 2003	1,012.26			
106. Dwelling 2004	2,245.68			
107. Dwelling 2005	22,489.62	28,764.96	-6,275.34	78.2%
125. Land Prior to 2000	240.00			
126. Land 2000	360.00			
127. Land 2001	480.00			
128. Land 2002	760.00			
129. Land 2003	1,505.87			
130. Land 2004	3,871.44			
131. Land 2005	37,888.49	48,840.00	-10,951.51	77.6%
150. GAV	6,027.00			
160. Finance Chrgs Late Accnts	2,979.56	999.96	1,979.60	298.0%
163. Penalties Late Accounts	491.72	150.00	341.72	327.8%
100. Assessments - Other	1,850.00			
Total 100. Assessments	83,281.64	78,754.92	4,526.72	105.7%
200. Architectural Fees				
201. Application Fee	575.00			
202. IF - House	250.00			
206. IF - Driveway	75.00	100.00	-25.00	75.0%
207. IF - Septic	75.00			
208. IF - Package	850.00			
210. IF - Subdivison	300.00			
213. IF - Minor Variance	50.00			
215. Expediting Fee	100.00			
200. Architectural Fees - Other	0.00	4,935.00	-4,935.00	0.0%
Total 200. Architectural Fees	2,275.00	5,035.00	-2,760.00	45.2%
300. Roads				
301. CUT - Road Paving Loan	1,655.80	2,270.00	-614.20	72.9%
302. Knap Weed Refund	2,082.50	2,000.00	82.50	104.1%
Total 300. Roads	3,738.30	4,270.00	-531.70	87.5%
400. Liens				
401. Landowner Filing Fee	150.00	100.00	50.00	150.0%
Total 400. Liens	150.00	100.00	50.00	150.0%
500. Interest Earned				
501. Savings Interest	270.78	54.96	215.82	492.7%
Total 500. Interest Earned	270.78	54.96	215.82	492.7%
700. Other Income				

GLA 02040

Technological Improvements Copyright © 2026 Brockett Designs All rights reserved

Glastonbury Landowner's Association

Budget Variance Report

January through September 2005

	Jan - Dec 05	Budget	$ Over Budget	% of Budget
701. Miscellaneous	9.47	6,759.96	-6,750.49	0.1%
Total 700. Other Income	9.47	6,759.96	-6,750.49	0.1%
Total Income	89,725.19	94,974.84	-5,249.65	94.5%
Expense				
A00. Roads & Weeds				
A01. Contractors - Road Mtce	17,426.62	19,000.00	-1,573.38	91.7%
A02. Contractors - Snow Removal	3,140.12	5,000.00	-1,859.88	62.8%
A03. Contractors - Weed Contrl	4,165.00	8,000.00	-3,835.00	52.1%
A04. Travel	20.00			
A05. Equipment Reg & Ins	1,667.44	1,600.00	67.44	104.2%
A06. Equipment Mtce	358.85	360.00	-1.15	99.7%
A08. Road Improvement Loan	22,668.96	30,230.00	-7,561.04	75.0%
A09. Administration	120.00	300.00	-180.00	40.0%
A11. Miscellaneous	522.00	510.00	12.00	102.4%
Total A00. Roads & Weeds	50,088.99	65,000.00	-14,911.01	77.1%
B00. Architectural				
B01. Contractors	378.00	1,900.02	-1,522.02	19.9%
B02. Travel	0.00	199.98	-199.98	0.0%
B04. Administration	264.00	600.00	-336.00	44.0%
B06. Legal Fees	82.87	83.00	-0.13	99.8%
Total B00. Architectural	724.87	2,783.00	-2,058.13	26.0%
C00. Complaints				
C01. Contractors	69.00			
C04. Legal Fees	223.13	141.00	82.13	158.2%
C05. Miscellaneous	29.99			
Total C00. Complaints	322.12	141.00	181.12	228.5%
D00. Recreation				
D03. PVRC	2,111.27	2,200.04	-88.77	96.0%
Total D00. Recreation	2,111.27	2,200.04	-88.77	96.0%
E00. Master Plan				
E02. Travel	20.00			
E03. Administration	5.44	1,000.00	-994.56	0.5%
Total E00. Master Plan	25.44	1,000.00	-974.56	2.5%
F00. Website				
F01. Contractors - Dev & Mtce	229.95	260.04	-30.09	88.4%
F02. URL Website Fee	19.90	240.00	-220.10	8.3%
F03. Software	149.00	150.00	-1.00	99.3%
Total F00. Website	398.85	650.04	-251.19	61.4%
G00. Liens				
G01. Lien Filing	591.42	1,800.00	-1,208.58	32.9%

GLA 02041

Technological Improvements Copyright © 2026 Brockett Designs All rights reserved

Glastonbury Landowner's Association

Budget Variance Report

January through September 2005

	Jan - Dec 05	Budget	$ Over Budget	% of Budget
G02. Travel	10.00	99.96	-89.96	10.0%
G03. Administration	465.67			
Total G00. Liens	1,067.09	1,899.96	-832.87	56.2%
H00. Discounts				
H01. Assessment Fees	549.50	562.00	-12.50	97.8%
Total H00. Discounts	549.50	562.00	-12.50	97.8%
K00. General Operating Expenses				
K01. Contractors - Admin Sec	2,583.50	8,750.04	-6,166.54	29.5%
K02. Contractors - Bookkeeper	3,421.82	4,350.00	-928.18	78.7%
K03. Contractors - Accountant	105.00	105.00	0.00	100.0%
K04. Contractors - Database	0.00	650.00	-650.00	0.0%
K05. Contractors - Attorney	0.00	500.00	-500.00	0.0%
K06. Office Supplies	517.11	1,200.00	-682.89	43.1%
K07. Postage and Delivery	336.28	1,800.00	-1,463.72	18.7%
K08. Board Meetings	3,183.26	650.04	2,533.22	489.7%
K09. Bank Service Charges	12.50	48.50	-36.00	25.8%
K10. Petty Cash Advance	151.17			
K11. Rent	60.00			
K12. Insurance	4,804.66	4,500.00	304.66	106.8%
K13. Taxes	0.00	200.00	-200.00	0.0%
K14. Licenses and Permits	66.25	65.00	1.25	101.9%
K15. Equipment Repair & Mtce	0.00	140.00	-140.00	0.0%
K17. Equipment Purchases	40.00	141.00	-101.00	28.4%
K18. Miscellaneous	20.00	140.00	-120.00	14.3%
Total K00. General Operating Expenses	15,301.55	23,239.58	-7,938.03	65.8%
L00. Other Expenses				
L01. Miscellaneous	127.95	538.00	-410.05	23.8%
Total L00. Other Expenses	127.95	538.00	-410.05	23.8%
Total Expense	70,717.63	98,013.62	-27,295.99	72.2%
Net Ordinary Income	19,007.56	-3,038.78	22,046.34	-625.5%
Net Income	**19,007.56**	**-3,038.78**	**22,046.34**	**-625.5%**

GLA 02042

Technological Improvements Copyright © 2026 Brockett Designs All rights reserved

2005-11-07_BDGN.pdf

GLA 02043

Technological Improvements Copyright © 2026 Brockett Designs All rights reserved

Glastonbury Landowners Association

Board of Directors Meeting Minutes

November 7, 2005

CONFIDENTIAL – DO NOT COPY

1. **Call to Order, Prayer**

The meeting was called to order by James Kozlik at 7:15 p.m., at Golden Ratio Woodworks.
PRESENT: James Kozlik (President), James Trisdale (Vice-President), Janet Naclerio (Secretary), Ronda Alexander (Treasurer), Edward Anderson, Allysa Angelis Allen, Laura Boise, Edwin Johnson, Orlando Johnson, Charlotte Mizzi and Joanna Snyder.
ABSENT: David Tonkin.
PROXIES:
ALSO ATTENDING: Denise Orr (GLA Administrative Secretary); Landowners: Catherine Bielitz, Marian Kozlik, Abram Boise, Albert Vinci, Ken Case, Bob Rasmussen, Windy Davis, Per Norell, Carla Pagnier, Rik Pittendorfer, Daniel Kehoe, Cris Bary, Rick Sendra, Church Muto, Sally Muto, Jerry Dirkers, Arlan Pfeil, Ben Mitchem, Craig Lannes, Denise Diehl, John Cameron and Clare Parker.

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

October 3, 2005 Meeting Minutes:
UNANIMOUS AGREEMENT: The Board agreed to approve the October 3, 2005 minutes with amendments. (1 abstention from Joanna Snyder who wasn't present at the meeting)

3. **Landowner Issues/Concerns**

3.1 Unfinished Business. None.

3.2 New Business

a. Albert Vinci's 9/22/05 Ltr. re: issues between Craig Lannes & Edwin Johnson
b. Justin Woodruff's 9/22/05 Ltr. re: issues between Craig Lannes & Edwin Johnson
c. Clare Parker's 10/28/05 Ltr. re: conduct of Edwin Johnson – Clare Parker
d. Craig Lannes 9/28/05 Document - Lannes v Johnson
e. Denise Diehl's 11/28/05 Ltr. re: conduct of Edwin Johnson

Board members, landowners and Edwin discussed the various issues included in the above letters.

MOTION: Orlando motioned and Charlotte seconded that a subcommittee be formed to research and act upon the water rights complaints concerning Edwin Johnson. **AMENDMENT:** Ronda motioned and Charlotte seconded to bring in a third party to research the water rights issue and that the Board then review the issue at another meeting. **AMENDMENT & MOTION CARRIED.**

MOTION: Joanna motioned and Ronda seconded to suspend Edwin Johnson from all Board activities until the new Board is elected and convenes. If Johnson is reelected to the Board on November 12, 2005, he will remain suspended until the Board investigates

File: MtgMins 11 07 05
Draft: 05 24 06 - FINAL
Approved: 06 05 06

Technological Improvements Copyright © 2026 Brockett Designs All rights reserved

the allegations and determines whether or not his actions should result in removal from the Board. **Motion carried.** (2 abstentions: Charlotte and proxy for David Tonkin)

Edwin announced that he was resigning from the Board and would not run for re-election in November.

. 3.3 Voting Inequity – Per Norell

Per Norell and Craig Lannes expressed the opinion that each landowner should have just one vote and that the GLA policy which allows landowners to receive one vote for each parcel owned was an unfair practice. The Board discussed this subject with attending landowners and explained that voting procedures could only be changed through 51% of the vote of the landowners. Until that event occurs, the GLA will abide by the voting guidelines expressed in the GLA Covenants, Bylaws and First Amendment to the Bylaws.

3.4 Voting Parameters

UNANIMOUS CONSENT: Ronda distributed "Voting Parameters" based on the GLA Covenants, Bylaws and First Amendment to the Bylaws. The Board approved this document with amendments.

ACTION ITEM: The above approved "Voting Parameters" document will be made available to landowners at the GLA Annual Meeting.

g. R. Zeman 10/21/05 Ltr re: Candidate, Pouwel Gelderloos. Ronda reported she spoke with Zeman about his concern.

h. Clare Parker's 10/4/05 Ltr re: Rescinding Grievance. James K. acknowledged Clare's letter; Clare confirmed her concerns had been resolved.

4. General Business

4.1 Unfinished Business. None.

4.2 New Business

a. Meeting Minutes

Ronda reviewed that future minutes would include:

- How Board Members voted
- Change "0ld Business" to "Unfinished Business"
- List all "Unanimous Consent" decisions along with motions

b. New Board Member Orientation Package – Ronda Alexander & Janet Naclerio

MOTION: Ronda motioned and Joanna seconded to approve the Board Orientation package, including the Code of Ethics, to be distributed to all members of the upcoming Board. **Motion carried.**

Technological Improvements Copyright © 2026 Brockett Designs All rights reserved

c. Covenants/ByLaws Special Committee. Tabled.

d. Meeting Voting Procedures on Projects when Landowner is Present. Tabled.

e. Interfacing Procedures between GLA Committees and GLA Board. Tabled.

f. Revisit January Early Payment Discount on Assessments.
UNANIMOUS CONSENT: Ronda briefly reviewed that the discount did not really benefit the GLA and the Board agreed to "discuss" eliminating the procedure at a future meeting.

g. Community Committee
UNANIMOUS CONSENT: The Board agreed that Joanna and Laura will chair the Community Committee on a temporary basis until it is established. The community will be invited to participate as committee members.

5. Report of Officers and Committees

5.1 Treasurer's Report – Ronda Alexander, Treasurer
Ronda distributed "Actual Income and Expenses vs. Budget, January through October, 2005" and "October 2005 Bank Transactions."

5.1.1 Unfinished Business
a. Assessment Refund Requests for Sold Properties (Pieter Graafland) Tabled.
b. Board Member Payments re: Work performed after 12 hrs volunteer time. Tabled.

5.1.2 New Business
a. Approve 2006 Budget.
MOTION: Charlotte motioned and JT seconded to approve the 2006 Operating Budget and to distribute it at the Annual Meeting. **Motion carried**

ACTION ITEM: Ronda reviewed that the GLA is $14,000 short and will need to determine additional ways to collect unpaid assessment fees.

b. Invoices due from Committee Chairs
Ronda requested outstanding invoices from the chair persons.

c. Identify Legal Advisor to Board. Tabled.

d Unpaid assessment on sold properties. Tabled.

File: MtgMins 11 07 05
Draft: 05 24 06 - FINAL
Approved: 06 05 06

Technological Improvements Copyright © 2026 Brockett Designs All rights reserved

5.2 Architecture Subcommittee Report – Allysa Allen (Chair), Laura Boise

5.2.1 Unfinished Business

a. Everett Johnston's Gate Agreement Response. Tabled.

b. Status of Kathleen Ramp's Subdivision. Tabled.

5.2.2 New Business

a. Parcels 106 & 109 (SG)/Victorina Peterson, - Boundary Adjustment & Subdivision
Alyssa reviewed the application.
MOTION: Alyssa motioned and Charlotte seconded to approve Victorina Peterson's boundary adjustment and subdivision for Parcels 106 & 109 (SG) on the condition that any disturbed land is reseeded after construction. **Motion carried.**

b. Parcel 35 (SG)/Carla Pagnier Subdivision. Tabled.
Alyssa noted that Carla Pagnier's variance process must be completed before Board review.

c. Parcel 29 (SG)/Abram Boise House Construction
UNANIMOUS CONSENT: Alyssa reported that prior to the meeting, the Board unanimously approved (via e-mail) the application for Abram Boise's house construction, Parcel 29 (SG), with the following conditions: (1) For proper drainage, a culvert will be installed, if necessary, where the driveway meets Arcturus Road; (2) The necessary septic permit is obtained prior to septic system construction; (3) The electrical permit is obtained prior to electrical work starting; and (4) The disturbed land be reseeded after construction.

d. Develop Policy/Procedure: The GLA will need to determine how to handle the reimbursement of an impact fee when a project has required consultant fees and then is not approved and/or is cancelled by Landowner. *See agenda item "g. Architectural Fees for Applications Not Approved" below.*

e. Price's/O'Connell's Fence & Driveway Issue- Jame Kozlik (Recommendation re: how to advise landowners with similar issues.) **Tabled.**

f. Architectural Fees Exceptions
Ronda and Alyssa discussed the pros and cons of making fee exceptions.

g. Architectural Fees for Applications Not Approved
UNANIMOUS CONSENT: The Board approved the proposed handling of fees as explained in Alyssa's document entitled "A process needs to be established for handling fees collected when a project application is not approved."

h. Parcel 109 (SG)/Victorina Peterson – Well Drilling Application
ACTION ITEM: After Alyssa briefly reviewed the application, she informed the Board that she will send further detailed information to them regarding this application (via e-mail) and

Technological Improvements Copyright © 2026 Brockett Designs All rights reserved

request their vote of approval in the coming week.

5.3 Road & Weed Committee Report- James Trisdale (JT) (Chair)

5.3.1 Unfinished Business

a. Kathleen Rakela 5/12/05 Letter re: weed problem & invoice. Tabled.

b. Kathleen Rakela 7/25/05 Letter re: Roads & Budget. Tabled.

c. Edwin Johnson Water Rights/Fire Pond (See discussion on this topic in Agenda Item 3, 3.2 above.)

d. Everett Johnston sign. Tabled.

5.3.2 New Business

a. Fall weed cutting and spraying. Tabled.

5.4 Complaint Committee Report – No Chair

5.4.1 Unfinished Business. (Pending formation of new committee)

5.4.2 New Business. None.

5.5 Land Use Master Plan Committee Report – Charlotte Mizzi (Chair), Laura Boise, Orlando Johnson & David Tonkin

5.5.1 Unfinished Business

a. Status of Density standard survey mailing & compiling of responses. Tabled.

5.5.2 New Business. None.

5.6 Recreation Committee Report – Janet Naclerio (Chair), Laura Boise, Edwin Johnson & Edward Anderson (alternate)

5.6.1 Unfinished Business

a. **Status of Phase I and II Committees Report-** Janet Naclerio & David Tonkin **Tabled.**

5.6.2 New Business

a. Status of donated tennis fencing. Tabled.

5.7 Web Site Committee Report - Edward Anderson (Chair)

5.7.1 Unfinished Business. None.

5.7.2 New Business. None.

5.8 Election Committee Report - Laura Boise (Chair) & Ronda Alexander

5.8.1 Unfinished Business

a. Status of Committee Reports due Nov. 7

ACTION ITEM: Laura requested committee chairs speaking at the Annual meeting need to forward to her any outstanding meeting reports.

Technological Improvements Copyright © 2026 Brockett Designs All rights reserved

5.8.2 New Business

a. Elections/Annual Meeting Update

Laura reviewed several details of annual meeting plans.

b. Elections/Annual Meeting Agenda – Laura Boise/Denise Orr

UNANIMOUS CONSENT: JT and Joanna motioned to approve the proposed Nov. 12, 2005 agenda with amendments. Motion carried unanimously

c. Board Vote for Nov. 12 Candidates

The Board voted privately for the Nov. 12 candidates in order to determine how the President will vote on behalf of landowners who give their annual election proxies to the Board.

5.9 Ombudsman Report – Jeanie Campbell (SG) & Penelope Price (NG)

6. Other Business

6.1 Unfinished Business. None.

6.2 New Business

a. Orlando Johnson's Updated Proposal re: SG Road Expenditures. Tabled.

b. MSU Student for North/South Financial Split Study.

Ronda proposed that the GLA find an MSU student to research this topic.

c. GLA Telephone Tree

Laura announced that Maydell Goulart is willing to set up a GLA landowner telephone tree free of charge.

7. Open Floor Comment Period

8. Next Meetings and Adjournment

The meeting was adjourned at 10:30 p.m. with no further business. The Annual Meeting will be held on November 12 at Emigrant Hall, 10:00 a.m. – 1 p.m.

In 2005, the remaining two meetings of the Board of Directors will be held on Dec. 5 (Orientation for Board Members Only) and on Dec. 12 (normal Board of Directors Meeting).at Golden Ratio Woodworks Cafeteria, 6:45 p.m.

(See Action Items on next page)

Technological Improvements Copyright © 2026 Brockett Designs All rights reserved

NEW ACTION ITEMS:

LC110705 *Board:* Determine final response re: complaints concerning E. Johnson.

LC110705 *Board:* Form a subcommittee and bring in a third party to research and act upon the water rights complaints concerning Edwin Johnson.

LC110705 *Denise:* Edit and duplicate "Voting Parameters" and bring to Annual Meeting. **Done.**

GB110705 *Ronda/Denise:* Prepare approved Orientation Package for new Board. **Done.**

TR110705.1 *Board Chairs:* Submit any outstanding invoices to Ronda. **Done.**

TR110705.2 *Board:* Determine additional ways to collect unpaid assessment fees.

AR110706.1 *Alyssa/Denise:* Draft/send approval to Peterson re: boundary adjustment. **Done.**

AR110705.2 *Alyssa/Denise:* Draft/send approval to Abram Boise re: house construction. **Done.**

AR110705.3 *Alyssa:* Incorporate "A process" document into architectural committee procedures.

AR110705.4 *Alyssa:* E-mail Peterson Well Drilling application to the Board. **Done.**

AR110705.5 *Denise:* Edit and copy Nov. 12 agenda for annual meeting. **Done.**

EL110705 *Committee Chairs:* Send Laura committee reports to be presented at annual meeting. **Done.**

File: MtgMins 11 07 05
Draft: 05 24 06 - FINAL
Approved: 06 05 06

Technological Improvements Copyright © 2026 Brockett Designs All rights reserved

2005-11-07_BDGNAUX.pdf

Technological Improvements Copyright © 2026 Brockett Designs All rights reserved

Glastonbury Landowners Association, Inc.
Board of Directors Meeting Agenda - November 7, 2005
(Revised 11/6/05)

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

2. **Reading and Disposition of Minutes**
   October 3, 2005

3. **Landowner Issues/Concerns**
   3.1 Unfinished Business. None.
   3.2 New Business
   a. Albert Vinci's 9/22/05 Ltr. re: issues between Craig Lannes & Edwin Johnson
   b. Justin Woodruff's 9/22/05 Ltr. re: issues between Craig Lannes & Edwin Johnson
   c. Clare Parker's 10/28/05 Ltr. re: conduct of Edwin Johnson – Clare Parker
   d. Craig Lannes 9/28/05 Document - Lannes v Johnson
   e. Denise Diehl's 11/28/05 Ltr. re: conduct of Edwin Johnson
   f. Voting Inequity – Per Norell
   g. R. Zeman 10/21/05 Ltr re: Candidate, Pouwel Gelderloos
   h. Clare Parker's 10/4/05 Ltr re: Rescinding Grievance

4. **General Business**
   4.1 Unfinished Business. None.
   4.2 New Business
   a. Meeting Minutes – Ronda Alexander
      - Include how Board Members voted
      - Change "0ld" Business to "Unfinished" Business
      - List all "Unanimous Consent" decisions along with motions
   b. New Board Member Orientation Package – Ronda Alexander & Janet Naclerio
   c. Covenants/ByLaws Special Committee – Ronda Alexander
   d. Meeting Voting Procedures on Projects when Landowner is Present – Ronda Alexander
   e. Interfacing Procedures between GLA Committees and GLA Board – James Kozlik
   f. Revisit January Early Payment Discount on Assessments – Ronda Alexander

5. **Report of Officers and Committees**
   5.1 Treasurer's Report – Ronda Alexander, Treasurer
   ~~a. Approve 2006 budget~~

   5.1.1 Unfinished Business
   a. Assessment Refund Requests for Sold Properties (Pieter Graafland) – James Kozlik
   b. Board Member Payments re: Work performed after 12 hrs volunteer time – Ronda Alexander

   5.1.2 New Business
   a. Approve 2006 Budget
   b. All invoices due from Committee Chairs – Ronda Alexander
   c. Identify Legal Advisor to Board –Ronda Alexander
   d Unpaid assessment on sold properties – Ronda Alexander

Technological Improvements Copyright © 2026 Brockett Designs All rights reserved

5.2 Architecture Subcommittee Report – Allysa Allen (Chair), Laura Boise

5.2.1 Unfinished Business

a. Everett Johnston's Gate Agreement Response
b. Status of Kathleen Ramp's Subdivision

5.2.2 New Business

a. Parcels 106 & 109 (SG)/Victorina Peterson, - Boundary Adjustment & Subdivision - Allysa
b. Parcel 35 (SG)/Carla Pagnier Subdivision -Allysa
c. Parcel 29 (SG)/Abrahm Boise House Construction - Alyssa
d. Develop Policy/Procedure: How to handle reimbursement of impact fee when project has required consultant fees and then is not approved and/or is cancelled by Landowner-Alyssa.
e. Price's/O'Connell's Fence & Driveway Issue- Jame Kozlik (Recommendation re: how to advise landowners with similar issues.)
f. Architectural Fees Exceptions – Ronda/Alyssa

5.3 Road & Weed Committee Report- James Trisdale (JT) (Chair)

5.3.1 Unfinished Business

a. Kathleen Rakela 5/12/05 Letter re: weed problem & invoice
b. Kathleen Rakela 7/25/05 Letter re: Roads & Budget
c. Edwin Johnston Water Rights/Fire Pond – James Kozlik
d. Everett Johnston sign – James Kozlik

5.3.2 New Business

a. Fall weed cutting and spraying - JT

5.4 Complaint Committee Report – No Chair

5.4.1 Unfinished Business. (Pending formation of new committee)
5.4.2 New Business. None.

5.5 Land Use Master Plan Committee Report – Charlotte Mizzi (Chair), Laura Boise, Orlando Johnson & David Tonkin

5.5.1 Unfinished Business

a. Status of Density standard survey mailing & comiling responses

5.5.2 New Business. None.

5.6 Recreation Committee Report – Janet Naclerio (Chair), Laura Boise, Edwin Johnson & Edward Anderson (alternate)

5.6.1 Unfinished Business

a. Status of Phase I and II Committees Report- Janet Naclerio & David Tonkin

5.6.2 New Business

a. Status of donated tennis fencing.

5.7 Web Site Committee Report - Edward Anderson (Chair)

5.7.1 Unfinished Business. None.

Technological Improvements Copyright © 2026 Brockett Designs All rights reserved

5.7.2 New Business. None.

5.8 Election Committee Report - Laura Boise (Chair) & Ronda Alexander

5.8.1 Unfinished Business

a. Status of Committee Reports due Nov. 7 – Laura Boise

5.8.2 New Business

a. Elections/Annual Meeting Update – Laura Boise
b. Elections/Annual Meeting Agenda – Laura Boise/Denise Orr
c. Board vote for Nov. 12 Candidates – Laura Boise /Denise Orr

5.9 Ombudsman Report – Jeanie Campbell (SG) & Penelope Price (NG)

6. Other Business

6.1 Unfinished Business. None.

6.2 New Business

a. Orlando Johnson's Updated Proposal re: SG Road Expenditures – Orlando Johnson
b. MSU Students for North/South Financial Split Study – Ronda Alexander

7. Open Floor Comment Period

8. Next two Meetings in 2006: Dec. 5 (Orientation for Board Members Only) and **Dec. 12** (normal Board of Directors Meeting) and **Adjournment.**

Note: if the Board receives additional items that need to be addressed at the meeting, these will be announced and added to the agenda during the "6. Open Floor Comment Period".

Technological Improvements Copyright © 2026 Brockett Designs All rights reserved

11/7/05

Glastonbury Landowner's Association

Actual Income and Expenses vs. Budget

January through October 2005

	Actual Jan 1-Oct 31	Budget Jan - Dec	$ Over/Under Budget	% of Budget Used
Income				
100. Assessments				
101. Dwelling Prior to 2000	-240.00		-240.00	100.0%
102. Dwelling 2000	0.00		0.00	0.0%
103. Dwelling 2001	120.00		120.00	100.0%
104. Dwelling 2002	600.00		600.00	100.0%
105. Dwelling 2003	892.26		892.26	100.0%
106. Dwelling 2004	2,365.68		2,365.68	100.0%
107. Dwelling 2005	23,289.47	28,764.96	-5,475.49	80.97%
125. Land Prior to 2000	240.00		240.00	100.0%
126. Land 2000	360.00		360.00	100.0%
127. Land 2001	480.00		480.00	100.0%
128. Land 2002	780.00		780.00	100.0%
129. Land 2003	1,625.87		1,625.87	100.0%
130. Land 2004	4,451.44		4,451.44	100.0%
131. Land 2005	39,612.33	42,594.00	-2,981.67	93.0%
150. GAV	6,027.00	6,468.00	-441.00	93.18%
160. Finance Chrgs Late Accnts	3,708.66	999.96	2,708.70	370.88%
161. Penalties Late Accounts	562.72		562.72	100.0%
162. Handling Fee	0.00		0.00	0.0%
100. Assessments - Other	1,625.97			
Total 100. Assessments	86,501.40	78,826.92	7,674.48	109.74%
200. Architectural Fees				
201. Application Fee	600.00		600.00	100.0%
202. IF - House	250.00		250.00	100.0%
203. IF - Structures 200/800sf	0.00		0.00	0.0%
204. IF - Structures Over 800sf	0.00		0.00	0.0%
205. IF - Well	0.00		0.00	0.0%
206. IF - Driveway	75.00		75.00	100.0%
207. IF - Septic	75.00		75.00	100.0%
208. IF - Package	1,275.00		1,275.00	100.0%
209. IF - Mobile Home	0.00		0.00	0.0%
210. IF - Subdivison	300.00		300.00	100.0%
211. IF - Road	0.00		0.00	0.0%
212. IF - Commercial	0.00		0.00	0.0%
213. IF - Minor Variance	50.00		50.00	100.0%
214. IF - Major Variance	0.00		0.00	0.0%
215. Expediting Fee	100.00		100.00	100.0%
216. Road Use Fee	0.00		0.00	0.0%
200. Architectural Fees - Other	0.00	5,040.00	-5,040.00	0.0%
Total 200. Architectural Fees	2,725.00	5,040.00	-2,315.00	54.07%
300. Roads				
301. CUT - Road Paving Loan	1,655.80	2,270.00	-614.20	72.94%
302. Knap Weed Refund	2,082.50	2,000.00	82.50	104.13%
303. Miscellaneous	0.00		0.00	0.0%
Total 300. Roads	3,738.30	4,270.00	-531.70	87.55%

Technological Improvements Copyright © 2026 Brockett Designs All rights reserved

Glastonbury Landowner's Association

Actual Income and Expenses vs. Budget

January through October 2005

	Actual Jan 1-Oct 31	Budget Jan - Dec	$ Over/Under Budget	% of Budget Used
Income (con't)				
400. Liens				
401. Landowner Filing Fee	150.00	100.00	50.00	150.0%
402. Miscellaneous	0.00		0.00	0.0%
Total 400. Liens	150.00	100.00	50.00	150.0%
500. Interest Earned				
501. Savings Interest	300.02	54.96	245.06	545.89%
Total 500. Interest Earned	300.02	54.96	245.06	545.89%
600. Reimbursed Expenses	0.00		0.00	0.0%
700. Other Income				
701. Miscellaneous	9.47	6,759.96	-6,750.49	0.14%
Total 700. Other Income	9.47	6,759.96	-6,750.49	0.14%
Total Income	93,424.19	95,051.84	-1,627.65	98.29%
Expenses				
A00. Roads & Weeds				
A01. Contractors - Road Mtce	22,426.62	19,000.00	3,426.62	118.04%
A02. Contractors - Snow Removal	3,140.12	5,000.00	-1,859.88	62.8%
A03. Contractors - Weed Contrl	4,165.00	8,000.00	-3,835.00	52.06%
A04. Travel	20.00		20.00	100.0%
A05. Equipment Reg & Ins	1,667.44	1,600.00	67.44	104.22%
A06. Equipment Mtce	358.85	360.00	-1.15	99.68%
A07. Discounts - Weed Control	0.00		0.00	0.0%
A08. Road Improvement Loan	22,668.96	30,230.00	-7,561.04	74.99%
A09. Administration	120.00	300.00	-180.00	40.0%
A10. Legal Fees	0.00		0.00	0.0%
A11. Miscellaneous	522.00	510.00	12.00	102.35%
Total A00. Roads & Weeds	55,088.99	65,000.00	-9,911.01	84.75%
B00. Architectural				
B01. Contractors	378.00	1,900.02	-1,522.02	19.9%
B02. Travel	0.00	199.98	-199.98	0.0%
B04. Administration	264.00	600.00	-336.00	44.0%
B05. Legal Fees	82.87	83.00	-0.13	99.84%
B06. Miscellaneous	0.00		0.00	0.0%
Total B00. Architectural	724.87	2,783.00	-2,058.13	26.05%
C00. Complaints				
C01. Contractors	69.00		69.00	100.0%
C02. Travel	0.00		0.00	0.0%
C03. Administration	0.00		0.00	0.0%
C04. Legal Fees	223.13	141.00	82.13	158.25%
C05. Miscellaneous	29.99		29.99	100.0%
C00. Complaints - Other	0.00		0.00	0.0%
Total C00. Complaints	322.12	141.00	181.12	228.45%

Technological Improvements Copyright © 2026 Brockett Designs All rights reserved

Glastonbury Landowner's Association

Actual Income and Expenses vs. Budget

January through October 2005

	Actual Jan 1-Oct 31	Budget Jan - Dec	$ Over/Under Budget	% of Budget Used
Expenses (con't)				
D00. Recreation				
D01. Contractors	0.00		0.00	0.0%
D02. Travel	0.00		0.00	0.0%
D03. PVRC	2,148.94	2,200.04	-51.10	97.68%
D04. Administration	0.00		0.00	0.0%
D05. Legal Fees	0.00		0.00	0.0%
D06. Miscellaneous	0.00		0.00	0.0%
Total D00. Recreation	2,148.94	2,200.04	-51.10	97.68%
E00. Master Plan				
E01. Contractors	0.00		0.00	0.0%
E02. Travel	20.00		20.00	100.0%
E03. Administration	105.44	1,000.00	-894.56	10.54%
E04. Legal Fees	82.50		82.50	100.0%
E05. Miscellaneous	0.00		0.00	0.0%
Total E00. Master Plan	207.94	1,000.00	-792.06	20.79%
F00. Website				
F01. Contractors - Dev & Mtce	229.95	260.04	-30.09	88.43%
F02. URL Website Fee	19.90	240.00	-220.10	8.29%
F03. Software	149.00	150.00	-1.00	99.33%
F04. Miscellaneous	0.00		0.00	0.0%
Total F00. Website	398.85	650.04	-251.19	61.36%
G00. Liens				
G01. Lien Filing	601.17	1,800.00	-1,198.83	33.4%
G02. Travel	10.00	99.96	-89.96	10.0%
G03. Administration	465.67		465.67	100.0%
G04. Miscellaneous	0.00		0.00	0.0%
Total G00. Liens	1,076.84	1,899.96	-823.12	56.68%
H00. Discounts				
H01. Assessment Fees	554.50	562.00	-7.50	98.67%
Total H00. Discounts	554.50	562.00	-7.50	98.67%
J00. Other Projects				
J01. Fire Protection	0.00		0.00	0.0%
J02. Water Reservoir	300.00		300.00	100.0%
Total J00. Other Projects	300.00	0.00	300.00	100.0%
K00. General Operating Expenses				
K01. Contractors - Admin Sec	2,791.50	4,850.04	-2,058.54	57.56%
K02. Contractors - Bookkeeper	3,526.82	4,350.00	-823.18	81.08%
K03. Contractors - Accountant	105.00	105.00	0.00	100.0%
K04. Contractors - Database	48.75	650.00	-601.25	7.5%
K05. Contractors - Attorney	0.00	500.00	-500.00	0.0%
K06. Office Supplies	517.11	1,200.00	-682.89	43.09%
K07. Postage and Delivery	336.28	1,800.00	-1,463.72	18.68%

Technological Improvements Copyright © 2026 Brockett Designs All rights reserved

Glastonbury Landowner's Association

Actual Income and Expenses vs. Budget

January through October 2005

	Actual Jan 1-Oct 31	Budget Jan - Dec	$ Over/Under Budget	% of Budget Used
Expenses (con't)				
K00. General Operating Expenses Con't)				
K08. Monthly Board Meetings	3,249.99	3,900.00	-650.01	83.33%
K09. Bank Service Charges	12.50	48.50	-36.00	25.77%
K10. Petty Cash Advance	110.40	0.00	110.40	100.0%
K11. Rent	100.00	140.00	-40.00	71.43%
K12. Insurance	4,804.66	4,500.00	304.66	106.77%
K13. Taxes	0.00	200.00	-200.00	0.0%
K14. Licenses and Permits	66.25	65.00	1.25	101.92%
K15. Equipment Repair & Mtce	0.00	140.00	-140.00	0.0%
K16. Equipment Rentals	0.00		0.00	0.0%
K17. Equipment Purchases	40.00	141.00	-101.00	28.37%
K18. Miscellaneous	0.00		0.00	0.0%
Total K00. General Operating Expenses	15,709.26	22,589.54	-6,880.28	69.54%
L00. Other Expenses				
L01. Miscellaneous	127.95	538.00	-410.05	23.78%
Total L00. Other Expenses	127.95	538.00	-410.05	23.78%
M00. Annual Meeting/Elections				
M01. Contractors	0.00		0.00	0.0%
M02. Travel	0.00		0.00	0.0%
M03. Administration	266.80		266.80	100.0%
M04. Postage and Delivery	284.13		284.13	100.0%
M05. Refreshments	0.00		0.00	0.0%
M06. Rent	75.00		75.00	100.0%
M07. Miscellaneous	450.00		450.00	100.0%
Total M00. Annual Meeting/Elections	1,075.93	0.00	1,075.93	100.0%
Total Expenses/Budget	77,736.19	97,363.58	-19,627.39	79.84%
Total Income/Budget	93,424.19	95,051.84	-1,627.65	98.29%
Net Income/Budget	**15,688.00**	**-2,311.74**	**-17,999.74**	**80.73%**

Technological Improvements Copyright © 2026 Brockett Designs All rights reserved

11/7/05

Glastonbury Landowner's Association

2006 Operating Budget

Amount	Fixed Budget Expenses	Amount	Variable Budget Expenses
42,275.00	**Roads & Weeds**	**33,500.00**	**Roads & Weeds**
1,600.00	Equipment - registration, insurance	20,000.00	Road Maintenance - grading, gravel
30,225.00	Road Improvement Loan - Paved Roads (balance of $210,651.09 due in 2016)	8,000.00	Snow Removal - plowing, sanding
10,450.00	South Glastonbury Roads - Hercules, road maintenance ($10,434.16 due in 2006)	5,000.00	Weed Control - spraying, mowing
		500.00	Miscellaneous - equipment maintenance, administration, legal
		4,500.00	**Architectural**
		4,200.00	Contractors - site inspection, consultation
		300.00	Miscellaneous - administration, legal
		0.00	**Complaints**
		0.00	Contractors - research, mediation
		0.00	Miscellaneous - administration, legal
2,200.00	**Recreation**	**0.00**	**Recreation**
1,400.00	PVRC - NG soccer field liability insurance	0.00	Contractors - research, proposals
800.00	PVRC - NG soccer field electricity	0.00	Paradise Valley Recreation Center (PVRC) - North Glastonbury Soccer Field
		0.00	Miscellaneous - administration, legal
		1,000.00	**Master Plan**
		0.00	Contractors - document development
		1,000.00	Miscellaneous - surveys, mailings, administration, legal
250.00	**Website**	**500.00**	**Webiste**
250.00	Internet Hosting Fee	500.00	Contractors - development, maintenance
		0.00	Miscellaneous - software
75.00	**Elections/Annual Landowner's Mtg**	**1,600.00**	**Elections/Annual Landowner's Meeting**
75.00	Rent - Emigrant Hall	500.00	Contractors - document development, administration
		500.00	Postage - nominations, elections, meeting notice
		300.00	Refreshments - annual landowner's meeting
		300.00	Administration - correspondence, materials, handouts
		0.00	Miscellaneous
		1,150.00	**Lien Filing**
		500.00	Lien Filing - processing fees
		150.00	Travel - County Recorder's Office
		500.00	Administration - correspondence, postage

GLA 02059

Technological Improvements Copyright © 2026 Brockett Designs All rights reserved

Glastonbury Landowner's Association

2006 Operating Budget

Amount	Fixed Budget Expenses	Amount	Variable Budget Expenses
		600.00	**Discounts**
		600.00	Annual Landowner early payment discount
		0.00	**Other Projects**
		0.00	Fire Protection
		0.00	Water Reservoir
5,780.00	**General Operating Expenses**	**13,360.00**	**General Operating Expenses**
105.00	Accountant - annual tax preparation and filing	4,550.00	Administrative Secretary - document maintenance, landowner requests, lien filing, database input, board member support, mail processing
50.00	Banking - account service charges, safe deposit box fee	3,060.00	Bookkeeper - maintenance of financial records, financial reporting, payables and receivables, bank account maintenance, landowner assessment statements
500.00	Rent - monthly Board meetings, GLA file storage	500.00	Database Manager - development, maintenance
4,850.00	Insurance - GLA liability insurance	500.00	Attorney - legal advice, litigation
200.00	Property Taxes - property owned by the GLA	900.00	Office Supplies - letterhead, envelopes, copy paper, labels, file folders, etc.
75.00	Licenses and Permits - Corporate license fee, State Non-Profit Organizaion report	750.00	Postage - stamps, certified/registered mail, etc.
		3,000.00	Monthly Board Meetings - meeting minutes, handouts, refreshments
		100.00	Equipment - maintenance, repairs, rental
50,580.00	**Total Fixed Expenses**	**56,210.00**	**Total Variable Expenses**

$ 106,790.00 - Total Projected Expenses
50,580.00 - Fixed Expenses
56,210.00 - Variable Expenses

$ 106,790.00 - Total Projected Income
5,000.00 - 2005 Balance Forward
51,876.00 - Land Assessment Fees
32,472.00 - Dwelling Assessment Fees
8,000.00 - Architectural Fees
2,200.00 - C.U.T. Road Loan Interest Payment
4,000.00 - Knap Weed Refund
8,932.00 - Collections: Past Due Assessments
250.00 - Savings Account Interest
(1,188.00) - Subdivision Waivers
(4,752.00) - Landowners with Liens

$ 0.00 - Projected Income less Projected Expenses

$ 7,500.00 - Reserve Funds

Technological Improvements Copyright © 2026 Brockett Designs All rights reserved

Submitted by Alyson Allen 11/7/05

A process needs to be established for handling fees collected when a project application is <u>not</u> approved.

The first step would be for the committee to decline to accept an application when it appears to be un-approvable in the first place, and direct applicant to the Variance process if appropriate. (Do you agree?)

<u>Case 1:</u> Project is not approved. No further action can be taken.

<u>Action:</u> Refund Sanitation Bond and unused portion of Impact Fee. (Impact fee covers road usage as well as board member time required to process application.) Unused portion of impact fee equals monies remaining after subtracting application processing expense incurred by board members or contractors, or any other expenses. (?)

<u>Case 2:</u> Project is not approved, but directed to Variance Committee.

<u>Action:</u> All fees collected are flagged for "possible refund," similar to a sanitation bond, until the Variance process is completed. If the project is approved, Impact fee is moved into "income." If not approved, same as Case 1 listed above.

Note: If the variance process is pursued, the variance fees are separate from the fees that may have already been paid toward a project. The variance fees will be determined on a case-by-case basis depending on the situation, and agreed on by the applicant and Variance Committee. (This is my understanding at this point, but the committee will be further defining the process.)

<u>Unanimous Consent:</u> Board approved the above process. 11/7/05

Technological Improvements Copyright © 2026 Brockett Designs All rights reserved

Submitted by Allyza Angelis 11/7/05

A process needs to be established for handling fees collected when a project application is not approved.

The first step would be for the committee to decline to accept an application when it appears to be un-approvable in the first place, and direct applicant to the Variance process if appropriate. (Do you agree?) Yes OK w/ Ronda Comment Bd approved.

Case 1: Project is not approved. No further action can be taken.

Action: Refund Sanitation Bond and unused portion of Impact Fee. (Impact fee covers road usage as well as board member time required to process application.) Unused portion of impact fee equals monies remaining after subtracting application processing expense incurred by board members or contractors, or any other expenses. (?)

Case 2: Project is not approved, but directed to Variance Committee.

Action: All fees collected are flagged for "possible refund," similar to a sanitation bond, until the Variance process is completed. If the project is approved, Impact fee is moved into "income." If not approved, same as Case 1 listed above.

Note: If the variance process is pursued, the variance fees are separate from the fees that may have already been paid toward a project. The variance fees will be determined on a case-by-case basis depending on the situation, and agreed on by the applicant and Variance Committee. (This is my understanding at this point, but the committee will be further defining the process.)

Technological Improvements Copyright © 2026 Brockett Designs All rights reserved

FIRST AMENDMENT TO BYLAWS
OF
GLASTONBURY LANDOWNERS ASSOCIATION, INC.

THIS AMENDMENT is made and adopted this 16th day of November, 1998, by the Board of Directors of the Glastonbury Landowners Association, Inc., pursuant to a 51% majority vote of the Association membership in favor of such amendment at the Annual Meeting of Members held November 14, 1998.

WHEREAS, a discrepancy has been called to the Board's attention between the definition of "Membership Interest" and voting procedures in the Declaration of Covenants for the Glastonbury Community and that definition and those procedures in the Bylaws for this Association; and

WHEREAS, Article XII, D, of the Bylaws expressly provides that in such case of conflict, the Covenants shall control; and

WHEREAS, Article XII, A, of the Bylaws provides for amendment to the Bylaws upon motion by the Board and approval of a 51% majority vote of the Members in good standing;

NOW THEREFORE, for the purpose of eliminating the conflict between the Covenants and Bylaws on these issues, the following two-part amendment to the Bylaws has been proposed by the Board, voted approved by the Members, and is hereby adopted:

1. Article IV, B, of the Bylaws is hereby amended to read in its entirety as follows:

"B. **Membership and Membership Interest Run With the Land.** The rights, privileges, duties and responsibilities of membership in the Association (referred to herein as a "Membership Interest") shall be as defined herein and as in the Covenants and shall run with title to the property and any qualifying portions thereof. Each Membership Interest shall be entitled to one (1) vote as defined in the Covenants.

Each of the following separated units of property, whether held by one or more than one landowner, shall constitute a separate and distinct Membership Interest that is entitled to one vote and to all other rights, privileges, duties and responsibilities as set forth in the Covenants and in these Bylaws:

a. A parcel (as defined in Section 3.22 of the Covenants);
b. An undivided tenancy-in-common interest in a parcel existing as of the effective date of the Covenants, whether owned individually or in joint tenancy; and
c. A condominium unit.

Technological Improvements Copyright © 2026 Brockett Designs All rights reserved

One Member of the Association may hold and exercise the entitlements of multiple Membership Interests."

2. Article V, F, of the Bylaws is hereby amended to read in its entirety as follows:

"F. **Voting.** Each member in good standing as defined in the Covenants, or any person designated by them to act as proxy on their behalf (who need not be a Member), shall be entitled to cast the vote(s) appurtenant to the Member's Membership Interest(s) at all meetings of the Members. For purposes of tabulating the written vote and consent of the Members of the Association, it is hereby provided that:

1. Each Membership Interest is entitled to one vote;
2. A Member may hold more than one Membership Interest and shall have a separate vote for each such interest;
3. The Association shall be entitled to rely on the acts of one joint owner of a Membership Interest which shall be conclusive as to that Membership Interest and binding upon the other joint owners. In the event the Association is made aware by written notice that the joint owners of a Membership Interest cannot agree as to how the vote of the Membership Interest should be cast, the Association may, in its discretion, grant each joint owner a fractional voting interest in proportion to his or her ownership interest, or may disregard the vote of such Membership Interest entirely;
4. If the total number of qualifying votes equals or exceeds fifty-one percent (51%) of the total Membership Interests of the members in good standing who cast votes at the meeting, the vote shall be effective and shall have passed."

KNOW ALL MEN BY THESE PRESENTS, that the Board of Directors of Glastonbury Landowners Association, Inc. has duly approved the foregoing Amendment to the Bylaws of said Association, and that the same shall be attached to and made a part of such Bylaws, effective as of the date first above written.

Patrick Wolberd, President

ATTEST:

Joan Murphy
Secretary

Technological Improvements Copyright © 2026 Brockett Designs All rights reserved

CODE OF ETHICS

1. Board Members and Ombudsmen of the Glastonbury Landowners Association, Inc. ("GLA") shall:
   A. Recognize a commitment to represent the landowners in a responsible manner and exercise fair, honest and independent judgment in their roles as decision-makers and advisors.
   B. Be sensitive to, and respect the legitimate concerns of landowners whose opinions and concerns are raised.
   C. Avoid and discourage exaggerated, misleading, or unwarranted statements about GLA/Landowner matters that might induce others to engage in unethical or illegal activity.
   D. Support and comply with the terms of the 1997 Restated Declaration of Covenants for the Community of Glastonbury ("Covenants"), Bylaws of Glastonbury Landowners Association, Inc. ("Bylaws"), Articles of Incorporation of Glastonbury Landowners Association, Inc. ("Articles"), and the Glastonbury Landowners Association Standards, Inc. ("Standards") and the proposed/approved Land Use Master Plan ("Master Plan").
2. GLA Board Members and Ombudsmen shall not:
   A. Engage in illegal or unethical conduct involving GLA/Landowner matters or unknowingly permit the use of his/her name in support of any illegal or unethical activity involving GLA/Landowner matters.
   B. Give a professional opinion, make a public report, or give legal testimony involving GLA/Landowner matters without being as thoroughly informed as might reasonably expect.
   C. Engage in conduct involving dishonesty, fraud, deceit or misrepresentation about GLA/Landowner matters.
3. The GLA Board Members and Ombudsmen Responsibility to her/his fellow board members and ombudsmen:
   A. A GLA Board Member and Ombudsman shall:
      (1) Give appropriate credit for work done by Board/Committee members.
      (2) Accurately, and without undue delay, prepare and properly disseminate assigned Board and Committee work.
      (3) Take into consideration all applicable Montana State and County laws in regards to GLA/Landowner matters.
      (4) Promptly report knowledge of violations of this Code of Ethics to the GLA Board of Directors.
   B. A GLA Board Member and Ombudsman shall not:
      (1) Falsely or maliciously attempt to injure the reputation of another GLA Board Member and/or Ombudsman.
      (2) Commit plagiarism in oral or written communication
      (3) Submit a false or misleading document for review by the GLA Board of Directors.
4. A GLA Board Member and Ombudsman's responsibility to GLA Landowners and Vendors (i.e.: anyone hired by the GLA Board of Directors):
   A. A GLA Board Member and Ombudsman shall:
      (1) Refuse to comply with any request or demand of a GLA Landowner and/or Vendor, which conflicts with the GLA Covenants, Bylaws, Articles and Standards.

Technological Improvements Copyright © 2026 Brockett Designs All rights reserved

(2) Make public disclosure of all "personal interest" they may have regarding any decision to be made in the capacity for which they serve, or are requested to serve, as advisor or decision-maker.
(3) Define "personal interest" broadly to include any actual or potential benefits or advantages that they, a spouse, family member or person living in their household might directly or indirectly obtain from any and all GLA business unless their personal interest has been made a matter of public record.
(4) Seek no gifts or favors, nor offer any, under circumstances in which it might reasonably be inferred that the gifts or favors were intended or expected to influence a GLA Board Member and/or Ombudsman's objectivity as an advisor or decision maker.
(5) Respect the rights of all persons and not improperly discriminate against or harass others based on characteristics, which are protected under civil rights laws and regulations.

B. A GLA Board Member and Ombudsman shall not:
(1) Reveal confidential information unless required by the law.
(2) Use confidential information to the disadvantage of the GLA.
(3) Use confidential information for the advantage of himself/herself or a third person, without express written consent from the GLA Board of Directors and/or Landowner.
(4) Accept compensation or anything of value for voting the employment of a vendor.
(5) Use confidential information acquired in the course of their duties to further a personal interest.
(6) Disclose confidential information acquired in the course of their duties except when required by law, to prevent a clear violation of law or to prevent substantial injury to third persons; provided that disclosure in the latter two situations may not be made until after verification of the facts and issues involved.
(7) Misrepresent facts or distort information for the purpose of achieving a desired outcome.
(8) participate in any matter unless adequately prepared and sufficiently capacitated to render thorough and diligent service;

In my relations with my fellow members of the GLA Board Members and Ombudsmen, I have pledged to do the following:

1. Refrain from the voluntary public expressions of adverse criticism of other Board/Committee Members and Ombudsmen.
2. To freely exchange information with other GLA Board/Committee Members and Ombudsmen when requested.
3. To obey this Code of Ethics and the terms and conditions of the GLA Covenants, Bylaws, Articles and Standards.

My signature below indicates that I agree to comply with the Code of Ethics and that I have received a copy of the Code of Ethics.

Dated: _____ Signature: _____

Print Name: _____

Technological Improvements Copyright © 2026 Brockett Designs All rights reserved

VIOLATION OF THE CODE OF ETHICS POLICY

Board members and Ombudsmen of the Glastonbury Landowners Association, Inc. ("GLA") are committed to maintain high standards of ethical practice. Those who appear to violate the foregoing Code of Ethics should be cautioned through friendly remonstrance. That failing, a formal complaint may be made in accordance with the following procedures:

1. Complaint of unethical practice is made in writing to the GLA Board of Directors. A copy of the complaint is furnished simultaneously to the person or persons against whom it is directed.

2. The first action of the GLA Board of Directors is to approach those involved to seek a collegial resolution. If the GLA Board of Directors decides the situation warrants investigation, it may or may not appoint a special committee to carry out the investigation and report the results back to the GLA Board.

3. Alleged offenders have full access and full freedom and right to respond to all situations and evidence cited against them. They always have the right and option of advisement by counsel at their own expense but at no time are they to be represented by counsel in these proceedings.

4. Actions taken by the GLA Board of Directors may include:
   A. Advice that the reported situation is unfounded; admonishment, reprimand or a period of probation on the GLA Board.
   B. Any recommendation for suspension or dismissal with all supporting information and full reports of the GLA Board of Director's investigation shall be in accordance with the GLA Covenants and Bylaws.

5. Alleged offenders have the right to request, in writing, a review of actions taken by the GLA Board of Director as outlined GLA Covenants and Bylaws.

6. If the alleged offender has been found to be in violation of the Code of Ethics they will not be eligible to apply for a position on the GLA Board of Directors for a minimum of 4 years (two terms).

7. If an alleged offender has been cleared of the charges, a letter stating such shall be placed in the GLA main files and sent to all people contacted during the investigation

My signature below indicates that I agree to comply with the Violation of the Code of Ethics Policy and that I have received a copy of the Violation of the Code of Ethics Policy.

Dated: _____ Signature: _____

Print Name: _____

Technological Improvements Copyright © 2026 Brockett Designs All rights reserved

----- Original Message -----

From: Clare Parker
Sent: Wednesday, November 02, 2005 3:37 PM
To: Denise Orr
Subject: Ye Gads! Another One

Attachment: Covenants Violations _#DC78A

Hi Denise,

It turns out that the water issue with the state is a non issue because the stream that flows perennially across Johnson's property is classified as an intermittent flow stream and does not come under the 310 permit. So I had to make corrections to the document. This attachment is the one to go.

Sorry for all the changes. In one way it is good though. The GLA is clear of any tampering with a state protected stream. Neighbors are still irate though because it diminished the stream flow on their property and they have some rights in the issue.

I am leaving corrected hard copy for you this afternoon at the EGS.

Clare

Technological Improvements Copyright © 2026 Brockett Designs All rights reserved

Heartwood

From: Edwin Johnson [edwin@montanaguide.com]
Sent: Monday, October 31, 2005 4:42 AM
To: Edwin Johnson
Subject: RE: Your Immediate Review/Approval Requested

Alyssa,

I vote yes to allow him to go ahead with the project.

I have been working on a proposal with David Tonkin to resolve South Glastonbury fire pond issue. David said he would do a drawing for our November 7th meeting. The insurance issue solution would be to put a roof over the pond so little kids could not fall into it and bacteria & bugs would not breed in it. The pond would be fed by a 2" underground pipe that would begin at a spring development on my property then travel under the county road to the fire pond. There would be a float on the fire pond, much like the float on a bathroom toilet tank, that would regulate the expedited flow of water into the pond. I would pay for the spring development and pipe on my property (est. $750)and GLA would pay for the pipe from my property (parcel 54) to the pond (est. $1,000). The fire pond would have first call on the system and would recharge more quickly whenever necessary. During the irrigation season I would use my domestic water right only after the demands of the fire pond were met. All excess water would flow in the existing ditches as it now does.

I still trying to get with JT to go over this solution.

If you have questions please give me a call.

Edwin

-----Original Message-----
From: Alyssa Angelis [mailto:alyssa@ycsi.net]
Sent: Sunday, October 30, 2005 7:50 PM
To: James Kozlik; Ronda Alexander; Janet Naclerio; Joanna Snyder; Edward Anderson; Laura Boise; Edwin Johnson; Orlando Johnson; Charlotte Mizzi; David Tonkin; James Trisdale; Denise Orr
Subject: Your Immediate Review/Approval Requested

Hello all,

We have an application for a single-family house project which we are being asked to expedite because the owner, Abram Boise, needs to coordinate with the schedule of the contractors involved. The application and drawings are attached. All monies have been collected including the expediting fee.

Here are the details:

1. This is a very basic project involving a house package including driveway, well, and septic. The electrical and septic permits are in process of being applied for.

2. The house is a single-family dwelling to be built on Parcel 29 South, lower plateau area. (The parcel is approximately 23 acres.)

3. The driveway will connect to Arcturus, and I have confirmed site distances are more than adequate (the 240-foot site distance has been met). We can request that at culvert be put in if necessary.

4. The necessary setbacks for the house, garage, well and drainfield are being met.

Technological Improvements Copyright © 2026 Brockett Designs All rights reserved

To: The GLA Board

From: Clare Parker

Date: November 2, 2005

Re: A Compilation of Covenants Violations Regarding Edwin Johnson & Questions for the Board

According to covenants **0.01** and **0.02** the Association has the authority to enforce all rules and regulations and in the event of any violations the Association may enforce these covenants in equity against a Landowner, including the seeking of damages as a claim by the Association.

The following is a list of Covenants that board member Edwin Johnson has violated. (Covenant violations are listed numerically.) Questions for the board to answer are bracketed and are also included at the end of this document.

5.05 Nuisances and Eyesores:

Nuisances and Eyesores shall not be allowed...

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

Edwin Johnson irrigated his land, non-stop, for almost 3 months, during which time he did not have the consideration or courtesy to turn off the irrigation system at night. For the entire duration of the watering, the neighbor closest to the pasture suffered much by having his sleep continuously disturbed by the noise of the irrigation system.

5.11 Surface Water Use:

Except for any existing surface water rights and permits as of the effective date hereof, Landowners may not newly appropriate or use the surface water on a parcel without the prior approval of the Association. All appropriations and use of surface water shall be in accordance with state law and shall be subject to all prior valid rights.

1. Edwin Johnson used water from the intermittent stream that flows on his property to irrigate his pasture. He irrigated non-stop for about 3 months, subsequently draining the fire pond dry and putting property owners in South Glastonbury at risk. Homeowners' fire insurance was jeopardized and the County responded by stating that no more subdivisions would be approved in South Glastonbury unless the Landowner has his own water supply.

2. Furthermore, Johnson crossed the streambed when he bulldozed a roadbed access to his cattle gate. Not only did he cross the streambed, he disturbed the natural flow of the stream.

Technological Improvements Copyright © 2026 Brockett Designs All rights reserved

3. Work has been done on the intermittent stream to remedy the situation with the fire pond, and as a consequence the stream flow has been greatly diminished on other Landowners' properties, which is a contentious issue.

6.01 ***Association's Approval:***

A sight plan...must be submitted...for review and approval prior to beginning construction...

[Did Edwin Johnson submit a site plan to the GLA when he excavated SG 54-A?] Johnson excavated a site that extends to Craig Lannes' property line.

6.02 ***Setback Requirements:***

No structure shall be placed within 25 feet of any parcel boundary line...without prior approval of the Association...

Whether or not a site is considered to be a structure, a site is the location where a structure will be placed.

7.04 ***Unfenced and Unposted Land:***

...any person causing any damage while on another's parcel shall be strictly liable therefor...If a parcel is fenced or posted against trespassing it may not be used for any such access or travel, and any violator will be considered guilty of trespassing.

1. Edwin Johnson repeatedly crossed his neighbor's property with a bulldozer without obtaining the owner's permission and caused damage to his neighbor's property in the process. Johnson never returned to repair the damage and is solely responsible for chopping up Mr. Lannes' driveway. Mr. Lannes had to pay $700 out of his own pocket to repair his driveway and has yet to receive compensation from Mr. Johnson.

2. Mr. Johnson called Mr. Lannes to protest his fencing the boundary. Despite fencing, posting and verbal warning that he was not to step foot on Mr. Lannes' property, Johnson drove to Mr. Lanes' front door with a plat map and surveyed easement to demand his legal right to access parcel 54-A. (This document later proved to be unsubstantiated. Johnson could have accessed his land from Dry Creek Road or Bald Eagle Trail but chose to drive his bulldozer back and forth across Craig Lannes' driveway instead.)

3. When Johnson came to the door and was ordered off of Lannes' property, Johnson's driving was so reckless that his truck got stuck in Mr. Lannes' driveway for 3 hours. Johnson had to hire a tow truck to remove his vehicle. Inspection of Mr. Lannes' driveway shows where Johnson made the driveway more precipitous and displaced the logs that Lannes was using to edge his driveway.

Technological Improvements Copyright © 2026 Brockett Designs All rights reserved

4. Mr. Lannes posted 'No Trespassing' signs along his fence and Mr. Johnson removed them.

5. In the case of another landowner, when Edwin Johnson had been told by Sam Hazen to leave his property, Johnson stood there in defiance. Furthermore, the manner in which Johnson came onto Hazen's property was neither courteous nor respectful.

6. In yet another case, Mr. Johnson moved the fence and adjusted the boundary line of neighboring property unbeknownst to the owners of the property. A great dispute ensued which could have been avoided had Johnson spoken with his neighbors about the matter beforehand.

8.01 Platted Road Easements:

The platted road easements are those which are shown on the Certificates of Survey...

J. No Landowner may encroach...except as permitted in writing by the Association. [Did the Association give Johnson written or even verbal permission to use Craig Lannes' driveway as an easement?]

1. Edwin Johnson filed a plat map showing a surveyed easement with the Park County Recorder's Office, but Mr. Lannes' plat map does not show this easement. Neither does the title search, the loan documents or the legal property description.

2. When threatened with legal action Johnson gave up his claimed easement. The timing was such that it was only after the fact of chopping up the driveway, excavating a questionable site and Johnson's wrecking havoc in the life of Mr. Lannes.

3. Edwin is unable to produce written permission for an easement. Neither has he taken the responsibility to admit to wrongful acts or to offer any restitution.

8.02 Additional Easements:

b. ...Before construction and use of the road, the location must be approved by each parcel owner and monumented in a reasonable manner...Any disputes relating to this easement between owners of affected parcels shall be arbitrated and resolved by the Association...

A surveyed easement was entered into public records, without recordation number document reference and without the property owner's signature, and then used in an attempt to legitimize all subsequent acts, which were in violation of this covenant and other covenants. Furthermore, Johnson may have acted without prior approval by the GLA. In any event his actions insured that the ensuing dispute would not be arbitrated by the GLA until after Johnson had accomplished what he initially set out to accomplish.

8.03 Effect of Easements:

...No easements shall be in gross unless expressly provided.

Technological Improvements Copyright © 2026 Brockett Designs All rights reserved

No one but Mr. Johnson expressly provided for an easement across Mr. Lannes' property. The previous owner (L & J Cameron) assured Mr. Lannes that they had no verbal agreements with Johnson. Johnson could have accessed his land from two separate roads (Dry Creek and Bald Eagle) but chose to drive across Lannes' property instead.

8.04 Parking:

...The platted road easements shall not be used for parking...

Bald Eagle Trail crosses the upper property of Craig Lannes with a platted easement. A bulldozer was left parked on Mr. Lannes' property on this easement. It had been parked there for months before Lannes found out who owned it. It turned out to be the bulldozer hired by Edwin Johnson that ruined Lannes' driveway.

9.01 Subdivisions Allowed. Association's Review:

...Any attempted sale, transfer, conveyance, lease, filing and or recordation of a deed, certificate of survey, plat or other description of a subdivided portion of a parcel without such written approval shall be invalid, void and of no force or effect.

As far as we know, Johnson had no written approval when he filed the easement. Therefore, all acts by Johnson that subsequently followed were invalid and were, in fact, acts of trespassing.

9.03 Intent of Review:

...the Association shall review each proposed subdivision...to insure proper engineering, surveying, access and plans for providing utilities and at least one building site... for the benefit of other landowners and the future purchasers...

[Did Johnson submit his subdivision plans for SG 54 to the GLA for review before acting upon them?] The only surveyed addition on Johnson's subdivided plat map was a wrongfully filed easement across Craig Lannes' property. No other requisites appear to exist on his map (i.e., utilities, access road, etc.).

9.06 Review process:

The Association shall require the submission of an application form, drawing, plat and plans, and any other materials needed to inform itself about the proposed subdivision and to insure quality...

[Did Johnson submit his plans to the GLA regarding road access for tracts 54-A & 54C and the location of his building site for 54-A?] It is difficult to believe that a review of plans would have allowed for any of these acts.

Technological Improvements Copyright © 2026 Brockett Designs All rights reserved

9.07 Standards:

The Association may…publish a statement of policies and standards for reviewing proposed parcel subdivisions, which shall include objective criteria upon which all proposed subdivisions will be reviewed.

a. These may include such criteria as minimum parcel size…minimum road standards, minimum utility requirements, survey requirements, density, etc.

b. These standards are intended to approximate the minimum standards and concepts originally designed into the Community...

1. Regarding road standards for access, a falsely claimed easement is not a legal access road.

2. Johnson utilized family conveyance to subdivide parcel 54 with 2 tracts being less than 2 acres (minimum parcel size). Johnson's family conveyances on parcel 54 appear to be illegal due to the fact that the family members held the conveyed parcels for one month, only, before they were returned to Mr. Johnson. Furthermore, Mr. Johnson stated publicly on several occasions that family conveyance could be used to get around subdivision regulations. This is absolutely not the case and would be unlawful.

3. Additionally the state has requirements concerning the perennial-flow stream that runs on Johnson's property, which apparently have not been met.

12.01 Variances, Waivers:

The Association reserves the right to waive or grant variances…where…it believes the same to be necessary and where the same will not be injurious to the rest of the community.

[Did the GLA give Edwin Johnson a variance to subdivide off two tracts on SG 54 that were less than 2 acres (54-A & 54-C)?] If so, Edwin Johnson has repeatedly injured Mr. Lannes regarding tract 54-A, especially the use of Craig Lannes' driveway to access this tract and to excavate a building site out of a virgin hillside that goes right up to Lannes' property line. [Did Edwin inform or get approval from the GLA in that he intended to use Mr. Lannes' private driveway to access 54-A or that he was going to excavate a site that extended to the property line?]

CONCLUSION:

GLA board member Edwin Johnson has violated many covenants and has not shown compassion or respect for his neighbors. Board members set an example for community members to follow. It is imperative that board members obey the law and follow the Covenants. If they do not they are not in good standing and ought to be removed from the Board of

Technological Improvements Copyright © 2026 Brockett Designs All rights reserved

Directors. Furthermore, a board member who is not in good standing cannot run for reelection. Clearly, Edwin Johnson is not eligible for reelection.

COVENANTS THAT WERE VIOLATED BY JOHNSON

5.05, 5.11, 6.01, 6.02, 7.04, 8.01, 8.03, 8.04, 9.01, 9.03, 9.06, 9.07, 12.01

QUESTIONS FOR THE BOARD

1. **Did Edwin Johnson submit a site plan when he excavated SG 54-A, which extends to his neighbor Craig Lannes' boundary line?**

2. **Did the Association give Johnson written or even verbal permission to use Craig Lannes' driveway as an easement?**

3. **Did Johnson submit his subd[illegible] plans for SG 54 to the GLA for review before acting upon t[illegible]**

4. **Did Johnson submit his plans to the GLA regarding road access for tracts 54-A & 54-C?**

5. **Did the GLA give Edwin Johnson a variance to subdivide off two tracts on SG 54 that were less than 2 acres each (54-A & 54-C)?**

Technological Improvements Copyright © 2026 Brockett Designs All rights reserved

QUESTIONS FOR THE BOARD from Clare Parker 11/2/05 Letter

1. **Did Edwin Johnson submit a site plan when he excavated SG 54-A, which extends to his neighbor Craig Lannes' boundary line?**

2. **Did the Association give Johnson written or even verbal permission to use Craig Lannes' driveway as an easement?** See except Dec. 6, 2004

3. **Did Johnson submit his subdivision plans for SG 54 to the GLA for review before acting upon them?** See except Dec. 6, 2004 Continuing

4. **Did Johnson submit his plans to the GLA regarding road access for tracts 54-A & 54-C?**

5. **Did the GLA give Edwin Johnson a variance to subdivide off two tracts on SG 54 that were less than 2 acres each (54-A & 54-C)?**

Technological Improvements Copyright © 2026 Brockett Designs All rights reserved

2005-12-12_BDGN.pdf

Technological Improvements Copyright © 2026 Brockett Designs All rights reserved

Glastonbury Landowners Association

Board of Directors Meeting Minutes

December 12, 2005

CONFIDENTIAL – DO NOT COPY

1. Call to order, Opening prayer

The meeting was called to order by James Kozlik at 7:05 p.m., at Golden Ratio Woodworks. Edward gave the opening prayer.
PRESENT: James Kozlik (President), Janet Naclerio (Secretary), Ronda Alexander (Treasurer), Edward Anderson, Laura Boise, Ross Fitzgerald, Orlando Johnson, William Smith and Joanna Snyder.
ABSENT: Alyssa Angelis Allen, Charlotte Mizzi, James Trisdale (Vice-President)
PROXIES:Alyssa Angelis Allen to Laura Boise, James Trisdale to James Kozlik
ALSO ATTENDING: Denise Orr (GLA Administrative Secretary), Ombudsmen: Jeanne Campbell and Penelope Price.

a. Opening Comments
Parliamentarian: The Board approved Orlando Johnson to act as "Parliamentarian" at Board meetings. The Board may choose to consult with the Parliamentarian to determine acceptable meeting practices. James K and Orlando agreed to develop a job description and procedures for this role and e-mail to the Board for review.

Based on the policy which states the President does not vote at meetings, the Board discussed whether it would be acceptable for James K. (President) to vote as proxy for JT. Orlando, acting as Parliamentarian, ruled that it was acceptable for James K. to act as President and to also vote as JT's proxy during the December 12th meeting.

2. Board Orientation & Officer Elections - Ronda

A) Review of Orientation Package

Ronda explained that the creation of the new Orientation Package was an initial attempt to provide new Board members with helpful information and that it is a modifiable document that the Board may continue to revise and update as needed.

a. **Flow Chart - Discuss the Process** (i.e. Landowner input to Committee, Committee recommendations to "Board at Large," and Executive Board's responsibilities). James K briefly discussed this process and possible revisions.
b. **Interfacing with Administrative Secretary.** Denise reviewed that it is Board policy to immediately copy all GLA correspondence/documents to the administrative secretary, so that these will not be lost/misplaced, to assure GLA records will be accurately maintained and to keep the secretary up to date.
c. **Signing of the Code of Ethics**
The Board discussed Orlando's & William's concerns about wording in this document. It agreed that each Board member will come to the January 9 Meeting prepared to suggest changes to the document and approve it.
d. **Protocol** - Interfacing with landowners who attend meeting. (James K) **Tabled.**

File: MtgMins 12 12 05
Draft: 12 28 05; 01 09 06-FINAL
Approved: 01 09 06

Technological Improvements Copyright © 2026 Brockett Designs All rights reserved

B) Review of the Officers & Committee Chair Positions

a. Proposal for Ombudsmen to become permanent members of the Complaint Committee. Ronda and Laura asked the Ombudsmen if they would be interested in overseeing (with landowner volunteer assistance) the Complaint Committee since there is currently no one handling complaints. Penelope and Jeanne (GLA Ombudsmen) stated they would consider helping with complaints, but needed more information before accepting this position.

b.Current officers and chairpersons briefly share their office or committee experience (i.e. time, commitment and responsibilities). **Tabled.**

c. Discuss yearly goals of each committee. (James K.) **Tabled.**

d. Organization of landowners serving on specific committees. Ronda distributed the names of landowners who signed up at the annual meeting to volunteer on GLA committees. Newly elected Committee Chairs will need to contact these individuals.

C) Board Members (new & ongoing) Share Background/Experience for the Purpose of Matching Skills to the Officer and Committee Chair Positions. Tabled.

D) Vote to Determine New Board Officers and Committee Chairs/Members

a. Voting Results. The Board unanimously agreed to accept the following Board members into officer and committee positions:

New Officers

President: James Kozlik **Vice-President:** James Trisdale
Treasurer: Ross Fitzgerald **Secretary:** Janet Naclerio

Committee Chairs and Members

Community: Laura Boise (Chair)
Project Review Committee: Alyssa Allen & Laura Boise (Co-Chairs)
Road and Weeds: James Trisdale (Chair)
Recreation: Janet Naclerio & Edward Anderson (Co-Chairs)
Master Plan: Charlotte Mizzi (Chair), Laura Boise, Orlando Johnson & William Smith
Website: Edward Anderson (Chair).
Annual Meeting/Elections: William Smith (Chair), Laura Boise & Ronda Alexander (Assistants)
Complaint: Tabled (The Board discussed that it may want to place the Complaint Committee as a subcommittee of the Community Committee.

b. Distribute to Committee Chairs the suggestions and concerns from landowners submitted at the Annual Meeting. (James K.) **Tabled**
Discuss delegating responsibilities to other committee members (volunteer

File: MtgMins 12 12 05
Draft: 12 28 05; 01 09 06-FINAL
Approved: 01 09 06

Technological Improvements Copyright © 2026 Brockett Designs All rights reserved

landowners). James K. suggested that committees do most of the work and then present their recommendations with a motion to the Board to vote for final approval.

E) Finalize 2006 Board Meeting Dates and Location

a. Proposal to dedicate a time slot to two specific committees per each Board meeting. James reviewed this proposal briefly.

3. General Business

3.1 Unfinished Business

a. Covenants/Bylaws Special Committee. (Ronda or James K.)

3.2 New Business

a. Develop Assessment Policy Re: When to Start Charging Assessments for New Homes and Subdivisions. (Ronda or James K. or Alyssa). **Tabled.**

4. Report of Officers and Committees

4.1 Treasurers Report- Ronda Alexander, Treasurer

4.1.1 Unfinished Business – None

4.1.2 New Business

a. **Retaining Ronda Alexander's services as Bookkeeper** (Board motion and vote) The Board unanimously agreed to retain Ronda as Bookkeeper.

b. Develop Policy Re: Landowners on Committees representing GLA to GLA attorney. (James K.) **Tabled.**

4.2 Project Review Subcommittee Report – Alyssa Allen (Chair), Laura Boise

4.2.1 Unfinished Business

a. **Parcel 35 (SG)/Carla Pagnier Subivision.** Laura reported that a variance letter will go to neighboring landowners asking for interested parties to offer input on the variance. The Board agreed to review the application and consider the results of this survey at the January meeting.

b. Develop policy/procedure re: reimbursement of impact fee when project has required consultant fees and then is not approved by Board and/or it is cancelled by Landowner. (Allysa or Laura). **Tabled.**

4.2.2 New Business

a. Expediting Status of Parcel 22-A NG Sherry Stenberg Subdivision. Laura reviewed that Sherry is not a landowner since she has not yet purchased Parcel 22-A from Reed Johnson and, therefore, her application cannot be reviewed. The Board agreed to suggest to Sherry that she contact Reed and request that he facilitate the subdivision application.

MOTION: Laura motioned and Joanna seconded to inform Sherry Stenberg that her subdivision application could not be expedited. **Motion carried.**

Technological Improvements Copyright © 2026 Brockett Designs All rights reserved

b. Status of Parcel 54-A NG Tina Amereihn Home Construction Application. Laura reviewed that the Board approved the application by e-mail. [Conditions of approval will be added to these minutes.]

c. Proposal to stop expediting subdivision applications. The Board agreed that it would not process subdivisions through the expediting process.

d. Variance committee update (procedure/protocal). (Laura or Joanna). **Tabled.**

e. **Update: Parcel 57-E/NG: Craig Newhouse/Minor Subdivision Application.** (James K.) **Tabled.**

f. Parcel 7B-1 (NG)/Pouwel Gelderloos Home Construction Application
Laura reviewed the application and the Board discussed.
MOTION: William motioned and Ross seconded to approve Pouwel Gelderloos' home construction on Parcel 7B-1 (NG) on the following conditions: (1) all existing structures on the parcel have to be removed before construction begins; (2) all plumbing, electrical and septic permits are obtained before the plumbing, electrical and septic systems are installed; and (3) the land is reseeded after construction. Motion carried unanimously.

Plumbing Permit Added to Project Approval Requirements: It was reported that the County now requires a plumbing permit as a condition of approval for home construction, etc. The Board agreed that the GLA should add this condition to the GLA project approval process and forms.

4.3 Road and Weed Committee Report- James Trisdale (Chair)

4.3.1 Unfinished Business
a. Edwin Johnson water rights/ fire pond. (James T.)
b. Road usage signs (Ramp gate, Johnson gate, high South gate). (James K.)

4.3.2 New Business
a. None

4.4 Complaint Committee Report – No Chair

4.5 Land Use Master Plan Committee Report - Charlotte Mizzi (Chair)

4.5.1 Unfinished business

a. Timeline for completion of recommendations
Laura reported that the MP committee hopes to have the final draft of proposed changes to the Master Plan document, including density standards, completed by February 14, 2006.

4.5.2 New business

a. Discuss how to handle new subdivision requests until Master Plan is approved . I.E. Should current density standards be used or landowner survey results? The Board agreed that the *current* density standards will be used.

File: MtgMins 12 12 05
Draft: 12 28 05; 01 09 06-FINAL
Approved: 01 09 06

Technological Improvements Copyright © 2026 Brockett Designs All rights reserved

4.6 Recreation Committee Report – Janet Naclerio (Chair). Tabled.

4.6.1 Unfinished Business

a. Status of Phase I and II Committees report. (Janet)

4.6.2 New Business

4.7 Web Site Committee report - Edward Anderson (Chair). No report.

4.7.1 Unfinished Business – None

4.7.2 New Business

5. Other Business

5..1 Unfinished Business

a. Orlando Johnson's proposal re: SG road expenditures. (Orlando). **Tabled.**

5.2 New business

a. Discuss possible voting inequity re: one landowner w/ several lots receiving one vote for each lot. **Tabled.**

b. Joanna read a letter from Ronda Alexander that announced Ronda's resignation (based on health issues) from the Board, effective February 1, 2006.

c. Joanna Snyder disclosed that her home is on the market again and she is willing to continue serving at Board meetings until her home is sold.

d. It was reported that Alyssa is away on a leave of absence from the GLA due to family illness. While on leave she will continue to be available for consultation on a limited basis. Laura has volunteered to handle the main responsibilities of Alyssa's chair position until Alyssa returns.

e. The Board reviewed that the GLA Bylaws state that the Board can be made up of a minimum of 4 members and a maximum of 12. It agreed to revisit in the future a discussion concerning possible replacement of Board vacancies, etc.

6. Next Meeting and Adjournment

The meeting was adjourned at 10:15 p.m. with no further business. The next meeting will be held on January 9, 2005 at Golden Ratio Woodworks Cafeteria, 6:45 p.m.

NEW ACTION ITEMS:

Orlando:	Develop Parliamentarian job description & e-mail to the Board for review.
All Board:	Prepare suggestions for Code of Ethics document; bring to Jan 9 meeting
PRC121205.1	*Laura/Joanna/Denise:* Facilitate variance letter for Carla Pagnier Subdivision. **Done.**
PRC121205.2	*James K or Laura:* Contact Sherry Stenberg regarding application. **Done.**
PRC121205.3	*Laura/Denise:* Draft/mail project approval to Pouwel Gelderloos. **Done.**
PRC121205.4	*Denise:* Add plumbing permit requirement to project approval form. **Done.**

File: MtgMins 12 12 05
Draft: 12 28 05; 01 09 06-FINAL
Approved: 01 09 06

Technological Improvements Copyright © 2026 Brockett Designs All rights reserved

2005-12-12_BDGNAUX.pdf

Technological Improvements Copyright © 2026 Brockett Designs All rights reserved

Glastonbury Landowners Association, Inc.
Board of Directors Meeting Agenda – December 12, 2005

1. Call to order, Opening prayer
a. Opening comments

2. Board Orientation & Officer Elections - Ronda
A) Review of Orientation Package
a. Flow Chart - Discuss the Process (ie. Landowner input to Committee, Committee recommendations to "Board at Large," and Executive Board's responsibilities) – James K.
b. Interfacing with administrative secretary – Denise
c. Signing of the Code of Ethics
d. Protocol - interfacing with landowners who attend meeting – James K.

B) Review of the Officers & Committee Chair Positions
a. Proposal for Ombudsmen to become permanent members of the Complaint Committee.
b. Current officers and chairpersons briefly share their office or committee experience (i.e. time, commitment and responsibilities).
c. Discuss yearly goals of each committee – James K.
d. Organization of landowners serving on specific committees – James K.

C) Board Members (new & ongoing) Share Background/Experience for the Purpose of Matching Skills to the Officer and Committee Chair Positions.

D) Vote to Determine New Board Officers and Committee Chairs
a. Distribute to Committee Chairs the suggestions and concerns from landowners submitted at the Annual Meeting - James K.
b. Discuss delegating responsibilities to other committee members (volunteer landowners). James K.

E) Finalize 2006 Board Meeting Dates and Location
a. Proposal to dedicate a time slot to two specific committees per each Board meeting. – James K.

3. General Business
3.1 Unfinished Business
a. Covenants/Bylaws Special Committee- Ronda (or James K.)
3.2 New Business
a. Develop Assessment Policy Re: When to Start Charging Assessments for New Homes and Subdivisions - Ronda (or James K. or Allysa)

4. Report of Officers and Committees
4.1 Treasurers Report- Ronda Alexander, Treasurer
4.1.1 Unfinished Business – None
4.1.2 New Business
a.. Retaining Ronda Alexander's services as Bookkeeper (Board motion and vote)
b. Develop Policy Re: Landowners on Committees representing GLA to GLA attorney – James K.

Technological Improvements Copyright © 2026 Brockett Designs All rights reserved

Glastonbury Landowners Association, Inc.
Board of Directors Meeting Agenda – December 12, 2005

4.2 Architecture Subcommittee Report – Allysa Allen (Chair), Laura Boise

4.2.1 Unfinished Business

a. Parcel 35 (SG)/Carla Pagnier Subivision-Laura

b. Develop policy/procedure: Reimbursement of impact fee when project has required consultant fees and then is not approved by Board and/or it is cancelled by Landowner- Allysa or Laura

4.2.2 New Business

a. Expediting Status of Parcel 22-A NG Sherry Stenberg Subdivision-Laura

b. Expediting Status of Parcel 54-A NG Tina Amereihn House-Laura

c. Proposal to stop expediting subdivision applications–Laura

d. Variance committee update (procedure/protocal)–Laura (or Joanna)

e. Update: Parcel 57-E/NG: Craig Newhouse/Minor Subdivision Application – Laura or James K.

f. Parcel 7-B-1 (NG)/Pouwell Gelderloos Home Construction Application

4.3 Road and Weed Committee Report- James Trisdale (Chair)

4.3.1 Unfinished Business

a. Edwin Johnson water rights/ fire pond- James T.

b. Road usage signs (Ramp gate, Johnson gate, high South gate)- James K.

4.3.2 New Business

a. none

4.4 Complaint Committee Report – No Chair

4.5 Land Use Master Plan Committee Report- Charlotte Mizzi (Chair)

4.5.1 Unfinished business

a. Timeline for completion of recommendations

4.5.2 New business

a. Discuss how to handle new subdivision requests until Master Plan is approved (should current density standards be used or landowner survey results)

4.6 Recreation Committee Report – Janet Naclerio (Chair)

4.6.1 Unfinished Business

a. Status of Phase I and II Committees report – Janet

4.6.2 New Business

4.7 Web Site Committee report - Edward Anderson (Chair)

4.7.1 Unfinished Business – None

4.7.2 New Business

5. Other Business

5..1 Unfinished Business

a. Orlando Johnson's proposal re: SG road expenditures- Orlando

5.2 New business

a. Discuss possible voting inequity re: one landowner w/ several lots receiving one vote for each lot.

6. Next Meeting and Adjournment. Next meeting will take place on either January 9th or 11th, at 6:45 p.m. -- the exact date and location will be determined at Dec. 12 meeting.

Technological Improvements Copyright © 2026 Brockett Designs All rights reserved

Submitted at 12/12/05 MTG

3.5 Residential Areas and Density Schedule (12/06/05)

Area Description and Parcel Numbers	Maximum # Tracts/Lots per original 20+acre Parcel	Minimum Acres per Tract/Lot	Maximum Height	Setbacks		
				Front	Sides	Rear
Lower Plateau Area **North**: 1, 2, 5, 6, 7, 8, 9, 10, 11, 12, 22, 23, 24, 27, 28, 29, 30, 31, 43, 44, 45, 46, 47, 48, 49, 50, 51 --- **South**: 28, 29, 31B, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41	5 --- 5	3.0 --- 4.0	25 ft	50ft	50 ft	50ft
Lower Hilly Area **North**: 25, 26, 41, 42, 52, 53, 54, 55, 56 --- **South**: 21, 22, 23A, 24, 25, 26, 27, 30, 31	5 --- 5	2.5 --- 4.0	25 ft	50 ft	50 ft	50 ft
Middle Hilly Area **North**: 32, 33, 34, 35, 36, 37, 38, 39, 40, 57, 58, 59, 61, 62 --- **South**: 18, 19, 20, 55, 56, 57	5 --- 4	2.8 --- 3.0	25 ft	50 ft	50 ft	50 ft
Upper Hilly Area **North**: 60, 63, 64, 65, 66, 67, 68, 69, 70 --- **South**: 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54,	3 --- 4	4.0 --- 4.0	25 ft	50 ft	50 ft	50 ft
Alpine-Forested Area **South**: 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 97, 98, 99, 100, 101, 103, 104, 105, 106, 107, 108, 109	2	10.0^2	25 ft	50 ft	50 ft	50 ft
Common Use Land **North**: Tract 1 of COS 1173 **South**: 96, 102	None	N/A	N/A	N/A	N/A	
Golden Age Village Parcels: North Lots 1-49 on portions of 3, 4	N/A	N/A	1 story	15 ft	5 ft	5 ft

1. For all parcels not in tenancy-in-common before May 28, 1993, a formal subdivision, prepared and approved in accordance with applicable regulations of the Community of Glastonbury, Park County and Montana Department of Environmental Quality, must be completed to increase original parcel residential density to more than two residences owned by the parcel owner.

12/06/05 Revised Version

Technological Improvements Copyright © 2026 Brockett Designs All rights reserved

Glastonbury Landowner's Association

Budget Variance Report

January through December 7, 2005

	Actual Jan - Nov	Budget Jan - Dec	$ Over/Under Budget	% of Budget Used
Ordinary Income/Expense				
Income				
100. Assessments				
101. Dwelling Prior to 2000	-240.00	0.00	-240.00	100.0%
102. Dwelling 2000	0.00	0.00	0.00	0.0%
103. Dwelling 2001	120.00	0.00	120.00	100.0%
104. Dwelling 2002	600.00	0.00	600.00	100.0%
105. Dwelling 2003	892.26	0.00	892.26	100.0%
106. Dwelling 2004	2,387.50	0.00	2,387.50	100.0%
107. Dwelling 2005	24,683.47	28,764.96	-4,081.49	85.81%
125. Land Prior to 2000	240.00	0.00	240.00	100.0%
126. Land 2000	360.00	0.00	360.00	100.0%
127. Land 2001	480.00	0.00	480.00	100.0%
128. Land 2002	780.00	0.00	780.00	100.0%
129. Land 2003	1,625.87	0.00	1,625.87	100.0%
130. Land 2004	4,373.26	0.00	4,373.26	100.0%
131. Land 2005	41,666.33	42,594.00	-927.67	97.82%
150. GAV	9,294.00	6,468.00	2,826.00	143.69%
160. Finance Chrgs Late Accnts	3,763.54	999.96	2,763.58	376.37%
161. Penalties Late Accounts	574.72	0.00	574.72	100.0%
162. Handling Fee	0.00	0.00	0.00	0.0%
100. Assessments - Other	8.97			
Total 100. Assessments	91,609.92	78,826.92	12,783.00	116.22%
200. Architectural Fees				
201. Application Fee	725.00	0.00	725.00	100.0%
202. IF - House	250.00	0.00	250.00	100.0%
203. IF - Structures 200/800sf	50.00	0.00	50.00	100.0%
204. IF - Structures Over 800sf	0.00	0.00	0.00	0.0%
205. IF - Well	75.00	0.00	75.00	100.0%
206. IF - Driveway	75.00	0.00	75.00	100.0%
207. IF - Septic	75.00	0.00	75.00	100.0%
208. IF - Package	1,700.00	0.00	1,700.00	100.0%
209. IF - Mobile Home	0.00	0.00	0.00	0.0%
210. IF - Subdivison	600.00	0.00	600.00	100.0%
211. IF - Road	200.00	0.00	200.00	100.0%
212. IF - Commercial	0.00	0.00	0.00	0.0%
213. IF - Minor Variance	50.00	0.00	50.00	100.0%
214. IF - Major Variance	0.00	0.00	0.00	0.0%
215. Expediting Fee	200.00	0.00	200.00	100.0%
216. Road Use Fee	0.00	0.00	0.00	0.0%
200. Architectural Fees - Other	0.00	5,040.00	-5,040.00	0.0%
Total 200. Architectural Fees	4,000.00	5,040.00	-1,040.00	79.37%
300. Roads				
301. CUT - Road Paving Loan	2,201.12	2,270.00	-68.88	96.97%
302. Knap Weed Refund	2,082.50	2,000.00	82.50	104.13%
303. Miscellaneous	0.00	0.00	0.00	0.0%
Total 300. Roads	4,283.62	4,270.00	13.62	100.32%

GLA 02087

Technological Improvements Copyright © 2026 Brockett Designs All rights reserved

Glastonbury Landowner's Association

Budget Variance Report

January through December 7, 2005

	Actual Jan - Nov	Budget Jan - Dec	$ Over/Under Budget	% of Budget Used
400. Liens				
401. Landowner Filing Fee	150.00	100.00	50.00	150.0%
402. Miscellaneous	0.00	0.00	0.00	0.0%
Total 400. Liens	150.00	100.00	50.00	150.0%
500. Interest Earned				
501. Savings Interest	269.78	54.96	214.82	490.87%
Total 500. Interest Earned	269.78	54.96	214.82	490.87%
600. Reimbursed Expenses	0.00	0.00	0.00	0.0%
700. Other Income				
701. Miscellaneous	9.47	6,759.96	-6,750.49	0.14%
Total 700. Other Income	9.47	6,759.96	-6,750.49	0.14%
Total Income	100,322.79	95,051.84	5,270.95	105.55%
Expense				
A00. Roads & Weeds				
A01. Contractors - Road Mtce	22,426.62	19,000.00	3,426.62	118.04%
A02. Contractors - Snow Removal	3,614.60	5,000.00	-1,385.40	72.29%
A03. Contractors - Weed Contrl	4,165.00	8,000.00	-3,835.00	52.06%
A04. Travel	20.00	0.00	20.00	100.0%
A05. Equipment Reg & Ins	1,667.44	1,600.00	67.44	104.22%
A06. Equipment Mtce	358.85	360.00	-1.15	99.68%
A07. Discounts - Weed Control	0.00	0.00	0.00	0.0%
A08. Road Improvement Loan	30,225.28	30,230.00	-4.72	99.98%
A09. Administration	120.00	300.00	-180.00	40.0%
A10. Legal Fees	0.00	0.00	0.00	0.0%
A11. Miscellaneous	522.00	510.00	12.00	102.35%
Total A00. Roads & Weeds	63,119.79	65,000.00	-1,880.21	97.11%
B00. Architectural				
B01. Contractors	648.00	1,900.02	-1,252.02	34.11%
B02. Travel	0.00	199.98	-199.98	0.0%
B04. Administration	271.00	600.00	-329.00	45.17%
B05. Legal Fees	82.87	83.00	-0.13	99.84%
B06. Miscellaneous	0.00	0.00	0.00	0.0%
Total B00. Architectural	1,001.87	2,783.00	-1,781.13	36.0%
C00. Complaints				
C01. Contractors	69.00	0.00	69.00	100.0%
C02. Travel	0.00	0.00	0.00	0.0%
C03. Administration	0.00	0.00	0.00	0.0%
C04. Legal Fees	223.13	141.00	82.13	158.25%
C05. Miscellaneous	29.99	0.00	29.99	100.0%
C00. Complaints - Other	0.00	0.00	0.00	0.0%
Total C00. Complaints	322.12	141.00	181.12	228.45%

Technological Improvements Copyright © 2026 Brockett Designs All rights reserved

Glastonbury Landowner's Association

Budget Variance Report

January through December 7, 2005

	Actual Jan - Nov	Budget Jan - Dec	$ Over/Under Budget	% of Budget Used
D00. Recreation				
D01. Contractors	0.00	0.00	0.00	0.0%
D02. Travel	0.00	0.00	0.00	0.0%
D03. PVRC	2,174.04	2,200.04	-26.00	98.82%
D04. Administration	0.00	0.00	0.00	0.0%
D05. Legal Fees	0.00	0.00	0.00	0.0%
D06. Miscellaneous	0.00	0.00	0.00	0.0%
Total D00. Recreation	2,174.04	2,200.04	-26.00	98.82%
E00. Master Plan				
E01. Contractors	0.00	0.00	0.00	0.0%
E02. Travel	20.00	0.00	20.00	100.0%
E03. Administration	105.44	1,000.00	-894.56	10.54%
E04. Legal Fees	82.50	0.00	82.50	100.0%
E05. Miscellaneous	0.00	0.00	0.00	0.0%
Total E00. Master Plan	207.94	1,000.00	-792.06	20.79%
F00. Website				
F01. Contractors - Dev & Mtce	229.95	260.04	-30.09	88.43%
F02. URL/Domain Fee	19.90	240.00	-220.10	8.29%
F03. Software	149.00	150.00	-1.00	99.33%
F04. Miscellaneous	36.00	0.00	36.00	100.0%
Total F00. Website	434.85	650.04	-215.19	66.9%
G00. Liens				
G01. Lien Filing	601.17	1,800.00	-1,198.83	33.4%
G02. Travel	10.00	99.96	-89.96	10.0%
G03. Administration	465.67	0.00	465.67	100.0%
G04. Miscellaneous	0.00	0.00	0.00	0.0%
Total G00. Liens	1,076.84	1,899.96	-823.12	56.68%
H00. Discounts				
H01. Assessment Fees	554.50	562.00	-7.50	98.67%
Total H00. Discounts	554.50	562.00	-7.50	98.67%
J00. Other Projects				
J01. Fire Protection	0.00	0.00	0.00	0.0%
J02. Water Reservoir	300.00	0.00	300.00	100.0%
Total J00. Other Projects	300.00	0.00	300.00	100.0%
K00. General Operating Expenses				
K01. Contractors - Admin Sec	2,830.50	4,850.04	-2,019.54	58.36%
K02. Contractors - Bookkeeper	3,639.32	4,350.00	-710.68	83.66%
K03. Contractors - Accountant	105.00	105.00	0.00	100.0%
K04. Contractors - Database	723.15	650.00	73.15	111.25%
K05. Contractors - Attorney	0.00	500.00	-500.00	0.0%
K06. Office Supplies	544.75	1,200.00	-655.25	45.4%

Technological Improvements Copyright © 2026 Brockett Designs All rights reserved

Glastonbury Landowner's Association

Budget Variance Report

January through December 7, 2005

	Actual Jan - Nov	Budget Jan - Dec	$ Over/Under Budget	% of Budget Used
K07. Postage and Delivery	336.28	1,800.00	-1,463.72	18.68%
K08. Monthly Board Meetings	3,426.79	3,900.00	-473.21	87.87%
K09. Bank Service Charges	12.50	48.50	-36.00	25.77%
K10. Petty Cash Advance	110.40	0.00	110.40	100.0%
K11. Rent	120.00	140.00	-20.00	85.71%
K12. Insurance	4,804.66	4,500.00	304.66	106.77%
K13. Taxes	486.68	200.00	286.68	243.34%
K14. Licenses and Permits	66.25	65.00	1.25	101.92%
K15. Equipment Repair & Mtce	0.00	140.00	-140.00	0.0%
K16. Equipment Rentals	0.00	0.00	0.00	0.0%
K17. Equipment Purchases	40.00	141.00	-101.00	28.37%
K18. Miscellaneous	0.00	0.00	0.00	0.0%
Total K00. General Operating Expenses	17,246.28	22,589.54	-5,343.26	76.35%
L00. Other Expenses				
L01. Miscellaneous	127.95	538.00	-410.05	23.78%
Total L00. Other Expenses	127.95	538.00	-410.05	23.78%
M00. Annual Meeting/Elections				
M01. Contractors	0.00	0.00	0.00	0.0%
M02. Travel	0.00	0.00	0.00	0.0%
M03. Administration	609.60	0.00	609.60	0.0%
M04. Postage and Delivery	284.13	0.00	284.13	0.0%
M05. Refreshments	201.50	0.00	201.50	0.0%
M06. Rent	75.00	0.00	75.00	0.0%
M07. Miscellaneous	450.00	0.00	450.00	0.0%
Total M00. Annual Meeting/Elections	1,620.23	0.00	1,620.23	0.0%
Total Expenses/Budget	88,186.41	97,363.58	-9,177.17	90.57%
Total Income/Budget	100,322.79	95,051.84	5,270.95	105.55%
Net Income/Budget	**12,136.38**	**-2,311.74**	**-14,448.12**	**83.8%**

Technological Improvements Copyright © 2026 Brockett Designs All rights reserved

----- Original Message -----

~~From: Paula~~ James Trisdale
Sent: Sunday, December 11, 2005 1:05 PM
To: alyssa@ycsi.com; rcalexa@wispwest.net; LauraBoiseGLA@cs.com; denisemorr@msn.com; joannagla@yahoo.com; orlandoEjohnson@yahoo.com
Subject: proxy vote for Dec 12th

I have to be out of town Dec 12th so I give my proxy vote to James Kozlik. I notified Wayne Mansaw 333-4122 and he will be covering both North and South for snow removal until I return.

JT

James Trisdale

Technological Improvements Copyright © 2026 Brockett Designs All rights reserved

Proxy

----- Original Message -----

From: Alyssa Angelis
Sent: Monday, December 12, 2005 2:54 PM
To: denisemorr@msn.com
Subject: Proxy for Dec. 12 meeting

Hi Denise,

I will be giving my proxy to Laura Boise for the meeting on December 12 since we have been working closely on Architectural matters and I have informed her of my preference in a number of areas.

Thanks!

Technological Improvements Copyright © 2026 Brockett Designs All rights reserved

2006-01-09_BDGN.pdf

GLA 02093

Technological Improvements Copyright © 2026 Brockett Designs All rights reserved

Glastonbury Landowners Association

Board of Directors Meeting Minutes

January 9, 2006

CONFIDENTIAL – DO NOT COPY

1. Call to order, Opening prayer

The meeting was called to order by James Kozlik at 7:10 p.m., at Golden Ratio Woodworks.

PRESENT: James Kozlik (President), James Trisdale (Vice-President), Janet Naclerio (Secretary), Ross Fitzgerald (Treasurer), Ronda Alexander, Edward Anderson, Laura Boise, Orlando Johnson, Charlotte Mizzi, William Smith and Joanna Snyder.

ABSENT: Alyssa Allen

PROXIES:Alyssa Allen to Laura Boise

ALSO ATTENDING: Denise Orr (GLA Administrative Secretary), Penelope Price (Ombudsman), Catherine Bielitz, Craig Lannes, Neil Kremer, Steven Hull Mary Wallace, Edwin Johnson, Justin Woodruff, Albert Vinci, Church & Sally Muto, RC and Kristina Somes, Rick Sendra and Christin Dhieux-Bray.

Opening Comments – James Kozlik

a) Requested Board members to volunteer to help collect GLA related information to submit to the Glastonbury Newsletter.

b) Reminder: Committee Chairs need Board approval before consulting with an attorney.

c) Caspari Way guard rail construction needs to be completed. William Smith agreed to spearhead this project.

d) Distributed "GLA Board Recommendations – 2006" voted on by GLA Board in 2005 and suggested the document be reviewed at February meeting.

e) Discussed Flow Chart & Executive Committee. The Board will need to further discuss how it might function more efficiently during meetings.

f) Orlando proposed that an operational committee be formed to assist the President with the interpretation and clarification of parliamentary law during meetings.

g) The Board agreed to allow a total of 15 minutes to cover landowner issues at the February meeting.

2. Reading and Disposition of Minutes

November 7, 2005 Minutes – Tabled.

December 12, 2006 Minutes

UNANIMOUS CONSENT: The Board agreed to approve the December 12, 2005 meeting minutes with amendments.

3. Landowner Issues/Concerns

3.1 Unfinished Business

a. Albert Vinci's 9/22/05 Ltr. re: issues between Craig Lannes & Edwin Johnson – Albert stated that his letter contains only facts and has been notarized and turned over to the proper legal authority as he is a witness in a legal action.

Technological Improvements Copyright © 2026 Brockett Designs All rights reserved

b. Justin Woodruff's 9/22/05 Ltr. re: issues between Craig Lannes & Edwin Johnson – Justin stated that his letter speaks for itself and that he also signed a petition regarding this issue; the petition has been submitted to the GLA.

c. Clare Parker's 10/28/05 Ltr. re: conduct of Edwin Johnson . Tabled. (Clare was not present).

d. Craig Lannes 9/28/05 Document - Lannes v Johnson
Craig deferred speaking until agenda item 3.2. New Business was discussed.

e. Denise Diehl's 11/28/05 Ltr. re: conduct of Edwin Johnson. Tabled. (Denise Diehl was not present during this portion of the meeting.)

3.2 New Business

a. Craig Lannes: What Can the GLA Board Do Re: Johnson/Lannes Dispute. Craig reviewed the details of his complaint concerning Johnson's actions and contained in Craig's document "Craig Lannes 9/28/05 - Lannes v Johnson." He expressed that he would not pay assessments until GLA too action regarding the Covenant violations he sited.

b.. Edwin Johnson's Response to Landowner Allegations
Edwin reviewed details of his experience related to Lannes' complaint, and stated he would like to see the whole matter dropped. He reported that a court case "Lannes vs Case, Johnson and Park County" will be heard in February at Park County District Court.

The Board confirmed that it would not comment or respond to the Lannes complaint during the meeting. It did not commit to any action or response date.

c. Walter Wunch: The original intention of Glastonbury Landowners Association - Tabled. (Walter was not present).

4. General Business

4.1 Unfinished Business. None.

4 .2 New Business

a. Covenants/Bylaws Special Committee – Ronda reported that the Master Plan Committee will handle proposals re: revisions to the Covenants & Bylaws.

b. Revise Board "Code of Ethics" document – Special Committee
Some, but not all of the Board members, were ready to discuss changes to the document. William, Ross, Edward and Orlando agreed to further work on revision proposals by e-mail and to send final proposals to remaining Board members via e-mail -- ten days prior to the February meeting.

Technological Improvements Copyright © 2026 Brockett Designs All rights reserved

c. Location of Board Meetings
Denise reported that the Thomas More School has offered the Board to meet in their fireplace room on Wednesdays free of charge.
Discussion.
The Board agreed to continue to meeting at Golden Ratio.

d, Proxy Vote – Is it Necessary
Discussion.
Ross, Charlotte and Orlando will research our Bylaws, etc., and make a recommendation at the next meeting.

5. Report of Officers and Committees
5.1 Treasurers Report- Ronda Alexander, Treasurer
a. Reports
Ronda distributed "December 2005 Bank Transactions" and the "Budget Variance Report, January through December 2005."

b. Vote to Authorize Board Members to Co-Sign Glastonbury Landowners Association (GLA) Checks and Access Savings Account & Safe Deposit Box.
MOTION: Ross motioned and JT seconded to approve the following GLA Board members to co-sign on the GLA checking account as well as to access the GLA savings account and the GLA safe deposit box: James Kozlik (President), James Trisdale (Vice-President), Janet Naclerio (Secretary) and Ross Fitzgerald (Treasurer). In addition, Denise Orr, administrative secretary, is approved to access the GLA safe deposit box. Motion carried unanimously.

5.1.1 Unfinished Business – None

5.1.2 New Business
a. Update: Transition between Ronda and Ross.
Ronda reviewed the progress in the transition process
b. Identify Legal Advisor to Board. Tabled.
c. Review petty cash procedures. Tabled.

5.2 Project Review Subcommittee Report – Alyssa Allen (Chair), Laura Boise
5.2.1 Unfinished Business. None.

5.2.2 New Business
a. Update- Contact with landowner volunteers. Tabled.

b. Update - Parcel 35 (SG)/Carla Pagnier Subdivision Variance
Laura and Joanna reviewed that a GLA letter requesting feedback on the proposed subdivision variance was sent to all landowners in Carla Pagnier's neighborhood, and the neighborhood agreed to approve it based on the fact

Technological Improvements Copyright © 2026 Brockett Designs All rights reserved

that the division was pre-existing. Joanna and Laura recommended the variance be approved based on the fact that it is actually a "grandfathering in" of a condition that has existed for 15 years - and - a formal subdivision by previous tenants-in-common parcels diminishes liability problems.
MOTION: Joanna motioned and Laura seconded to approve Carla Pagnier's Parcel 35 (SG) subdivision. In addition, the variance fee will be waived since the Board was in a learning mode regarding the variance process used for Carla's application, which in turn delayed the processing of this application.
Motion carried.

c. Parcel 22-A (NG)/Sherry Stenberg Subdivision Application
Laura explained that this application was listed on the agenda under the name of former owner, Reed Johnson, but Sherry is now the legal owner of Parcel 22-A. Sherry submitted a subdivision application on 12/12/05. The Board discussed that although (1) density standards may eventually be revised in that neighborhood area based on current neighborhood input, and (2) some neighbors in that area may prefer fewer lots in larger sized parcels -- the Board could not base its approval upon *potential* changes in density standards as these will still need to be voted upon by all landowners at a future time when the Draft Master Plan is presented to them. The subdivision meets the current density schedule that is posted on our website, and therefore, Laura and Alyssa recommended that the GLA needed to honor the current schedule and approve this subdivision.
MOTION: Laura motioned and Ross seconded to approve Sherry Stenberg's subdivision application for Parcel 22-A (NG) subdivision.
Motion carried. (1 non-approval–Janet. 1 abstention-Charlotte)

d. New Subdivision Variance Proposal for Parcel 57 (NG)/Craig Newhouse
Laura reviewed a new proposal for this subdivision.
Discussion.
UNANIMOUS AGREEMENT: The Board agreed to give the following response to Craig: "The GLA Board will further review your variance proposal when it receives the following information: (1) Documentation of the legal ownership of the shelters; (2) The intended use of the shelters; and (3) Expectations or future plans for additional construction (i.e. setbacks, etc.) on the lot. Please also note that the review process will produce additional conditions."

e. Philip & Carol Hanifan, Lot 61 (SG)/ Request for Easement Approval
Laura reported that this is a final formal request (based on previous request) for approval to cross GLA's road to access water on the neighboring parcel Laura recommended that the GLA should request that the Hannifans submit to the GLA the proper agreements/paperwork for our files.

Technological Improvements Copyright © 2026 Brockett Designs All rights reserved

MOTION: Laura motioned and Edward seconded to approve the Hanifan's easement (i.e. - well access and water line easement) in favor of Parcel 61 (SG) on to Parcel 65 (SG) with the condition that the Hanifans will provide to the GLA notarized copies of: (1) the easement agreement signed by the two parties; (2) a document of mortgage that authorizes the GLA President to sign, and; (3) any other document that the GLA President may need to sign. **Motion carried.**

f. Update: Parcel 7B-1 (NG)/Pouwel Gelderloos Home Construction Application - Laura

Laura reviewed that on 12/12/05, the Board approved this application and included the condition that "all existing structures on the parcel have to be removed before construction begins." Recently, it was discovered that the existing structure mentioned is actually a small studio apartment on which assessments are being paid. Neighbors Philip Hoag and William House spoke with Laura and agreed with the following change to the preliminary approval. **UNANIMOUS AGREEMENT:** The Board agreed to change the condition listed in its 12/12/05 motion regarding the removal of all existing structures to read "the apartment will be allowed to remain in place on the condition that it be removed once the new construction is completed and livable. The GLA requires a report concerning removal of the structure before it will consider final approval of the project." All other conditions stated in the 12/12/05 motion will remain.

g. Lot 36-A (SG) Subdivision Application/R. Wallace – Laura

Laura reported that the Wallace's were asking for six divisions in a 5 division parcel in the lower plateau area of SG and that they will need to go through the variance application process.

h. Addition to Project Application Forms

The Board agreed that the project application forms need to include the clause that assessments need to be current as a requirement for Board review.

5.3 Road and Weed Committee Report- James Trisdale (Chair).

5.3.1 Unfinished Business

a. Edwin Johnston Water Rights/Fire Pond – James K. **Tabled.**

b. E. Johnston & K. Ramp signs in High South Glastonbury – James K. **Tabled.**

5.3.2 New Business

a. Update- contact with landowner volunteers. **Tabled.**

5.4 Complaint Committee Report – No Chair

5.4.1 Unfinished Business (*Pending formation of a Complaint Committee*)

5.4.2 New Business.

Technological Improvements Copyright © 2026 Brockett Designs All rights reserved

a. Update- contact with landowner volunteers. Tabled.
b. Landowner complaint procedures handout. Tabled.

5.5 Land Use Master Plan Committee Report - Charlotte Mizzi (Chair)

5.5.1 Unfinished Business

a. Status of Density Standard Survey Responses.

Charlotte reviewed that during the last five months, many people on this Committee have worked hard. She proposed that a special meeting with the Board be held to review raw data collected from the surveys and maps, etc. Revisions to the body of the Master Plan will be ready to review in February.

MOTION: Charlotte motioned and Orlando seconded to schedule a special Board meeting (open to landowners) on January 23 or 25 to discuss issues involving Master Plan density standards, minimum acreage and maps.
Motion carried.

Denise will determine the availability of the Golden Ratio meeting place as well as the Board's availability for Jan. 23 or 25.

5.5.2 New Business.

a. Update- contact with landowner volunteers. **Tabled.**

5.6 Recreation Committee Report – Janet Naclerio (Chair). Tabled.

5.6.1 Unfinished Business

a. Status of Phase I and II Committees Reports- Janet Naclerio. **Tabled.**

5.6.2 New Business.

a. Status of donated tennis fencing.
b. Update- contact with landowner volunteers.

5.7 Web Site Committee report - Edward Anderson (Chair). Tabled.

5.7.1 Unfinished Business. None.

5.7.2 New Business.

a. Update- contact with landowner volunteers.

5.8 Election Committee Report - Laura Boise (Chair) & Ronda Alexander

5.8.1 Unfinished Business. None.

5.8.2 New Business. Tabled.

a. Elections/Annual Meeting Review – Laura Boise
b. Update-contact with landowner volunteers.

5.9 Ombudsman Report – Jeanie Campbell (SG) & Penelope Price (NG). **No reports.**

6. Other Business

6.1 Unfinished Business. .None.

Technological Improvements Copyright © 2026 Brockett Designs All rights reserved

6.2 New Business. Tabled.

a. Orlando Johnson's Updated Proposal re: SG Road Expenditures.
b. MSU Students for North/South Financial Split Study – Ronda Alexander.
c. Orlando Johnson's 2 Memos (not dated) distributed to Board at December 12, 2005 Meeting.

7. Next Meeting and Adjournment

The meeting was adjourned at 10:40 p.m. with no further business. The next meeting will be a *special* meeting to discuss Master Plan issues and will be held on January 23 or 25 at the Golden Ratio Woodworks Cafeteria, 6:45 p.m. The next *regular* meeting will be held on February 6, 2006 at Golden Ratio Woodworks Cafeteria, 6:45 p.m.

NEW ACTION ITEMS:

OC010906.1	*Board:* Collect GLA related information to submit to the Glastonbury Newsletter.
OC010906.2	*William:* Spearhead Caspari Way guardrail construction project.
OC010906.3	*Board:* Review "GLA Board Recommendations – 2006" and implement.
LI010906.1	*Board:* Determine if responses are required re: complaints against E. Johnson from Lannes, Vinci, Woodruff, Parker and Diehl .
GB010906	*William, Ross, Edward & Orlando:* Work w/Code of Ethics and send revision proposals to remaining Board members via e-mail -- ten days prior to the February meeting.
GB010906.	*Ross, Charlotte and Orlando:* Research proxy vote and make a recommendation to the Board at the next meeting.
TR010906	*Denise:* Submit check signing/safe deposit box information to bank. **Done.**
PR010906.1	*Denise/Laura/Alyssa:* Send approval to Carla Pagnier re: variance application. **Done.**
PR010906.2	*Denise/Laura/Alyssa:* Send approval to Sherry Stenberg re subdivision application. **Done.**
PR010906.3	*Denise/Laura/Alyssa:* Send Board's response to Craig Newhouse re: his new subdivision variance proposal. **Done.**

Technological Improvements Copyright © 2026 Brockett Designs All rights reserved

PR010906.4 *Denise/Laura/Alyssa:* Send approval to Hanifan re: easement application. **Done.**

PR010906.5 *Denise/Laura/Alyssa:* Send revised approval to Gelderloos re: home construction application. **Done.**

PR010906.6 *Denise/Laura/Alyssa:* Develop Wallace variance letter and mail to neighborhood. **Done.**

PR010906.7 *Alyssa:* Add assessment requirement to project application forms. **Done.**

Technological Improvements Copyright © 2026 Brockett Designs All rights reserved

2006-01-09_BDGNAUX.pdf

Technological Improvements Copyright © 2026 Brockett Designs All rights reserved

Glastonbury Landowners Association, Inc.
Board of Directors Meeting Agenda – January 9, 2006

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

2. **Reading and Disposition of Minutes**
   November 7, 2005
   December 12, 2005

3. **Landowner Issues/Concerns**
   3.1 Unfinished Business. (Landowner input - 15 min. max).
   a. Albert Vinci's 9/22/05 Ltr. re: issues between Craig Lannes & Edwin Johnson
   b. Justin Woodruff's 9/22/05 Ltr. re: issues between Craig Lannes & Edwin Johnson
   c. Clare Parker's 10/28/05 Ltr. re: conduct of Edwin Johnson – Clare Parker
   d. Craig Lannes 9/28/05 Document - Lannes v Johnson
   e. Denise Diehl's 11/28/05 Ltr. re: conduct of Edwin Johnson

   3.2 New Business
   a. Edwin Johnson's Response to Landowner Allegations (15 min. max.)
   b. Craig Lannes: What can the GLA Board do re: Johnson/Lannes dispute. (15 min. max)
   c. Walter Wunch: The original intention of Glastonbury Landowners Association (10 min max)

4. **General Business**
   4.1 Unfinished Business. None.
   4.2 New Business
   a. Covenants/Bylaws Special Committee – Ronda Alexander (5 min. max)
   b. Revise Board Code of Ethics document – Special Committee (5 min max.)

5. **Report of Officers and Committees**
   5.1 Treasurer's Report
   5.1.1 Unfinished Business. None.
   5.1.2 New Business
   a. Update: Transition between Ronda and Ross (2 min max)
   b. Identify Legal Advisor to Board –Ronda Alexander (5 min max)
   c. Review petty cash procedures – Ronda Alexander (2 min.)

   5.2 Architecture Subcommittee Report – Allysa Allen (Chair), Laura Boise
   5.2.1 Unfinished Business. None.
   5.2.2 New Business
   a. Update- Contact with landowner volunteers. (2 min max)
   b. Update - Parcel 35 (SG)/Carla Pagnier Subdivision –Laura
   c. Parcel 22-A (NG)/Reed Johnson Subdivision Application – Laura
   d. Update - Craig Newhouse Subdivision – James Kozlik

   5.3 Road & Weed Committee Report- James Trisdale (JT) (Chair)
   5.3.1 Unfinished Business
   a. Edwin Johnston Water Rights/Fire Pond – James Kozlik (5 min max)
   b. E. Johnston & K. Ramp signs in High South Glastonbury – James Kozlik (5 min max)

   5.3.2 New Business
   a. Update- contact with landowner volunteers (2 min max)

File: MtgAgenda 01 09 06.doc

Technological Improvements Copyright © 2026 Brockett Designs All rights reserved

5.4 Complaint Committee Report – No Chair
5.4.1 Unfinished Business. *Pending formation of new committee.* (10 min max)
5.4.2 New Business.
a. Update- contact with landowner volunteers. (2 min max)
b. Landowner complaint procedures handout – Laura (5 min max)

5.5 Land Use Master Plan Committee Report –
5.5.1 Unfinished Business
a. Status of Density Standard Survey Responses (10 min max)

5.5.2 New Business.
a. Update- contact with landowner volunteers. (2 min max)

5.6 Recreation Committee Report –
5.6.1 Unfinished Business
a. Status of Phase I and II Committees Reports- Janet Naclerio (5 min max)

5.6.2 New Business
a. Status of donated tennis fencing.
b. Update- contact with landowner volunteers. (2 min max)

5.7 Web Site Committee Report - Edward Anderson (Chair)
5.7.1 Unfinished Business. None.
5.7.2 New Business.
a. Update- contact with landowner volunteers (2 min max)

5.8 Election Committee Report - Laura Boise (Chair) & Ronda Alexander
5.8.1 Unfinished Business. None.
5.8.2 New Business
a. Elections/Annual Meeting Review – Laura Boise (5 min max)
b. Update-contact with landowner volunteers. (2 min max)

5.9 Ombudsman Report – Jeanie Campbell (SG) & Penelope Price (NG)

6. Other Business
6.1 Unfinished Business. .None.
6.2 New Business
a. Orlando Johnson's Updated Proposal re: SG Road Expenditures – Orlando Johnson (5 min. max)
b. MSU Students for North/South Financial Split Study – Ronda Alexander
c. Orlando Johnson's 2 Memos (not dated) distributed to Board at December 12, 2005 Meeting. (? min max)

7. Open Floor Comment Period

8. Next Meeting: February 6, 2006, 6:45 p.m., Golden Ratio cafeteria area. Adjournment.

Note: if the Board receives additional items that need to be addressed at the meeting, these will be announced and added to the agenda during the "6. Open Floor Comment Period".
GLA MEETING DATES & LOCATIONS HAVE NOT BEEN FINALIZED AS OF THIS DATE. WE WILL POST THEM ON OUR WEBSITE AS SOON AS THEY ARE CONFIRMED.

File: MtgAgenda 01 09 06.doc

Technological Improvements Copyright © 2026 Brockett Designs All rights reserved

Glastonbury Landowner's Association

Budget Variance Report

January through December 2005

	Jan - Dec 05	Budget	$ Over Budget	% of Budget
Ordinary Income/Expense				
Income				
100. Assessments				
101. Dwelling Prior to 2000	-240.00	0.00	-240.00	
102. Dwelling 2000	0.00	0.00	0.00	
103. Dwelling 2001	120.00	0.00	120.00	
104. Dwelling 2002	600.00	0.00	600.00	
105. Dwelling 2003	892.26	0.00	892.26	
106. Dwelling 2004	2,387.50	0.00	2,387.50	
107. Dwelling 2005	25,219.13	28,764.96	-3,545.83	87.67%
125. Land Prior to 2000	240.00	0.00	240.00	
126. Land 2000	360.00	0.00	360.00	
127. Land 2001	480.00	0.00	480.00	
128. Land 2002	780.00	0.00	780.00	
129. Land 2003	1,625.87	0.00	1,625.87	
130. Land 2004	4,373.26	0.00	4,373.26	
131. Land 2005	42,253.65	42,594.00	-340.35	99.2%
150. GAV	10,878.00	6,468.00	4,410.00	168.18%
160. Finance Chrgs Late Accnts	3,796.01	999.96	2,796.05	379.62%
161. Penalties Late Accounts	592.72	0.00	592.72	
162. Handling Fee	0.00	0.00	0.00	
100. Assessments - Other	8.97			
Total 100. Assessments	94,367.37	78,826.92	15,540.45	119.72%
200. Architectural Fees				
201. Application Fee	825.00	0.00	825.00	
202. IF - House	500.00	0.00	500.00	
203. IF - Structures 200/800sf	50.00	0.00	50.00	
204. IF - Structures Over 800sf	0.00	0.00	0.00	
205. IF - Well	75.00	0.00	75.00	
206. IF - Driveway	75.00	0.00	75.00	
207. IF - Septic	150.00	0.00	150.00	
208. IF - Package	2,125.00	0.00	2,125.00	
209. IF - Mobile Home	0.00	0.00	0.00	
210. IF - Subdivison	750.00	0.00	750.00	
211. IF - Road	200.00	0.00	200.00	
212. IF - Commercial	0.00	0.00	0.00	
213. IF - Minor Variance	50.00	0.00	50.00	
214. IF - Major Variance	0.00	0.00	0.00	
215. Expediting Fee	300.00	0.00	300.00	
216. Road Use Fee	0.00	0.00	0.00	
200. Architectural Fees - Other	0.00	5,040.00	-5,040.00	
Total 200. Architectural Fees	5,100.00	5,040.00	60.00	101.19%
300. Roads				
301. CUT - Road Paving Loan	2,201.12	2,270.00	-68.88	96.97%
302. Knap Weed Refund	2,082.50	2,000.00	82.50	104.13%
303. Miscellaneous	0.00	0.00	0.00	
Total 300. Roads	4,283.62	4,270.00	13.62	100.32%

Technological Improvements Copyright © 2026 Brockett Designs All rights reserved

Glastonbury Landowner's Association

Budget Variance Report

January through December 2005

	Jan - Dec 05	Budget	$ Over Budget	% of Budget
400. Liens				
401. Landowner Filing Fee	150.00	100.00	50.00	150.0%
402. Miscellaneous	0.00	0.00	0.00	
Total 400. Liens	150.00	100.00	50.00	150.0%
500. Interest Earned				
501. Savings Interest	311.16	54.96	256.20	566.16%
Total 500. Interest Earned	311.16	54.96	256.20	566.16%
600. Reimbursed Expenses	0.00	0.00	0.00	
700. Other Income				
701. Miscellaneous	9.47	6,759.96	-6,750.49	0.14%
Total 700. Other Income	9.47	6,759.96	-6,750.49	0.14%
Total Income	104,221.62	95,051.84	9,169.78	109.65%
Expense				
A00. Roads & Weeds				
A01. Contractors - Road Mtce	22,426.62	19,000.00	3,426.62	118.04%
A02. Contractors - Snow Removal	5,569.60	5,000.00	569.60	111.39%
A03. Contractors - Weed Contrl	4,165.00	8,000.00	-3,835.00	52.06%
A04. Travel	184.30	0.00	184.30	100.0%
A05. Equipment Reg & Ins	1,667.44	1,600.00	67.44	104.22%
A06. Equipment Mtce	448.85	360.00	88.85	124.68%
A07. Discounts - Weed Control	0.00	0.00	0.00	
A08. Road Improvement Loan	30,225.28	30,230.00	-4.72	99.98%
A09. Administration	120.00	300.00	-180.00	40.0%
A10. Legal Fees	0.00	0.00	0.00	
A11. Miscellaneous	522.84	510.00	12.84	102.52%
Total A00. Roads & Weeds	65,329.93	65,000.00	329.93	100.51%
B00. Architectural				
B01. Contractors	719.25	1,900.02	-1,180.77	37.86%
B02. Travel	0.00	199.98	-199.98	0.0%
B04. Administration	271.00	600.00	-329.00	45.17%
B05. Legal Fees	82.87	83.00	-0.13	99.84%
B06. Miscellaneous	0.00	0.00	0.00	
Total B00. Architectural	1,073.12	2,783.00	-1,709.88	38.56%
C00. Complaints				
C01. Contractors	69.00	0.00	69.00	
C02. Travel	0.00	0.00	0.00	
C03. Administration	0.00	0.00	0.00	
C04. Legal Fees	223.13	141.00	82.13	158.25%
C05. Miscellaneous	29.99	0.00	29.99	
C00. Complaints - Other	0.00	0.00	0.00	
Total C00. Complaints	322.12	141.00	181.12	228.45%

Technological Improvements Copyright © 2026 Brockett Designs All rights reserved

Glastonbury Landowner's Association

Budget Variance Report

January through December 2005

	Jan - Dec 05	Budget	$ Over Budget	% of Budget
D00. Recreation				
D01. Contractors	0.00	0.00	0.00	
D02. Travel	0.00	0.00	0.00	
D03. PVRC	2,199.14	2,200.04	-0.90	99.96%
D04. Administration	0.00	0.00	0.00	
D05. Legal Fees	0.00	0.00	0.00	
D06. Miscellaneous	0.00	0.00	0.00	
Total D00. Recreation	2,199.14	2,200.04	-0.90	99.96%
E00. Master Plan				
E01. Contractors	0.00	0.00	0.00	
E02. Travel	20.00	0.00	20.00	
E03. Administration	188.24	1,000.00	-811.76	18.82%
E04. Legal Fees	82.50	0.00	82.50	
E05. Miscellaneous	64.00	0.00	64.00	
Total E00. Master Plan	354.74	1,000.00	-645.26	35.47%
F00. Website				
F01. Contractors - Dev & Mtce	299.95	260.04	39.91	115.35%
F02. URL/Domain Fee	98.75	240.00	-141.25	41.15%
F03. Software	149.00	150.00	-1.00	99.33%
F04. Miscellaneous	36.00	0.00	36.00	
Total F00. Website	583.70	650.04	-66.34	89.79%
G00. Liens				
G01. Lien Filing	601.17	1,800.00	-1,198.83	33.4%
G02. Travel	10.00	99.96	-89.96	10.0%
G03. Administration	465.67	0.00	465.67	
G04. Miscellaneous	0.00	0.00	0.00	
Total G00. Liens	1,076.84	1,899.96	-823.12	56.68%
H00. Discounts				
H01. Assessment Fees	554.50	562.00	-7.50	98.67%
Total H00. Discounts	554.50	562.00	-7.50	98.67%
J00. Other Projects				
J01. Fire Protection	0.00	0.00	0.00	
J02. Water Reservoir	300.00	0.00	300.00	
Total J00. Other Projects	300.00	0.00	300.00	100.0%
K00. General Operating Expenses				
K01. Contractors - Admin Sec	2,941.00	4,850.04	-1,909.04	60.64%
K02. Contractors - Bookkeeper	3,845.57	4,350.00	-504.43	88.4%
K03. Contractors - Accountant	105.00	105.00	0.00	100.0%
K04. Contractors - Database	778.15	650.00	128.15	119.72%
K05. Contractors - Attorney	165.00	500.00	-335.00	33.0%
K06. Office Supplies	578.19	1,200.00	-621.81	48.18%
K07. Postage and Delivery	417.02	1,800.00	-1,382.98	23.17%

Technological Improvements Copyright © 2026 Brockett Designs All rights reserved

Glastonbury Landowner's Association

Budget Variance Report

January through December 2005

	Jan - Dec 06	Budget	$ Over Budget	% of Budget
K08. Monthly Board Meetings	3,779.94	3,900.00	-120.06	96.92%
K09. Bank Service Charges	12.50	48.50	-36.00	25.77%
K10. Cash Advance	215.40	0.00	215.40	
K11. Rent	140.00	140.00	0.00	100.0%
K12. Insurance	4,804.66	4,500.00	304.66	106.77%
K13. Taxes	486.68	200.00	286.68	243.34%
K14. Licenses and Permits	66.25	65.00	1.25	101.92%
K15. Equipment Repair & Mtce	0.00	140.00	-140.00	0.0%
K16. Equipment Rentals	0.00	0.00	0.00	
K17. Equipment Purchases	40.00	141.00	-101.00	28.37%
K18. Miscellaneous	0.00	0.00	0.00	
Total K00. General Operating Expenses	18,375.36	22,589.54	-4,214.18	81.35%
L00. Other Expenses				
L01. Miscellaneous	127.95	538.00	-410.05	23.78%
Total L00. Other Expenses	127.95	538.00	-410.05	23.78%
M00. Annual Meeting/Elections				
M01. Contractors	0.00	0.00	0.00	
M02. Travel	0.00	0.00	0.00	
M03. Administration	886.60	0.00	886.60	
M04. Postage and Delivery	385.61	0.00	385.61	
M05. Refreshments	229.77	0.00	229.77	
M06. Rent	75.00	0.00	75.00	
M07. Miscellaneous	0.00	0.00	0.00	
Total M00. Annual Meeting/Elections	1,576.98	0.00	1,576.98	
Total Expenses/Budget	91,874.38	97,363.58	-5,489.20	94.36%
Total Income/Budget	104,221.62	95,051.84	9,169.78	109.65%
Net Income/Budget	**12,347.24**	**-2,311.74**	**14,658.98**	**84.23%**

Technological Improvements Copyright © 2026 Brockett Designs All rights reserved

December 2005 Bank Transactions

Date	Check #	Code	Description	Check total	Deposits	Balance in Account
			Previous Balance			$10,589.37
12/09/05	917		Rudy Parker	$ 218.85		$10,370.52
		E03	$ 47.00 - Master Plan Survey Mailing Labels			
		F01	$ 70.00 - Website Maintenance			
		F02	$ 78.85 - Website Hosting/Domain Name			
		M03	$ 23.00 - Annual Landowner Mtg CD's			
12/11/05	918	A02	Sky Country Sering, Inc. - NG Snow Plowing	$ 990.00		$9,380.52
12/12/05	919	K11	Denise Orr - GLA File Storage	$ 20.00		$9,360.52
12/12/05	920		Denise Orr	$546.00		$8,814.52
		K01	$ 110.50 - Administrative Secretary			
		K04	$ 32.50 - Database			
		M03	$ 130.00 - Annual Elections			
		K08	$ 273.00 - Monthly Board Meetings			
12/14/05	921		James Trisdale	$ 195.00		$8,619.52
		A02	$ 150.00 - Snow Plowing/Sand NG & SG			
		A05	$ 45.00 - Loading Sand			
12/14/05	922	A02	James Trisdale - Snow Plowing SG	$ 20.00		$8,599.52
12/14/05	923	A02	James Trisdale - Snow Plowing SG	$ 80.00		$8,519.52
12/14/05	924		James Trisdale	$ 307.32		$8,212.20
		A02	$ 240.00 - Snow Plowing SG			
		A04	$ 67.32 - Gas			
12/14/05	925		James Trisdale	$ 267.96		$7,944.24
		A02	$ 160.00 - Snow Plowing/Sanding SG			
		A04	$ 67.12 - Gas			
		A06	$ 40.00 - Sander Repair			
		A11	$ .84 - Copies			
12/14/05	926		Denise Orr	$ 66.81		$7,877.43
		E05	$ 14.00 - Master Plan Copies			
		K06	$ 4.49 - Office Supplies			
		K08	$ 19.32 - Monthly Board Meetings			
		K10	$ 5.00 - Cash Advance			
		M03	$ 24.00 - Annual Mtg/Elections			
12/14/05	927	M05	Charlotte Mizzi - Annual Mtg Refreshments	$ 28.27		$7,849.16
12/14/05	928	K10	Denise Orr - Cash Advance	$ 100.00		$7,749.16
12/15/05	929	K05	Huppert, Seindlehurst & Woodruff - Water Rights SG	$ 165.00		$7,584.16

Updated 1/7/2006

Technological Improvements Copyright © 2026 Brockett Designs All rights reserved

December 2005 Bank Transactions

Date	Check #	Code	Description	Check total	Deposits	Balance in Account
			Previous Balance			$ 7,584.16
12/19/05	Dep		Deposit		$ 1,645.00	$ 9,229.16
		100	$ 245.00 - Assessment Fees			
		201	$ 50.00 - Application Fees			
		202	$ 250.00 - Impact Fee - House			
		207	$ 75.00 - Impact Fee - Septic			
		208	$ 425.00 - Impact Fee - Package			
		215	$ 100.00 - Expediting Fee			
		SB02	$ 500.00 - Sanitation Bonds - House			
12/19/05	TX		Transfer Sanitation Bond to Savings	$ 500.00		$ 8,729.16
12/30/05	930	D03	Park Electric - PVRC Soccer Field	$ 25.10		$ 8,704.06
12/30/05	931		Void	$ -		$ 8,704.06
12/30/05	932		James Trisdale	$ 129.86		$ 8,574.20
		A04	$ 29.86 - Gas for Truck			
		A02	$ 100.00 - Snowplow Upper SG			
12/30/05	933		James Trisdale	$ 230.00		$ 8,344.20
		A02	$140.00 - Snowplow Lower & Upper SG			
		A06	$ 50.00 - New Tire/Repair Spare Tire for Truck			
12/30/05	TX		Transfer Pending Architectural Fees to Savings	$ 175.00		$ 8,169.20
12/30/05	TX		Transfer Sanitation Bond to Savings	$ 100.00		$ 8,069.20
12/30/05	Dep		Deposit		$ 1,069.00	$ 9,138.20
12/30/05	934		Ronda Alexander	$ 236.55		$ 8,901.65
		K02	$ 206.25 - Bookkeeping, Annual Statements			
		K04	$ 22.50 - Update Database			
		K08	$ 7.80 - Monthly Financial Stmnts			
12/31/05	935	B01	Alyssa Angelis - Archicectural Applications	$ 71.25		$ 8,830.40
			Savings	$ 11,621.00	Ckg & Sav	$ 20,451.40
			Pending Architectural Impact Fees	$ 525.00		
			Sanitation Bonds	$ 4,900.00		
			Reserve Funds	$ 7,500.00		
			Total Savings	**$ 24,546.00**		

Updated 1/7/2006

GLA 02110

Technological Improvements Copyright © 2026 Brockett Designs All rights reserved

GLA Board Recommendations - 2006

Accounting

1. Set-up checks and balances between the Treasurer and Bookkeeper

2. Change assessment fees due date to 60 days versus 365 days; assess finance charges after 60 days past due; update landowner statements to reflect the following:
   - ✓ All current assessments are due by February 28th of the current year.
   - ✓ Assessments not paid in full by February 28th of the current year and not on an approved payment plan are delinquent and will be charged a penalty of 5.0% and a finance charge of 18.0% per year until paid in full starting March 1st of the year the delinquency first occurred.

3. Set-up handling fees for assessment payments and update landowner statements to reflect the following:
   - ✓ Quarterly Payments: due January 31st, April 30th, July 31st and Oct 31st. A handling charge of $2.00 will be added to each payment.
   - ✓ Monthly Payments: due by the end of each month with the final payment due October 31st. A handling charge of $1.00 will be added to each payment.

4. Process quarterly assessment statements for past due accounts only versus for all accounts with an outstanding balance for the current year. Processing quarterly statements for accounts with an outstanding balance for the current year becomes a moot issue if the due date for assessments is changed from 365 days to 60 days.

5. Research collection agencies to collect assessments for accounts with liens

6. Develop contract for sub-contractors; renegotiate contract annually

7. Transfer soccer field expenses to PVRC

8. Implement PVRC land lease

9. Research new database/accounting software, eliminating the need for two GLA sources for Landowner records
   - ✓ Utilize MSU student to do research and implementation in exchange for school credits; eliminates consultant fees

10. Set-up an annual audit of GLA books by a certified public accountant

11. Process lien filing fee of $50.00 when lien is filed, versus when lien is paid in full. This eliminates the problem of forgetting to process the fee and giving an incorrect payoff

12. Conduct study to determine cost effectiveness of subdivision waivers
    - ✓ Change processing of finance charges to once a year versus monthly; very labor intensive to process monthly and 6% does not seem adequate to cover monthly cost of labor
    - ✓ If it is decided to keep subdivision waiver, consider increasing percentage to cover cost of labor for applying finance charges

Technological Improvements Copyright © 2026 Brockett Designs All rights reserved

GLA Board Recommendations - 2006

Accounting (con't)

13. Enforce limits for paying Board of Directors for any time put in after 12 hours of volunteer time:
    - ✓ > 12 hours for committee work must be approved by the Committee Chair
    - ✓ > 12 hours for committee work that exceeds budget for that committee must be approved by the Board
    - ✓ > 12 hours for non-committee work must be approved by the Board

14. Research refinancing of road pavement loan for purpose of reducing the interest rate and lowering payments and/or reducing amount of time to pay off loan

General Operating Procedures

1. Research feasibility of emailing GLA correspondence to landowners versus always mailing hard copies

2. Recruit a volunteer legal advisor to either be part of the Board or to be available as an advisor to the Board
    - ✓ Contact MSU to determine any interest; minimizes lawyer fees

3. Create an annual fundraiser to raise funds for the GLA

4. Recruit volunteers to help with large mailing projects

Website

1. Expand Website to include more information for landowners
    - ✓ GLA news, policy updates, meeting minutes, forum for landowners to communicate to GLA, etc.
    - ✓ Use as a source for online surveys, updating landowner information, etc.

2. Create a "Motions" database to easily access decisions made by GLA Boards.

Roads

1. Research feasibility of Church Universal & Triumphant sharing the cost of grading the following North Glastonbury Roads: Sirius, GAV, Caspari Way
    - ✓ Caspari Way is a platted road that was built by the Church in 2002 without approval from the GLA

2. Install portable speed bumps on highly traveled gravel roads in both North & South Glastonbury

3. Develop policy to prohibit transporting of "track" equipment on platted roads; all track equipment should be hauled
    - ✓ Set-up financial penalty for road damage if policy not followed

Technological Improvements Copyright © 2026 Brockett Designs All rights reserved

GLA Board Recommendations - 2006

Roads (con't)

4. Bill contractors for any damage to roads as a result of work done by landowners. If the contractor does not pay the bill, then bill the landowner. If the landowner does not pay the bill, put a lien on the landowner's property

5. Install speed limit signs on platted, gravel roads; this may be unnecessary if portable speed bumps are installed

6. Solicit proposals from contractors for chip sealing North Glastonbury paved roads
   - ✓ Develop cost analysis
   - ✓ Research loan programs
   - ✓ Determine increase in assessments to pay for loan
     - consider applying any collections for past due assessments to loan, reducing the amount of time to payoff and decreasing amount of time for increased assessments to landowners
     - consider applying lease payments from PVRC to pay for loan, reducing the amount of time to payoff and decreasing amount of time for increased assessments to landowners
   - ✓ Present to landowners for a vote

Complaints

1. Review 2005 proposal from the GLA Complaint Committee to determine feasibility of implementation
   - ✓ Make Ombudsman position permanent part of Complaint Committee
   - ✓ Involve landowners in developing process for resolving complaints

Architectural Projects

1. Use "Injunctive Relief" process to stop construction when a landowner project is not approved by the GLA

2. Enforce new policy for collecting current and past due assessments before a project is approved by the Board

GLA Organizational Structure

1. Covenants state that road maintenance is the number one priority for the expenditure of landowner assessments; help the board keep this focus

2. Conduct study to determine if GLA organizational structure is the most effective for serving the Glastonbury communities
   - ✓ Identify needs of the community based on the Master Plan
   - ✓ Develop vision and mission statement for the GLA Board
   - ✓ Utilize MSU student to do research and suggest best organizational structure in exchange for school credits; eliminates consultant fees and ensures a non-biased, third party is objectively addressing what is best for the community

Technological Improvements Copyright © 2026 Brockett Designs All rights reserved

Submitted 1/9/06 by Craig Lannes

1/9/06
From:
Craig K. Lannes
!7 Bald Eagle Trail
South Glastonbury
Parcel 53b
333-4245

The GLA claims the right, as a legal entity, to assess and collect annual fees. The right to assess fees also carries the responsibility to enforce those rules of incorporation, submitted in part, to validate the legal right to assess and collect those fees. The by-laws and land covenants clearly assert the GLA's right to enforcement of those by-laws and covenants.

I refuse to pay my land assessments, in protest, because the GLA has not upheld the responsibility to enforce covenant violations that have injured me and my property.

There are not " two sides to the story", when factual events are witnessed and documented. The first precipitating witnessed event is as follows:

Without warning, without my permission, and despite my protests, a bulldozer repeatedly crossed my property, destroying the only ease of access to my home.

My driveway was repeatedly entered, by the bulldozer, carving out the adjacent pristine hillside to extend my established home site, beyond my property lines, operating repeatedly @50ft from my front door, despite my protests, based upon unsubstantiated claims of legality. The non-resident land developer and GLA board member then filed a restraining order against me and is suing me for unspecified damages for stopping further encroachments and alterations along the communal property line destroyed by his hired bulldozer. The damage to my property, witnessed by neighboring resident homeowners, was never repaired.

The perpetrator of these (and other) acts was a *non-resident land broker* and GLA board member, who's actions prompted angry letters of protest against his disrespectful inconsiderate acts, from other *resident homeowners.* This resulted in his public chastisement from fellow board members, and his forced resignation from the board. As a licensed land broker and GLA board member, this person has a working knowledge of real estate rules and practices. He evaded subdivision regulations by claiming a family conveyance. Notarized statements further testify to his public announcement that one could get around subdivision regulations by claiming family conveyance. He avoided county road access permits by erecting "livestock gates". He ignored surface water regulations, depleting the community firepond, placing the residents at risk, and altered streambeds, without permits, plan reviews or legal permission.

I contend that no one has the right to enter someone's property with a bulldozer without first obtaining their permission. That is a bold, inconsiderate illegal act (trespass) clearly defined in the covenants. Repeated trespass and ensuing unrepaired property destruction, based upon unsubstantiated claim of legality, in order to sell a parcel of less than two acres that evaded subdivision review, is an attempt to profit at the expense of others, despite community residents' publically stated concerns over legal controlled land development that does not encroach upon resident homeowners.

Technological Improvements Copyright © 2026 Brockett Designs All rights reserved

All I did was purchase a modest home on a small parcel, to reside in peaceful retirement. Trespass and property destruction based upon false claims is a clear violation of numerous covenants. As a retired disabled teacher on a fixed income, his money, position and power have eroded my limited resources, preventing my ability to both defend myself *and* pay assessments.

I petition the GLA board to take action against these blatant violations and evasions of rules and regulations, to put my property back to the state it was in when I first purchased my home and land in good faith, subsequently altered/destroyed at my expense, and despite my protests, from a GLA board member and non-resident land broker who has drawn the ire of neighboring resident homeowners.

When the GLA comes to my defense by simply enforcing their own rules, triggered by the unethical destructive acts of a GLA board member, I will resume payment of my assessments. Until then, I will hold those funds in abeyance, in protest to the inequitable practices that have allowed my property to be destroyed and my rights violated, without consequences for the perpetrator that is wrongfully suing me, the injured party.

Summation:

My property was destroyed by the destructive trespasses of a bulldozer, so that a non-resident land broker and (previous) GLA board member could profit from the sale of a parcel of less than 2 acres, that evaded subdivision regulations through claimed family conveyance and unsubstantiated claims to legal rights over my property. It is incumbant on the GLA, as the local land agency, to protect resident homeowners from the eyewitnessed documented destructive actions of non-resident land brokers that profit at the expense of the residents.

Technological Improvements Copyright © 2026 Brockett Designs All rights reserved

January 9, 2006 Meeting
Summary of Lannes and Johnson's comments

a. Craig Lannes: What can the GLA Board do re: Johnson/Lannes dispute.
Craig reviewed the details of his complaint contained in "Craig Lannes 9/28/05 Document - Lannes v Johnson" including:

- Estimated repair expense from damages resulting from Johnson's bulldozer actions is $1,000 plus the cost to present his case in court.
- Claimed he was an innocent victim of illegal actions and that he didn't call the sheriff because Edwin had presented himself as a GLA Board member.
- Requested the GLA to take action against Johnson re: violations of Covenants (property destruction and trespassing) that have also been witnessed by others.
- He has withheld paying assessments and will pay them again when the GLA takes action concerning "unethical acts of a GLA board member."

b.. Edwin Johnson's Response to Landowner Allegations
Edwin reviewed details of his experience related to Lannes' complaint, including:

- Claimed he never intended to injure Parcel 54 in any way and apologized for events that led Lannes to believe this was so.
- Stated he was busy with hunting season at the time the driveway issue occurred and he believed his contractor and Craig's contractor were properly handling the issue.
- Cited that within Lannes' garage application to the GLA, the driveway in question was sketched in and it was noted that "the driveway easement is in process with the County" which reveals that Lannes was aware of the shared driveway.
- Cited Lannes erected barbed wire in the middle of the road
- He "would like to see the whole matter dropped"
- A court case "Lannes vs Case, Johnson and Park County" will be heard in February at Park County District Court,

Technological Improvements Copyright © 2026 Brockett Designs All rights reserved

Glastonbury Landowner's Association

CHECK REQUEST

DATE OF REQUEST: _____ **NAME OF REQUESTOR:** _____

ACCNT CODE	AMOUNT	DATE (of Expense)	MEMO (Purpose of Expenditure)	CUSTOMER (Landowner/Parcel #/NG or SG)
TOTAL	**$**	**CHECK PAYABLE TO:**		

ADDRESS:

CITY: **ZIP:** **PHONE:**

DISBURSEMENT: ☐ **HOLD FOR PICK-UP** ☐ **BRING TO BOARD MEETING** ☐ **MAIL**

_____ _____

Approval Signature **Print Name**

Code	Category	Code	Category	Code	Category	Code	Category
A00	**A. Roads & Weeds**	D00	**D. Recreation**	J00	**J. Other Projects**	M00	**M. Elections**
A01	Contractors - Maintenance	D01	Contractors	J01	Fire Protection	M01	Contractors
A02	Contractors – Snow Removal	D02	Travel	J02	Water Reservoir	M02	Travel
A03	Contractors – Weeds	D03	PVRC	K00	**K. General Operating Exp**	M03	Administration
A04	Travel	D04	Administration	K01	Contractor – Admin Secretary	M04	Postage and Delivery
A05	Equipment Reg & Ins	D05	Legal Fees	K02	Contractor - Bookkeeper	M05	Refreshments
A06	Equipment Mtce	D06	Miscellaneous	K03	Contractor - Accountant	M06	Rent
A07	Discounts – Weed Control	E00	**E. Master Plan**	K04	Contractor - Database	M07	Miscellaneous
A08	Road Improvement Loan	E01	Contractors	K05	Contractor - Attorney		
A09	Administration	E02	Travel	K06	Office Supplies		
A10	Legal Fees	E03	Administration	K07	Postage and Delivery		
A11	Miscellaneous	E04	Legal Fees	K08	Monthly Board Meetings		
B00	**B. Architectural**	E05	Miscellaneous	K09	Bank Service Charges		
B01	Contractors	F00	**F. Website**	K10	Petty Cash Advance		
B02	Travel	F01	Contractors	K11	Rent		
B03	Refund – Sanitation Bonds	F02	URL/Domain Fee	K12	Insurance		
B04	Administration	F03	Software	K13	Taxes		
B05	Legal Fees	F04	Miscellaneous	K14	Licenses & Permits		
B06	Miscellaneous	G00	**G. Liens**	K15	Equipment Repair		
C00	**C. Complaints**	G01	Lien Filing	K16	Equipment Rental		
C01	Contractors	G02	Travel	K17	Equipment Purchase		
C02	Travel	G03	Administration	K18	Miscellaneous		
C03	Administration	G04	Miscellaneous	L00	**L. Other Expenses**		
C04	Legal Fees	H00	**H. Discounts**	L01	Miscellaneous		
C05	Miscellaneous	H01	Assessment Fees				

OFFICE USE ONLY		
Check Number:	**Date Paid:**	**Notes:**

Updated 1/9/2006

Technological Improvements Copyright © 2026 Brockett Designs All rights reserved

A process needs to be established for handling fees collected when a project application is <u>not</u> approved.

The first step would be for the committee to decline to accept an application when it appears to be un-approvable in the first place, and direct applicant to the Variance process if appropriate. (Do you agree?)

<u>Case 1:</u> Project is not approved. No further action can be taken.

<u>Action:</u> Refund Sanitation Bond and unused portion of Impact Fee. (Impact fee covers road usage as well as board member time required to process application.) Unused portion of impact fee equals monies remaining after subtracting application processing expense incurred by board members or contractors, or any other expenses. (?)

<u>Case 2:</u> Project is not approved, but directed to Variance Committee.

<u>Action:</u> All fees collected are flagged for "possible refund," similar to a sanitation bond, until the Variance process is completed. If the project is approved, Impact fee is moved into "income." If not approved, same as Case 1 listed above.

Note: If the variance process is pursued, the variance fees are separate from the fees that may have already been paid toward a project. The variance fees will be determined on a case-by-case basis depending on the situation, and agreed on by the applicant and Variance Committee. (This is my understanding at this point, but the committee will be further defining the process.)

Technological Improvements Copyright © 2026 Brockett Designs All rights reserved

The Alpine Group

We represent 14 parcel owners in what is called the Alpine Forested and the Upper Hilly areas of South Glastonbury. Our group are only those that we have contacted and represent 100% of those contacted. Our statements below are representative of all of our collective thoughts with respect to the Master Plan and variances from the Master Plan as well as the Glastonbury covenants.

We oppose any variances on any parcel before the Master Plan is finalized.

We are requesting that the Master Plan draft that we voted on and were surveyed on is implemented as soon as that can be accomplished. We do not need to remind the board that we voted on our wishes for a Master Plan over two years ago at a neighborhood meeting.

We request that if a variance is requested by a parcel owner then all parcel owners that are effected be notified. This would apply to any impact on a drive by situation.

We request that the Glastonbury covenants with respect to trailers, trash, eyesores, noxious weeds etc. be enforced.

82+83

Carol A. Anderson

Michael G. Rosa Sr.
LOT 58

Technological Improvements Copyright © 2026 Brockett Designs All rights reserved

2006-02-06_BDGN.pdf

GLA 02120

Technological Improvements Copyright © 2026 Brockett Designs All rights reserved

Glastonbury Landowners Association

Board of Directors Meeting Minutes

February 6, 2006

CONFIDENTIAL – DO NOT COPY

1. Call to order

The meeting was called to order by James Kozlik at 7:10 p.m., at Golden Ratio Woodworks.
PRESENT: James Kozlik (President), James Trisdale (Vice-President), Janet Naclerio (Secretary), Ross Fitzgerald (Treasurer), Edward Anderson, Laura Boise, Orlando Johnson, Charlotte Mizzi
ABSENT: Alyssa Angelis Allen, William Smith.
PROXIES: Alyssa Allen to Laura Boise
ALSO ATTENDING: Denise Orr (GLA Administrative Secretary) & Jeanne Campbell (Ombudsman). Landowners: Catherine Bielitz, Kathleen Rakela,, Steven Hull, Mary Wallace, Robert Wallace, Arlon Pfeil & Ben Mitchem. Potential Landowners: George & Camille Larsen.

a. Opening Comments.

- James reviewed meeting protocol.
- Executive Board Discussion: The Board reviewed that the GLA Bylaws and Covenants do not give any specific power to an "Executive Board" (ie. President, Vice President, Secretary and Treasurer), but that this body could form a committee and submit recommendations to the Board for a vote. The Board agreed to revisit this topic at the March meeting.

MOTION: Orlando motioned and Ross seconded to approve the agenda with amendments. **Motion carried.**

2. Reading and Disposition of Minutes. Tabled.

3. Report of Officers and Committees

3.1 Treasurer's Report - Ross Fitzgerald .

Ross reviewed that the duties between the Treasurer and Bookkeeper (Ronda) have been delineated. He distributed "Budget Variance Report, Jan 2006," "January 2006 Bank Transactions" and "2006 Projected Budget, 2/1/06."

3.1.1 Unfinished Business

a. none

3.1.2 New Business

a. MSU Student for Data Base. Ross reported he is in the process of researching the possibility of having an MSU student assist the GLA in consolidating our two databases and that he will submit a proposal to the Board when appropriate.

b. Choose Budget Committee for 2007 Budget

The Board agreed that Ross, Orlando, Janet and JT will comprise the 2007 Budget Committee and that it will need to submit to the Board the date on which it will submit a budget proposal.

Technological Improvements Copyright © 2026 Brockett Designs All rights reserved

c. Additional Topics Reviewed by Ross

- Julia Vinci Letter (not dated; received 1/30/06) which included a request for the Treasurer's report. Laura also reported that she spoke to Julia in response to the concerns expressed in her letter.
- The possibility of posting a bi-annual and annual Treasurer's Report on the GLA website.
- Invitation to landowners to contact him re: questions concerning GLA's use of assessment funds; he will respond asap.
- Ross contacted T. Shellenberg (accountant) to review the GLA books twice a year. The Board discussed that this service is probably only needed once a year and requested information concerning its expense.
- Ross is committed to resolving the issue of collecting assessments fees from landowners who are in arrears, and will consult with our attorney concerning collection practices that the GLA could implement.

3.2 Project Review Subcommittee Report – Allysa Allen (Chair), Laura Boise

3.2.1 Unfinished Business

a. none

3.2.2 New Business

a. Update- Contact Landowner Volunteers for Project Review Subcommittee.

Laura reported that she will ask Alyssa for the list of volunteers and contact them since Alyssa is out of town. Charlotte volunteered to be a part of the sub-committee.

b. SG Park County Subdivision Fire Regulations- Letter from Lawyer.

James Kozlik reported that our lawyer will compose a letter in which regulation laws for subdivisions are reviewed. JK will forward this information to Edward to post on the GLA website. He suggested that a link to the county's subdivision standards could be added to the website.

c. Update – Lot 36-A (SG) Subdivision Variance Application/R. Wallace.

Laura reported that the GLA received 20 non-approval and 3 approval responses to the GLA subdivision variance letter re: Lot 36-A that was sent to neighbors in the lower SG plateau area. Robert Wallace stated that he was surprised by the results as he estimated there were approximately 20 neighbors who told him they would approve the variance. He asked the Board if he could contact these neighbors again and commented that his request should be granted based on the Board's approval of the Pinardo subdivision variance. The Board responded that it would not grant this request as the neighbors Robert mentioned had already received the opportunity to state their approval of his variance as requested in the GLA letter. It also explained that the variance process was originally created due

Technological Improvements Copyright © 2026 Brockett Designs All rights reserved

to a number of problems encountered during the Pinardo subdivision variance process (ie. a number of neighbors complained that they felt pressured by the owner to submit their approval of that subdivision.) To avoid the repetition of that experience and protect the anonymity of neighbor input, the Board confirmed it would follow the new variance process

MOTION: Orlando motioned and Ross seconded to vote to accept or reject the variance requested by Robert and Mary Wallace for Lot 36-A, SG.

Motion carried

Discussion.

Consensus Agreement: The Board agreed to not approve the Wallace's variance application.

d. Update - Review Lot 54-A (NG) Construction/Tina Amereihn

1) Kathleen Rakela's 1/23/06 Letter (Board received copies). Laura reviewed Kathleen's concern that Tina's home was built on the ridge line and violated county regulations for that subdivision. Allegedly, Judge Swandall had ordered Tina to move her site off the ridge line.

2) According to Tina, her contractor and William Smith (who sold the lot to Amereihn and had created the covenants for that subdivision) advised her that the placement of her home was acceptable, but agreed that the language in County Regulations was unclear regarding the definition of a ridge-line.

Lot 54-A (NG) Proposed Basement Construction/Tina Amereihn

Laura reported that Tina submitted an application to add a basement foundation to her original house construction plan. Per Tina, this addition will increase the home from two to three stories, with extra square footage and will not change the height above ground level from the original plan. Laura did not have time to verify these specifics as the application was submitted the day before the meeting. Discussion

MOTION: JT motioned and Ross seconded to postpone reviewing Tina Amereihn's basement application until Park County issues a statement regarding the status of her home site.

Discussion.

Motion carried.

New Policy for Subdivision Applications

The Board agreed that in the future all applicants submitting subdivision applications to the GLA need to submit (1) the covenants for the particular subdivision since those covenants may differ from GLA covenants or standards; and (2) a copy of the County's conditions once the subdivision is approved.

Technological Improvements Copyright © 2026 Brockett Designs All rights reserved

e. Lot 55-D (NG) Home Construction & Garage Application/ Ragnow & Kory, Jr.
Laura reviewed the application and noted that this lot is in the same subdivision as Tina Amehrein. The Board discussed that there may be similar problems with the ridge line requirement and that further research may be needed before the GLA can make an informed decision. James K. said he would visit the site and contact Ragnow..
MOTION: Charlotte motioned and Laura seconded to table Ragnow's home construction and garage application on Lot 55-D (NG).
Motion carried unanimously.

f. Lot 46-D (SG)/Mobile Home and Well Project/Brian & Theresa-Emmanuel Grey.
Laura explained that Alyssa had been working with the Greys to process their application during the previous two weeks. Some of the Board felt they did not have enough time to review the application that was e-mailed to them on Friday, February 3.
Consensus Agreement: Table the review of the Grey application.

g. Vote to Eliminate Expediting Process for Subdivisions and Variances.
MOTION: Laura motioned and Ross seconded to *discontinue* the expediting process *for subdivision and variance applications.*
Motion carried.

Discussion.
Amendment: Ross motioned and Charlotte seconded to *discontinue* the expediting process for *all project applications.*
Amendment did not carry. (5 not in favor; 2-in favor; 3 abstentions)

Discussion: George Larson, attendee at meeting, reported that he was about to become a GLA landowner and that eliminating the expediting process would be a hardship on him for a number of reasons. The Board further discussed whether the expediting process might be allowed in hardship cases.
Amendment: Laura motioned and Orlando seconded to *allow the expediting process for subdivisions and variance applications in extreme hardship cases.*

Discussion.
MOTION: Charlotte motioned and Orlando seconded to table the discussion concerning discontinuing the expediting process for *subdivisions and variance applications in extreme hardship cases* and to discuss this topic at a future meeting. **Motion carried.**

Technological Improvements Copyright © 2026 Brockett Designs All rights reserved

h. Craig Newhouse Letter of 2/1/06 re: Proposed Subdivision of Tract 57-E (NG).

Denise distributed copies of Craig's letter received by the GLA on 2/4/06. Laura reviewed the letter which included Craig's responses to the GLA's previous inquiries concerning his application. The Board agreed it could not vote on Craig's request for preliminary approval until his variance application process was completed.

3.3 Road & Weed Committee Report - James Trisdale (JT) (Chair)

3.3.1 Unfinished Business

a. Edwin Johnson Water Rights/Fire Pond Attorney Letter

James K. reported that he asked our attorney to compose a letter to address water rights and how these relate to the GLA's Covenants, insurance, assessments and budget. James will also visit the DNRC to investigate the water rights for North and South Glastonbury.

Edwin stated that he had no intention of "de-watering" the existing water systems in SG and that this happened due to sprinklers. He stated he is willing to come to some sort of agreement with the GLA regarding this issue.

b. High South Road Usage Signs – Ev. Johnston & K. Ramp

J T stated that he will call Johnston regarding the sign. He contacted Ramp and is waiting to receive her feedback regarding wording on sign.

3.3.2 New Business

a. Update- contact with landowner volunteers

JT reported that Ian Scott volunteered to work on the Road/Weed Committee. Jeanne Campbell stated she will ask if her husband is interested in volunteering.

b. Speed Bumps & Signs

JT proposed that 3 portable speed bumps plus appropriate signs be installed on gravel roads in Glastonbury. Each speed bump costs approx. $342.

Discussion.

MOTION: Orlando motioned and Edward seconded to approve a $2,500 maximum budget for the expense of speed bumps and associated signs.
Motion carried.

The Board agreed that the speed bump/sign expense should be included in the 2007 budget.

c. Road maintenance sub-contractor contacts

JT reported that he has one subcontractor lined up for a 2-year run and is waiting for two more bids. He will submit a road expense proposal when the 2 bids are

Technological Improvements Copyright © 2026 Brockett Designs All rights reserved

received. Laura proposed and the Board agreed that the GLA needs to inform landowners concerning the access locations to common use land.

3.4 Land Use Master Plan (LUMP) Committee Report – Charlotte Mizzi (Chair)

3.4.1 Unfinished Business

a. none

3.4.2 New Business.

Charlotte & Laura distributed two documents:
1) **Exibit A** = "3.5 Residential Areas and Density Schedule (2/1/06) LUMP Committee, for GLA Mtg,"
2) **Exibit B** = "3.5 Residential Areas and Density Schedule (2/6/06) for GLA Mtg ."

a. Recommendations re: average minimum acres.

Discussion of Exhibits A & B:

1) **Exhibit A:** The Board agreed to revisions of the footnotes and minimum acreage column included in this schedule. A motion to approve Exhibit A did not pass.
2) Laura and Charlotte emphasized that the variance information to be placed in the Draft Master Plan should explain how variances will be administered by the Project Review Sub-committee.
3) The LUMP Committee stepped away from the meeting and developed a proposal concerning **Exhibit B.** It then presented its proposal to the Board. Discussion.

MOTION: Charlotte motioned and Ross seconded to the following:

- **Exhibit B:** Delete Column 2 - "Minimum Acres per Tract/Lot"
- **Exhibit B:** Obtain our attorney's advice to ascertain the legality of the GLA asking landowners to vote for either Column 3 (as Option 1) or Column 4 (as Option 2).
- If our attorney states that voting on Option 1 or Option 2 *is* legal, the Board will approve **Exhibit B** for inclusion in the Draft Master Plan
- If our attorney states that voting on Option 1 or Option 2 *is not* legal, the Board approves **Exhibit A** (with agreed upon revisions, including the footnote that states "no variance will be allowed for the division of land less than 2.5 acres in North and South Glastonbury") for inclusion in the Draft Master Plan. **Motion carried.**

b. Choices for density standard Landowner vote – Tabled.

c. Neighborhood Survey results posted on web site.

Charlotte commented that this will be done when the Board approves the specific document to be used – either Exhibit A or B.

Technological Improvements Copyright © 2026 Brockett Designs All rights reserved

3.5 Recreation Committee Report – Janet Naclerio (Chair)

3.5.1 Unfinished Business

a. Status of Phase I and II Committees Reports – **Tabled.**

3.5.2 New Business

a. Proposal for community building funding.

James Kozlik briefly reviewed the possibility of constructing a community building on our recreation land using "sweat equity" and collecting rent for its use. Since GLA owns the land, it has equity, thus making it eligible to receive a loan. James asked the Board to think about this possibility and what it might take to implement such a plan, including how it might affect our budget, etc.

b. Update: Contact landowner volunteers. Tabled.

4. General Business

4.1 Unfinished Business. None.

4.2 New Business. Tabled.

a. Community Committee - LB.

b. MSU students for legal assistance, accounting, data base, community studies, etc. - JK

c. Code of Ethics - RF

5. Open Floor Comment Period and Landowner Issues/Concerns. None.

6. The meeting was adjourned at 11 p.m. with no further business.
Next Meeting: March 6, 2006, 6:45 p.m., at Golden Ratio Cafeteria.

NEW ACTION ITEMS

TR020606.1	*Budget Committee:* Determine date for 2007 budget proposal & present to Board.
TR020606.2	*Ross:* Present to Board expense for hiring accountant to audit GLA books.
TR020606.3	*Ross:* Present to Board attorney's advice concerning collection practices.
PR020606.1	*Laura/Alyssa:* Contact list of volunteers to serve on project review committee. **Done.**
PR020606.2	*James K:* Acquire lawyer's report re: regulation laws for subdivisions.
PR020606.3	*Edward:* Create GLA website link to the county subdivision standards.
PR020606.4	*Denise/Alyssa/Laura:* Send confirmation of variance disapproval to R. Wallace
PR020606.5	*Alyssa*: Add new subdivision requirements to project applications

Technological Improvements Copyright © 2026 Brockett Designs All rights reserved

PR020606.6 *Laura/Alyssa:* Contact Ragnow re: application **Done**. (Note: Ragnow withdrew application at a later date).

PR020606.7 *Laura/Alyssa:* Contact Grey's re: mobile home application. **Done**.

PR020606.8 *Alyssa:* Incorporate new policy into project applications re: no expediting process *for subdivision and variance applications*. **Done.**

PR020606.9 *Laura/Alyssa:* Contact Craig Newhouse re: variance process. **Done.**

PR020606.10 *Alyssa/Denise:* Letter to neighbors re: Newhouse variance. **Done.**

RDWD020606.1 *James K:* Acquire letter from attorney re: water rights **Done.**

RDWD020606.2 *Board ?* : Resolve water issue with Edwin Johnson.

RDWD020606.3 *Denise:* Forward Ev. Johnston's phone number to JT. **Done.**

RDWD020606.4 *JT:* Present final plan to Board re: speed bumps, signs & locations. **Done.**

RDWD020606.5 *JT:* Present road maintenance expense proposal to Board when bids are received.

RDWD020606.6 *Board:* Determine how to inform landowners re: areas of access to common use land.

LUMP020606.1 *Charlotte & LUMP Committee:* Revise Exhibit B and contact attorney re: legality of options on Exhibit A. **Done.**

LUMP020606.2 *Denise:* Forward 2 attorneys phone numbers to Charlotte. **Done.**

RC020606 *Board:* Consider and bring feedback to next meeting re: constructing a community building on GLA as reviewed by James K.

Technological Improvements Copyright © 2026 Brockett Designs All rights reserved

2006-02-06_BDGNAUX.pdf

Technological Improvements Copyright © 2026 Brockett Designs All rights reserved

Glastonbury Landowners Association

Board of Directors Meeting Agenda

February 6, 2006

1. **Call to Order** (5 mins)
   a. Opening Comments (projected time of meeting 100 mins.)

2. **Reading and Disposition of Minutes** (5 mins.)
   November 7, 2005
   November 12, 2005 - Annual
   January 23, 2006
   Note: All board members will have read minutes and come with changes marked on their copies of previous minutes.

3. **Report of Officers and Committees**

3.1 Treasurer's Report - Ross Fitzgerald (5 mins).

3.1.1 Unfinished Business

a. none

3.1.2 New Business

a. MSU student (for Data Base) - RF
b. Choose Budget Committee for 2007 Budget - JK

3.2 Architecture Subcommittee Report – Allysa Allen (Chair), Laura Boise (20 mins.)

3.2.1 Unfinished Business

a. none

3.2.2 New Business

a. Update- Contact with landowner volunteers for project committee..
b. SG Park County subdivision fire regulations- Letter from Lawyer.
c. Update – Lot 36-A (SG) Subdivision Variance Application/R. Wallace.
d. Update - Review Lot 54-A (NG) Construction/Tina Amereihn
e. Lot 55-D (NG) Home Construction & Garage Application/ Ragnow & Kory, Jr. - LB
f. Vote to eliminate expediting process for Subdivisions and Variances - LB

3.3 Road & Weed Committee Report- James Trisdale (JT) (Chair) (10 mins.)

3.3.1 Unfinished Business

a. Edwin Johnston Water Rights/Fire Pond attorney letter – J K
b. High South Road Usage Signs – Johnston & Ramp – J T

3.3.2 New Business

a. Update- contact with landowner volunteers - JT
b. Speed Bumps & Signs - JT
c. Road maintenance sub-contractor contacts - JT

3.4 Land Use Master Plan Committee Report – Charlotte Mizzi (10 mins.)

3.4.1 Unfinished Business

a. none

Technological Improvements Copyright © 2026 Brockett Designs All rights reserved

3.4.2 New Business.
a. Recommendations average minimum acres - CM
b. Choices for density standard Landowner vote - JK
c. Survey posted on web site? - CM

3.5 Recreation Committee Report – Janet Naclerio (Chair) (10 mins.)
3.5.1 Unfinished Business
a. Status of Phase I and II Committees Reports - JN

3.5.2 New Business
a. Proposal for community building funding - JK
b. Update: contact with landowner volunteers - JN

4. General Business (20 mins.)
4.1 Unfinished Business. None.
a. Code of Ethics - RF
4.2 New Business
a. Community Committee- LB
b. MSU students for legal assistance, accounting, data base, community studies etc.- JK

5. Open Floor Comment Period and Landowner Issues/Concerns (15 mins.- time allowing)

6. Next Meeting: March 6, 2006, 6:45 p.m., at Golden Ratio Cafeteria and Adjournment.

Note: if the Board receives additional items that need to be addressed at the meeting, these will be announced and added to the agenda during "5. Open Floor Comment Period."

Technological Improvements Copyright © 2026 Brockett Designs All rights reserved

2/6/06

02/01/06

Glastonbury Landowner's Association

Budget Variance Report

January 2006

	Jan 06	Budget	$ Over Budget	% of Budget
Ordinary Income/Expense				
Income				
100. Assessments				
107. Dwelling 2005	12.50			
108. Dwelling 2006	9,207.37	30,888.00	-21,680.63	29.81%
131. Land 2005	342.50			
132. Land 2006	15,276.18	41,448.00	-26,171.82	36.86%
150. GAV	1,617.00	6,468.00	-4,851.00	25.0%
160. Finance Chrgs Late Accnts	4.07			
161. Penalties Late Accounts	13.20			
Total 100. Assessments	26,472.82	78,804.00	-52,331.18	33.59%
200. Architectural Fees				
201. Application Fee	25.00			
208. IF - Package	425.00			
210. IF - Subdivison	150.00			
200. Architectural Fees - Other	0.00	8,000.04	-8,000.04	
Total 200. Architectural Fees	600.00	8,000.04	-7,400.04	7.5%
300. Roads				
301. CUT - Road Paving Loan	0.00	2,200.00	-2,200.00	
302. Knap Weed Refund	0.00	4,000.00	-4,000.00	
Total 300. Roads	0.00	6,200.00	-6,200.00	
500. Interest Earned				
501. Savings Interest	34.43	252.00	-217.57	13.66%
Total 500. Interest Earned	34.43	252.00	-217.57	13.66%
700. Other Income				
702. Balance Fwd 2005	0.00	20,485.00	-20,485.00	
Total 700. Other Income	0.00	20,485.00	-20,485.00	
Total Income	27,107.25	113,741.04	-86,633.79	23.83%
Expense				
A00. Roads & Weeds				
A01. Contractors - Road Mtce	1,000.00	29,450.04	-28,450.04	3.4%
A02. Contractors - Snow Removal	502.04	8,000.00	-7,497.96	6.28%
A05. Equipment Reg & Ins	585.00	1,600.00	-1,015.00	36.56%
A06. Equipment Mtce	25.00			
A07. Discounts - Weed Control	0.00	5,000.00	-5,000.00	
A08. Road Improvement Loan	0.00	30,224.00	-30,224.00	
A11. Miscellaneous	0.00	500.04	-500.04	
Total A00. Roads & Weeds	2,112.04	74,774.08	-72,662.04	2.83%
B00. Architectural				
B06. Miscellaneous	0.00	300.00	-300.00	
B00. Architectural - Other	0.00	4,500.00	-4,500.00	
Total B00. Architectural	0.00	4,800.00	-4,800.00	0.0%

Technological Improvements Copyright © 2026 Brockett Designs All rights reserved

Glastonbury Landowner's Association

Budget Variance Report

January 2006

	Jan 06	Budget	$ Over Budget	% of Budget
D00. Recreation				
D03. PVRC	25.10	2,100.00	-2,074.90	1.2%
D06. Miscellaneous	0.00	100.00	-100.00	
Total D00. Recreation	25.10	2,200.00	-2,174.90	1.14%
E00. Master Plan				
E05. Miscellaneous	0.00	1,000.00	-1,000.00	
Total E00. Master Plan	0.00	1,000.00	-1,000.00	
F00. Website				
F01. Contractors - Dev & Mtce	0.00	500.04	-500.04	
F02. URL/Domain Fee	0.00	252.00	-252.00	
Total F00. Website	0.00	752.04	-752.04	
G00. Liens				
G01. Lien Filing	0.00	500.00	-500.00	
G02. Travel	0.00	150.00	-150.00	
G03. Administration	0.00	500.00	-500.00	
Total G00. Liens	0.00	1,150.00	-1,150.00	
K00. General Operating Expenses				
K01. Contractors - Admin Sec	273.00	4,550.04	-4,277.04	6.0%
K02. Contractors - Bookkeeper	0.00	3,060.00	-3,060.00	
K03. Contractors - Accountant	0.00	105.00	-105.00	
K04. Contractors - Database	39.00	500.04	-461.04	7.8%
K05. Contractors - Attorney	0.00	500.04	-500.04	
K06. Office Supplies	0.00	900.00	-900.00	
K07. Postage and Delivery	328.74	788.00	-459.26	41.72%
K08. Monthly Board Meetings	390.00	3,000.00	-2,610.00	13.0%
K09. Bank Service Charges	0.00	12.50	-12.50	
K11. Rent	260.00	480.00	-220.00	54.17%
K12. Insurance	0.00	4,850.00	-4,850.00	
K13. Taxes	75.39			
K14. Licenses and Permits	0.00	70.00	-70.00	
K15. Equipment Repair & Mtce	0.00	600.00	-600.00	
Total K00. General Operating Expenses	1,366.13	19,415.62	-18,049.49	7.04%
M00. Annual Meeting/Elections				
M01. Contractors	0.00	500.00	-500.00	
M03. Administration	0.00	300.00	-300.00	
M04. Postage and Delivery	0.00	500.00	-500.00	
M05. Refreshments	0.00	300.00	-300.00	
M06. Rent	0.00	75.00	-75.00	
Total M00. Annual Meeting/Elections	0.00	1,675.00	-1,675.00	
Total Expenses/Budget	3,503.27	105,766.74	-102,263.47	3.31%
Total Income/Budget	23,603.98	113,741.04	-90,137.06	20.75%

Technological Improvements Copyright © 2026 Brockett Designs All rights reserved

rec'd 1/30/06

TO: Treasurer of GLA
FROM: Julia Vinci
RE: Assessments

I am remitting the assessment for 2006, as I have done the past four years I have resided here, but with reservations. Each year I find myself more reluctant to do so for the following reasons:

1. The assessment amount has been increased--and will probably continue to be increased--while thousands of dollars are in arrears by non-paying landowners. It is unfair to place the burden of rising costs for the association on the shoulders of those who meet their responsibilities while nothing is done to collect from those who do not do so.

2. As a member in good standing in GLA I feel I have a right to know who has or has not met their financial responsibilities.

3. As a member in good standing in GLA I feel I have a right to know the exact and specific results in elections and surveys. It should be a matter of public record.

4. As a member in good standing I feel I have a right to an annual full financial disclosure in detail. Surely this already exists, as it should in a well-run organization, and can be made available to those who wish to see it, perhaps online if not at the expense of a mailing.

5. Though my perception may be inaccurate, I perceive that the board members do not seek and are not open to input from the membership at large as to resolution of problems. "What one perceives one believes."

6. I choose to be an apolitical non-affiliated citizen who has no connection to any political party or religious institution. As long as the Church Universal and Triumphant is the "Incorporator" of the Glastonbury Landowners Association (CUT) I am unintentionally and unwillingly supporting CUT when I pay my assessment. I want the GLA to be totally divorced from that organization.

7. There exist covenants by which members of GLA are governed. I try to follow them. I want those covenants enforced fairly and consistently by the Board, my "legal representatives," regardless of who has broken them. This is not being done. If this board cannot enforce even one of its covenants then it cannot enforce any of them and is nothing more than a toothless watch dog.

In summary, I want to know what I'm paying for and why I'm expected to.

Technological Improvements Copyright © 2026 Brockett Designs All rights reserved

2/6/06

Glastonbury Landowner's Association

2006 Projected Budget

Amount	Fixed Budget Expenses	Amount	Variable Budget Expenses
42,275.00	**Roads & Weeds**	**33,500.00**	**Roads & Weeds**
1,600.00	Equipment - registration, insurance	20,000.00	Road Maintenance - grading, gravel
30,225.00	Road Improvement Loan - Paved Roads (balance of $210,651.09 due in 2016)	8,000.00	Snow Removal - plowing, sanding
10,450.00	South Glastonbury Roads - Hercules, road maintenance ($10,434.16 due in 2006)	5,000.00	Weed Control - spraying, mowing
		500.00	Miscellaneous - equipment maintenance, administration, legal
		4,500.00	**Architectural**
		4,200.00	Contractors - site inspection, consultation
		300.00	Miscellaneous - administration, legal
		0.00	**Complaints**
		0.00	Contractors - research, mediation
		0.00	Miscellaneous - administration, legal
2,200.00	**Recreation**	**0.00**	**Recreation**
1,400.00	PVRC - NG soccer field liability insurance	0.00	Contractors - research, proposals
800.00	PVRC - NG soccer field electricity	0.00	Paradise Valley Recreation Center (PVRC) - North Glastonbury Soccer Field
		0.00	Miscellaneous - administration, legal
		1,000.00	**Master Plan**
		0.00	Contractors - document development
		1,000.00	Miscellaneous - surveys, mailings, administration, legal
250.00	**Website**	**500.00**	**Webiste**
250.00	Internet Hosting Fee	500.00	Contractors - development, maintenance
		0.00	Miscellaneous - software
75.00	**Elections/Annual Landowner's Mtg**	**1,600.00**	**Elections/Annual Landowner's Meeting**
75.00	Rent - Emigrant Hall	500.00	Contractors - document development, administration
		500.00	Postage - nominations, elections, meeting notice
		300.00	Refreshments - annual landowner's meeting
		300.00	Administration - correspondence, materials, handouts
		0.00	Miscellaneous
		1,150.00	**Lien Filing**
		500.00	Lien Filing - processing fees
		150.00	Travel - County Recorder's Office
		500.00	Administration - correspondence, postage

GLA 02135

Technological Improvements Copyright © 2026 Brockett Designs All rights reserved

Glastonbury Landowner's Association

2006 Projected Budget

Amount	Fixed Budget Expenses	Amount	Variable Budget Expenses
		0.00	**Discounts**
		0.00	Annual Landowner early payment discount
		0.00	**Other Projects**
		0.00	Fire Protection
		0.00	Water Reservoir
5,780.00	**General Operating Expenses**	**13,360.00**	**General Operating Expenses**
105.00	Accountant - annual tax preparation and filing	4,550.00	Administrative Secretary - document maintenance, landowner requests, lien filing, database input, board member support, mail processing
50.00	Banking - account service charges, safe deposit box fee	3,060.00	Bookkeeper - maintenance of financial records, financial reporting, payables and receivables, bank account maintenance, landowner assessment statements
500.00	Rent - monthly Board meetings, GLA file storage	500.00	Database Manager - development, maintenance
4,850.00	Insurance - GLA liability insurance	500.00	Attorney - legal advice, litigation
200.00	Property Taxes - property owned by the GLA	900.00	Office Supplies - letterhead, envelopes, copy paper, labels, file folders, etc.
75.00	Licenses and Permits - Corporate license fee, State Non-Profit Organizaion report	750.00	Postage - stamps, certified/registered mail, etc.
		3,000.00	Monthly Board Meetings - meeting minutes, handouts, refreshments
		100.00	Equipment - maintenance, repairs, rental
50,580.00	**Total Fixed Expenses**	**55,610.00**	**Total Variable Expenses**

$ 106,190.00 - Total Projected Expenses

50,580.00 - Fixed Expenses

55,610.00 - Variable Expenses

$ 113,739.00 - Total Projected Income

8,830.00 - 2005 Balance Forward (Checking)

11,655.00 - 2005 Balance Forward (Savings)

41,448.00 - Land Assessment Fees (less $1,188.00 Sub Div Waivers & $2,772.00 Lien Accounts)

30,888.00 - Dwelling Assessment Fees (less $1,584.00 Lien Accounts)

6,468.00 - GAV Assessment Fees

8,000.00 - Architectural Fees

2,200.00 - C.U.T. Road Loan Interest Payment

4,000.00 - Knap Weed Refund

0.00 - Collections: Past Due Assessments

250.00 - Savings Account Interest

0.00 - Subdivision Waivers

0.00 - Landowners with Liens

$ 7,549.00 - Projected Undistributed Income

$ 7,500.00 - Reserve Funds

GLA 02136

Technological Improvements Copyright © 2026 Brockett Designs All rights reserved

2/6/06
CM (A)

3.5 Residential Areas and Density Schedule (2/1/06) LUMP Cmttee. for GLA Mtg.

	Actual Survey Results as an average		LUMP Recommendation
Neighborhood Area Description and Parcel Numbers	**(I) Maximum # Tracts/Lots per original 20+acre Parcel**	**(N) Average Acres per each Tract/Lot from an original 20+acre Parcel**	**(M) Minimum Acres for each Tract/Lot from an original 20+acre Parcel**
Lower Plateau Area **North**: 1, 2, 5, 6, 7, 8, 9, 10, 11, 12, 22, 23, 24, 27, 28, 29, 30, 31, 43, 44, 45, 46, 47, 48, 49, 50, 51	5	4.1 av. acres	3.0 acre
South: 28, 29, 31B, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41	5	4.57 av. acres	3.5 acre
Lower Hilly Area **North**: 25, 26, 41, 42, 52, 53, 54, 55, 56	6	2.4 av. acres	2.5 [redacted] acre
South: 21, 22, 23A, 24, 25, 26, 27, 30, 31	5	4.3 av. acres	3.5 acre
Middle Hilly Area **North**: 32, 33, 34, 35, 36, 37, 38, 39, 40, 57, 58, 59, 61, 62	5	3.2 av. acres	3.0 acre
South: 18, 19, 20, 55, 56, 57	4	3.3 av. acres	3.0 acre
Upper Hilly Area **North**: 60, 63, 64, 65, 66, 67, 68, 69, 70	3	6.5 av. acres	4.0 acre
South: 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54,	5	4.0 av. acres	[redacted] acre 3.5
Alpine-Forested Area **South**: 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 97, 98, 99, 100, 101, 103, 104, 105, 106, 107, 108, 109	2	11.5 av. acres	10.0 acre

Any deviation from the density limits set in this "*3.5 Residential Areas and Density Schedule*" must require a variance and go thru the variance process.

No variance will allow for the division of land of a Parcel/Tract/Lot to less than ~~3.0~~ 2.5 acres in North Glastonbury, nor less than 2.5 acres in South Glastonbury, nor less than 4.0 acres in the "Alpine-Forested" area of South Glastonbury.

Only 1 variance process that seeks to reduce the density size requirements for a Tract/Lot or increase the ~~number of Tracts/Lots per Parcel~~ will be allowed per individual land owner of a specific Parcel/Tract/Lot.

Technological Improvements Copyright © 2026 Brockett Designs All rights reserved

2/6/06

(B)

3.5 Residential Areas and Density Schedule (2/6/06) for GLA Mtg. (Laura Boise)

Area Description and Parcel Numbers	From Survey Results for Master Plan Chart: Maximum # Tracts/Lots per original 20+acre Parcel (1)	From Survey Results for Master Plan Chart: Minimum Acres per Tract/Lot (2)	Lump Recommendation: Minimum Rounded out (3)	Absolute Minimum Acreage per Tract/Lot For any Variance Process (4)
Lower Plateau Area				
North: 1, 2, 5, 6, 7, 8, 9, 10, 11, 12, 22, 23, 24, 27, 28, 29, 30, 31, 43, 44, 45, 46, 47, 48, 49, 50, 51	5	4.1 acres	4.0	3.0 acres
South: 28, 29, 31B, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41	5	4.57 acres	4.0	3.5 acres
Lower Hilly Area				
North: 25, 26, 41, 42, 52, 53, 54, 55, 56	6 or 5	2.4 acres	2.5 or 3	2.4 acres
South: 21, 22, 23A, 24, 25, 26, 27, 30, 31	5	4.3 acres	4.0	3.5 acres
Middle Hilly Area				
North: 32, 33, 34, 35, 36, 37, 38, 39, 40, 57, 58, 59, 61, 62	5	3.2 acres	3.2	3.0 acres
South: 18, 19, 20, 55, 56, 57	4	3.3 acres	3.3	3.0 acres
Upper Hilly Area				
North: 60, 63, 64, 65, 66, 67, 68, 69, 70	3	6.5 acres	6.5	4.0 acres
South: 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54,	5	4.0 acres	4.0	3.5 acres
Alpine-Forested Area				
South: 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 97, 98, 99, 100, 101, 103, 104, 105, 106, 107, 108, 109	2	11.5 acres	10.0	8.0 ac.

Any deviation from the density limits set in this "*3.5 Residential Areas and Density Schedule*" must require a variance and go thru the variance process.

Only one (1) variance process that seeks to reduce the density size requirements for a Tract/Lot will be allowed per individual land owner of a specific Parcel/Tract/Lot.

The essential element of the Variance Process is that it allows neighborhood review and therefore allows at least the opportunity to foster community.

Technological Improvements Copyright © 2026 Brockett Designs All rights reserved

2/6/06

Overall Totals For All of Glastonbury Laura Bossi

All of North and South Glastonbury:	4.86 acre minimum	
All of Both without Alpine Area S:	4.03 " "	
All of Both without A. & Upper Hilly:	3.68	
All of South including Alpine:	5.54	
All of South without Alpine:	4.06	
All of North with Upper Hilly:	4.03	
All of North without Upper Hilly	3.22	
Maximum # of Divisions all South	4.75 (Rounded to 5)	
Maximum # Divisions w/out Alpine:	4.60	(Total 5)
Maximum # Divisions all North:	4.75	(Total 5)
Maximum # Divisions w/out Up. H.	5.34	(Total 5)

The "Average" of both No. and So. was between
4 to 5 divisions per original 20 acre Parcel
And 3.5 to 5.5 Minimum Acres
(with the lowest numbers excluding
ALL upper areas of BOTH Glastonburys)

Technological Improvements Copyright © 2026 Brockett Designs All rights reserved

----- Original Message -----

From: Alyssa Angelis
Sent: Thursday, February 02, 2006 6:47 PM
To: Laura Boise; Denise Orr
Subject: Proxy for Alyssa

Hi Denise and Laura,

I am giving my proxy to Laura for the Monday, Feb 6th meeting.

Thanks!

Technological Improvements Copyright © 2026 Brockett Designs All rights reserved

2-6-06

To the GLA Board:

I hereby give my proxy to Laura Borse.

Joanna Snyder.

Technological Improvements Copyright © 2026 Brockett Designs All rights reserved

2006-03-06_BDGN.pdf

GLA 02142

Technological Improvements Copyright © 2026 Brockett Designs All rights reserved

Glastonbury Landowners Association

Board of Directors Meeting Minutes

March 6, 2006

CONFIDENTIAL – DO NOT COPY

1. Call to order and Welcome

The meeting was called to order by James Kozlik at 7:10 p.m., at Golden Ratio Woodworks.

PRESENT: James Kozlik (President), James Trisdale (Vice-President), Janet Naclerio (Secretary), Ross Fitzgerald (Treasurer), Alyssa Angelis Allen, Edward Anderson, Laura Boise, Orlando Johnson and Charlotte Mizzi.

ABSENT: William Smith

PROXIES:

ALSO ATTENDING: Denise Orr (GLA Administrative Secretary), Landowners: Edwin Johnson, George Larsen, Kathleen Rakela, Connie Fitzgerald and Catherine Bielitz.

Opening Comments:

James K. announced:

- Orlando will initially take the position of "chairman" during Board meetings, as called for in Robert's Rules of Order, and other Board members will then take on this role in future meetings. The chairman keeps the Board on track in terms of covering agenda items without extraneous discussion. Before speaking, a Board member must raise his/her hand and address Orlando as "Mr. Chairman."
- Unfinished business will be reviewed before new business during board meetings.

2. Approval of Agenda for Meeting

a) Submit new items or changes and vote

The Board agreed to use a new agenda (submitted by Orlando) for the meeting, Additions and changes to the agenda were proposed and accepted. .

b) Vote on resultant agenda

UNANIMOUS CONSENT: The Board approved agenda with amendments.

3. Reading and Disposition of Minutes. Tabled.

4. Treasurer's Report - Ross Fitzgerald

Ross distributed: "Budget Variance Report, January through February 2006" and "February 2006 Bank Transactions"

Ross reported that he is in the process of researching the possibility of lowering the interest on the GLA's road loan.

5. Officer's Reports

5.1 Code of Ethics – Ross

Ross e-mailed a revised Code of Ethics to the Board in the week prior to the meeting.

Discussion.

Technological Improvements Copyright © 2026 Brockett Designs All rights reserved

MOTION: Ross motioned and JT seconded to adopt the revised Code of Ethics sent to Board members last week.
Motion carried. (5 approved; 3 opposed (Charlotte, Orlando and ?)

Discussion:
Many points of view were presented concerning the Code of Ethics. Some Board members did not wish to sign the document. There was no insistence that the document be signed by Board members. Laura proposed that that the revised Code of Ethics and the letter from the county attorney re: conflict of interest on Boards could be inserted into the Board Orientation Manual and the Board agreed that this action would be acceptable.

10/5/05 Memo from County Attorney, Tara DePuy re: Conflict of Interest on Park County Boards (received by the GLA on 2/1/06)
James K read the above letter and stressed the importance of upholding the standards described. (This memo had been previously forwarded to all Board members)

5.2 Discussion of Executive Committee Responsibilities
James K. asked the Board to meet outside of the Board meeting to discuss the role of the Executive Board.

6. Committee Reports - UNFINISHED BUSINESS

6.1 Project Review Subcommittee Report – Allysa Allen (Chair), Laura Boise
No unfinished business.

6.2 Road & Weed Committee Report - James Trisdale (JT) (Chair)

a) Edwin Johnson Water Rights/Fire Pond Attorney Letter – JK

- James K. reviewed the surface water letter from our attorney (received by all Board members).
- JT reported that Alan Shaw, from the business office of Church Universal & Triumphant, confirmed that the Church owns all water rights in North and South Glastonbury.
- James K. stated that the GLA will need to go through our attorney whenever it addresses a landowner about a water issue.
- James K. will develop a letter to E. Johnson concerning the resolving of water rights issues and send it to the Board for approval.

b) High South Sign Issues (K. Ramp & Ev. Johnston) – JT
JT is still waiting for responses re: wording for the signs. James K. reported that K. Ramp agreed to put together the wording for her sign; he will e-mail Ev. Johnston and again request his ideas.

Technological Improvements Copyright © 2026 Brockett Designs All rights reserved

6.3 Land Use Master Plan (LUMP) Committee Report – Charlotte Mizzi (Chair)
Charlotte reviewed the 2/24/06 letter from our attorney re: response to her 2/13/06 letter to him re: Master Plan voting options. She reported that the MP Committee continues to meet and it is close to completing a final draft.

6.4 Recreation Committee Report – Janet Naclerio (Chair)
Janet reported that the PVRC Board has had positive experiences, but that there are a number of problems that need to be resolved. The Board asked Janet to communicate to the PVRC that it would like to respond to the PVRC's concerns and that it will need to receive a formal letter from the PVRC (submitted through the GLA Recreation Committee) that expresses *specific* concerns, questions, plans or suggestions regarding the operation of the PVRC Board, Bylaws and the soccer field, etc.

7. Committee Reports – NEW BUISNESS

7.1 Project Review Subcommittee Report – Allysa Allen (Chair), Laura Boise

a. 57-E (NG) Newhouse/ Subdivision.
Alyssa reported that she has received an official variance application from Newhouse and will proceed to process the application.

b. 46-D (SG)/ Emmanuel-Grey/ Mobile Home Placement
Alyssa reviewed.
MOTION: Alyssa motioned and Orlando seconded to approve the Emmanuel-Grey/ Mobile Home Placement on Lot 46-D (SG) on the condition that all permits are acquired and the land is reseeded. **Motion carried.**

c. 54-A (NG) Amereihn/House Modification-Basement Plan
Alyssa reviewed Amereihn's plan to construct a full basement.
MOTION: Alyssa motioned and Ross seconded to approve Tina Amereihn's basement addition to 54-A (NG) with the condition that she is in compliance with her subdivision covenants, and that she indicates this in the new section regarding subdivision covenants on our modified Project Application Form, detailed in these minutes, section 7.1, f-3 below.
Motion carried.

Discussion:

- Alyssa reviewed that although there is a pending situation with the county concerning the placement of Amereihn's home, the landowners of the subdivision and the county will need to determine whether the conditions of the covenants for Amereihn's subdivision are being met.
- Laura reported that Jackie Robinson of the County Commissioners told her it's difficult to interpret county law for subdivisions and that GLA may wish to adopt clearer guidelines of its own.

Technological Improvements Copyright © 2026 Brockett Designs All rights reserved

d. 41-D (SG) /George & Camille Larsen Home Construction
Alyssa reported that the Larsens are the new owners of this parcel and their plans meet GLA criteria for approval.
MOTION: Alyssa motioned and Ross seconded to approve George & Camille Larsen's Home Construction, 41-D (SG), on the condition that all required permits are acquired and the land is reseeded after construction. **Motion carried.**

e. 5-D (NG)/Charlotte Mizzi Sunroom Addition
Alyssa reviewed the application.
MOTION: Alyssa motioned and JT seconded to approve Charlotte Mizzi's sunroom construction on 5-D (NG) on the condition that the electrical permit is obtained and the land is reseeded after construction.
Motion carried. (1 abstention from Charlotte)

Alyssa reviewed that Charlotte's sunroom is prefabricated and assembled on site and that Charlotte, therefore, requested: (1) the waiver of her sanitation bond, and (2) the waiver of her impact fee. Alyssa reviewed examples of how and why the GLA Board has responded to similar requests in the past.
MOTION: JT motioned and Alyssa seconded to waive the sanitation bond fee on Charlotte Mizzi's sunroom construction on 5-D (NG).
Motion carried. (1 abstention from Charlotte)
MOTION: JT motioned and Orlando seconded to lower the impact fee from $100 to $50 on Charlotte Mizzi's sunroom construction on Lot 5-D (NG).
Motion carried. (1 abstention from Charlotte)

f. Review/Discuss the Project Review Committee's Application Process

1. **Timeline for receiving & reviewing applications & placing on agenda.** Alyssa reviewed the process used by the Project Review Committee to initially accept and then review project applications.
   MOTION: Alyssa motioned and Laura seconded to approve the Project Review Committee to accept, at its discretion, any application that is submitted *less* than two weeks before a meeting *on the condition* that the Project Committee has time to properly process the application and there is time to include the application on the agenda for the upcoming meeting.
   AMENDMENT: James K. motioned and JT seconded to add the additional condition to the above conditions: "that there is time to give copies of the application to Board members at the same time the agenda is sent to them."
   Motion and amendment carried.

2. **New Policy re: Applications from "Potential" Landowners**
   Alyssa reviewed that the GLA Board has chosen to not receive or review applications from "potential" landowners in the past. She proposed that

Technological Improvements Copyright © 2026 Brockett Designs All rights reserved

this policy be changed for a number of reasons.
MOTION: Alyssa motioned and JT seconded to accept project applications submitted by "potential" landowners with the condition that the application be co-signed by the original owner. After the GLA reviews such an application, a "conditional" preliminary approval may be given to the project providing the application meets GLA standards.
Motion carried.

3. **Review Applications from Owners in Subdivisions w/County Covenants**
Alyssa reviewed and requested Board approval on modifications to be made to project applications and GLA approval forms. These modifications addressed the Boards' concerns related to landowners complying to the covenants of their subdivisions, etc.
MOTION: Alyssa motioned and Charlotte seconded to approve the new modifications to the application and approval forms, as follows:
A statement indicating (1) The landowner has read their subdivision covenants; (2) The landowner's project is in compliance with those covenants, and; (3) The landowner has presented his project to his subdivision board or representative. On the GLA Project Approval form issued to landowner applicants, the approval information will indicate that approval is based on the landowner being in compliance with his subdivision covenants.

4. **Interim Policy re: Expediting Projects**
At the February 2006 meeting, the Board voted to eliminate the expediting process for variances and subdivisions. It did not complete its discussion on the possibility of eliminating the expediting process for *all* other applications. Alyssa asked for further clarification concerning how the Board would like to handle all other applications.
MOTION: Alyssa motioned and JT seconded to not expedite any project until the Board is able to vote on the expediting process at the April meeting. **Motion carried.**

5. **Determine Criteria for Approving or Disapproving Variance Applications**
Alyssa reviewed that the Board needed to develop criteria for approving variance applications
UNANIMOUS AGREEMENT: The Board agreed: (1) The Project Review Committee and Master Plan Committee should develop criteria for approving or disapproving variance applications (after neighborhood input has been received) and, (2) This criteria should be presented to the Board for vote at the April meeting.

Technological Improvements Copyright © 2026 Brockett Designs All rights reserved

6. **Update re: Contacting Landowner Volunteers**
Alyssa reviewed that she has made contact with a number of landowners who have volunteered to work with the Project Review Committee.

7.2 Road & Weed Committee Report - James Trisdale (JT) (Chair)

New Guard Rail Damage on Capricorn (NG)
JT and JK reviewed that someone (unnamed, but known to them) recently ran into the Capricorn guard rail and damaged the cable that was placed there to repair the original damage that occurred a couple of years ago. JT reported he has had a lot of difficulty in tracking down cable similar to the cable used in the original repair. The Board requested that JT submit a proposal concerning the repair of the new damage.
Discussion.
MOTION: James K. motioned and Charlotte seconded to approve the GLA to bill the party accountable for the recent damage to the Capricorn guard rail. The bill should cover the specific expense incurred for the new repair. .
Motion carried.

MOTION: Charlotte motioned and Edward seconded to approve two speed limit signs to be installed on Capricorn.
Discussion.
AMENDMENT: James K. motioned and Alyssa seconded to change the above speed limit signs to "dangerous curve" signs as these have been found to be more effective in encouraging drivers to slow down.
Amendment and Motion carried.

7.3 Treasurer
Data Base Update Support
Ross reported that he has contacted the Director of Computer Science at MSU, who will post a job description a student who may want to take on the project of integrating the GLA's two databases. The student (under the Director's supervision) would be offered gas reimbursement, meals and a small stipend.

8. Comment Period for Visiting Landowners. No comments.

9. Review List of Unfinished Business. Tabled.

10. Meeting Adjournment and Next Meeting.
The meeting was adjourned at 9:15 p.m. with no further business.
Next Meeting: April 3, 2006, 6:45 p.m., at Golden Ratio Cafeteria.

Technological Improvements Copyright © 2026 Brockett Designs All rights reserved

NEW ACTION ITEMS

TR030606	*Denise:* Insert the revised Code of Ethics and the letter from the county attorney re: Board Code of Ethics in the Orientation Manual.
GB030606	*Executive Board:* Discuss Executive Committee responsibilities and present proposal to Board.
RDWD030606.1	*James K:* Develop a letter to Edwin Johnson re: water rights and send it to the Board for approval.
RDWD030606 .2	*James K*: Contact Ev. Johnston re: sign verbiage via e-mail
RC030606	*Janet N:* Convey to PVRC that a letter to GLA Board needs to be developed, etc.
PR030606	*Alyssa/Denise:* Develop Craig Newhouse variance letter & mailing.
PR030606	*Alyssa/Denise:* Draft & mail approval to Emmanuel-Grey.
PR030606	*Alyssa/Denise:* Draft & mail approval to Amereihn.
PR030606	*Alyssa/Denise:* Draft & mail approval to Larsen.
PR030606	*Alyssa/Denise:* Draft & mail approval to Mizzi.
PR030606	*Alyssa:* Modify project and approval forms w /subdivision additions approved at 3/6/06 meeting.
PR030606	*Project Review Committee & MP Committee:* Determine criteria for approving or disapproving variances and propose to Board at April meeting..
RDWD030606.3	*JT:* Submit proposal to Board concerning the repair of the new damage to the Capricorn guard rail.
RDWD030606.4	*JT and Ross:* When Board approves guardrail proposal, facilitate repair and bill responsible party for repair cost.
RDWD030606.5	*JT:* Order dangerous curve signs for Capricorn.

Technological Improvements Copyright © 2026 Brockett Designs All rights reserved

2006-03-06_BDGNAUX.pdf

Technological Improvements Copyright © 2026 Brockett Designs All rights reserved

Glastonbury Landowners Association, Inc.
Board of Directors Meeting Agenda
March 6, 2006

1. **Call to Order**
   a. Opening Comments: committee volunteer update

2. **Reading and Disposition of Minutes**
   November 7, 2005
   November 12, 2005
   January 23, 2006
   February 6, 2006
   Note: All board members will have read minutes and come with changes marked on their copies of previous minutes.

3. **Report of Officers and Committees**

3.1 Treasurer's Report

3.1.1 Unfinished Business

a. none

3.1.2 New Business

a. MSU student (for Data Base) update- RF

3.2 Project Review Subcommittee Report – Alyssa Allen (Chair), Laura Boise

3.2.1 Unfinished Business

a. none

3.2.2 New Business

a. Update re: contacting with landowner volunteers -LB/AA
b. 57-E (NG) Newhouse/ Subdivision - AA
c. 46-D (SG) Emmanuel-Grey/ Mobile Home Placement -AA
d. 54-A (NG) Amerhein/House Modification Plans - AA
e. 41-D (SG) Larsen/Home - AA
f. 5-D (NG) Mizzi Sunroom - AA
g. Review/Discuss the Project Review Committee's Application Process - AA
   - Timeline for receiving & reviewing applications & placing on agenda
   - Applications from "potential" landowners
   - Applications from owners in subdivisions w/county covenants
   - Determine when to deposit monies collected for applications
   - Determine criteria for approving or disapproving variance applications

3.3 Road & Weed Committee Report- James Trisdale (JT) (Chair)

3.3.1 Unfinished Business

a. Edwin Johnson Water Rights/Fire Pond Attorney Letter – J K
b. Update: Everett Johnston & K. Ramp Road Usage Signs – J T

3.3.2 New Business

a. Guard rail repair- JT
b. Discuss billing driver from scene of accident for guard rail repairs

Technological Improvements Copyright © 2026 Brockett Designs All rights reserved

3.4 Land Use Master Plan Committee Report –

3.4.1 Unfinished Business

a. none

3.4.2 New Business.

a. Timeline for Board review of entire Master Plan- JK

3.5 Recreation Committee Report

3.5.1 Unfinished Business

a. none

3.5.2 New Business

a. 2006 goals of GLA Recreation Committee and PVRC Committee- JN

b. Proposed 2006 agenda items- JN

4. General Business

4.1 Unfinished Business.

a. Code of Ethics revision recommendations – RF
DePuy (county attorney) letter "conflict of interest"
Board discussion

b. Discuss proxy issue - RF

4.2 New Business

a. Board discussion concerning executive committee responsibilities

5. Open Floor Comment Period and Landowner issues/concerns 15 mins. (time allowing)

6. Next Meeting: April 3, 2006, 6:45 p.m., at Golden Ratio Cafeteria and Adjournment.

Note: if the Board receives additional items that need to be addressed at the meeting, these will be announced and added to the agenda during the "5. Open Floor Comment Period".

Technological Improvements Copyright © 2026 Brockett Designs All rights reserved

Glastonbury Landowner's Association

2007 Budget Variance Report

January - February 2007

	Jan - Feb 07	Budget	$ Over Budget	% of Budget
Ordinary Income/Expense				
Income				
100. Parcel Assessment Fees				
101. Dwelling Prior to 2000	40.00			
108. Dwelling 2006	914.95			
109. Dwelling 2007	12,659.94	31,146.96	-18,487.02	40.65%
125. Land Prior to 2000	40.00			
128. Land 2002	20.00			
129. Land 2003	120.00			
130. Land 2004	120.00			
131. Land 2005	132.00			
132. Land 2006	1,190.96			
133. Land 2007	23,408.06	48,675.96	-25,267.90	48.09%
150. GAV	1,776.25	7,105.00	-5,328.75	25.0%
160. Finance Chrgs Late Accnts	101.23			
161. Penalties Late Accounts	20.20			
Total 100. Parcel Assessment Fees	40,543.59	86,927.92	-46,384.33	46.64%
200. Project Review Fees				
201. Application Fee	75.00	575.04	-500.04	13.04%
202. IF - House	250.00	750.00	-500.00	33.33%
203. IF - Structures 200/800sf	0.00	300.00	-300.00	0.0%
205. IF - Well	75.00	300.00	-225.00	25.0%
206. IF - Driveway	0.00	225.00	-225.00	0.0%
207. IF - Septic	0.00	225.00	-225.00	0.0%
208. IF - Package	0.00	1,700.04	-1,700.04	0.0%
210. IF - Subdivison	0.00	750.00	-750.00	0.0%
214. IF - Major Variance	0.00	300.00	-300.00	0.0%
215. IF - Mobile Home Pckg	0.00	275.04	-275.04	0.0%
Total 200. Project Review Fees	400.00	5,400.12	-5,000.12	7.41%
300. Roads				
301. CUT - Road Paving Loan	505.95	2,200.00	-1,694.05	23.0%
302. Knap Weed Refund	0.00	1,600.00	-1,600.00	0.0%
306. SG Road Assessment Fees				
306G. Hercules Road	3,000.00			
Total 306. SG Road Assessment Fees	3,000.00			
Total 300. Roads	3,505.95	3,800.00	-294.05	92.26%
500. Interest Earned				
501. Savings Interest	80.03	300.00	-219.97	26.68%
Total 500. Interest Earned	80.03	300.00	-219.97	26.68%
700. Other Income				
703. Website Reality Listing	15.00			
Total 700. Other Income	15.00			
Total Income	44,544.57	96,428.04	-51,883.47	46.2%

Technological Improvements Copyright © 2026 Brockett Designs All rights reserved

Glastonbury Landowner's Association

2007 Budget Variance Report

January - February 2007

	Jan - Feb 07	Budget	$ Over Budget	% of Budget
Expense				
A00. Roads & Weeds				
A01. Contractors - Gen Road Wrk	0.00	21,939.96	-21,939.96	0.0%
A02. Contractors - Snow Removal				
A02A. North Glastonbury	750.25			
A02B. South Glastonbury	490.25			
A02C. High South Glastonbury	1,465.00			
A02D. Bank of the Rockies	150.00			
A02E. Emigrant Post Office	120.00			
A02. Contractors - Snow Removal - Other	440.00	5,500.00	-5,060.00	8.0%
Total A02. Contractors - Snow Removal	3,415.50	5,500.00	-2,084.50	62.1%
A03. Contractors - Weed Contrl	1,100.00	3,200.00	-2,100.00	34.38%
A04. Travel	160.94	200.04	-39.10	80.45%
A05. Equipment Reg & Ins	440.00	1,665.00	-1,225.00	26.43%
A06. Equipment Mtce	0.00	500.04	-500.04	0.0%
A07. Discounts - Weed Control	0.00	150.00	-150.00	0.0%
A08. Road Improvement Loan	7,556.32	30,225.00	-22,668.68	25.0%
A09. Administration	0.00	120.00	-120.00	0.0%
A11. Miscellaneous	0.00	500.04	-500.04	0.0%
A13. Contractors - SG Road Wrk				
A13G. Hercules Road	7,160.00			
Total A13. Contractors - SG Road Wrk	7,160.00			
Total A00. Roads & Weeds	19,832.76	64,000.08	-44,167.32	30.99%
B00. Project Review				
B01. Contractors	0.00	1,299.96	-1,299.96	0.0%
B04. Administration	0.00	275.04	-275.04	0.0%
B05. Legal Fees	0.00	100.00	-100.00	0.0%
Total B00. Project Review	0.00	1,675.00	-1,675.00	0.0%
C00. Complaints				
C01. Contractors	0.00	70.00	-70.00	0.0%
C04. Legal Fees	138.75	200.00	-61.25	69.38%
C05. Miscellaneous	0.00	30.00	-30.00	0.0%
Total C00. Complaints	138.75	300.00	-161.25	46.25%
D00. Recreation				
D03. PVRC	50.20	2,099.96	-2,049.76	2.39%
Total D00. Recreation	50.20	2,099.96	-2,049.76	2.39%
E00. Master Plan				
E03. Administration	1,398.66	999.96	398.70	139.87%
E04. Legal Fees	647.50	800.04	-152.54	80.93%
E05. Miscellaneous	0.00	100.00	-100.00	0.0%
Total E00. Master Plan	2,046.16	1,900.00	146.16	107.69%

Technological Improvements Copyright © 2026 Brockett Designs All rights reserved

Glastonbury Landowner's Association

2007 Budget Variance Report

January - February 2007

	Jan - Feb 07	Budget	$ Over Budget	% of Budget
F00. Website				
F01. Contractors - Dev & Mtce	0.00	300.00	-300.00	0.0%
F02. URL/Domain Fee	0.00	99.96	-99.96	0.0%
Total F00. Website	0.00	399.96	-399.96	0.0%
G00. Liens				
G01. Lien Filing	0.00	250.00	-250.00	0.0%
G03. Administration	0.00	750.00	-750.00	0.0%
Total G00. Liens	0.00	1,000.00	-1,000.00	0.0%
J00. Other Projects				
J03. Procedures Proposal	0.00	3,565.02	-3,565.02	0.0%
Total J00. Other Projects	0.00	3,565.02	-3,565.02	0.0%
K00. General Operating Expenses				
K01. Contractors - Admin Sec	403.00	4,550.04	-4,147.04	8.86%
K02. Contractors - Bookkeeper	635.45	3,000.00	-2,364.55	21.18%
K03. Contractors - Accountant	0.00	105.00	-105.00	0.0%
K04. Contractors - Database	60.00	750.00	-690.00	8.0%
K05. Contractors - Attorney	647.50	500.00	147.50	129.5%
K06. Office Supplies	84.41	600.00	-515.59	14.07%
K07. Postage and Delivery	453.74	414.96	38.78	109.35%
K08. Monthly Board Meetings	766.41	2,850.00	-2,083.59	26.89%
K09. Bank Service Charges	0.00			
K10. Cash Advance	-65.61			
K11. Rent	40.00	579.96	-539.96	6.9%
K12. Insurance	0.00	6,100.00	-6,100.00	0.0%
K13. Taxes	0.00	317.00	-317.00	0.0%
K14. Licenses and Permits	55.00	70.00	-15.00	78.57%
Total K00. General Operating Expenses	3,079.90	19,836.96	-16,757.06	15.53%
M00. Annual Meeting/Elections				
M03. Administration	247.00	889.98	-642.98	27.75%
M04. Postage and Delivery	0.00	386.00	-386.00	0.0%
M05. Refreshments	0.00	300.00	-300.00	0.0%
M06. Rent	0.00	75.00	-75.00	0.0%
M07. Miscellaneous	80.00			
Total M00. Annual Meeting/Elections	327.00	1,650.98	-1,323.98	19.81%
Total Expenses/Budget	25,474.77	96,427.96	-70,953.19	26.42%
Total Income/Budget	44,544.57	96,428.04	-51,883.47	46.2%

Technological Improvements Copyright © 2026 Brockett Designs All rights reserved

LAW OFFICES
HUPPERT, SWINDLEHURST & WOODRUFF, P.C.

ARNOLD HUPPERT, JR., RETIRED
JOSEPH T. SWINDLEHURST
STEPHEN E. WOODRUFF

420 SOUTH SECOND STREET
POST OFFICE BOX 523
LIVINGSTON, MONTANA 59047

TELEPHONE: 406-222-2023
FACSIMILE: 406-222-7944
Email: joe@hswlegal.com
Email: steve@hswlegal.com

February 23, 2006

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

ATT: James Kozlik

RE: Surface Water

Dear James:

I am responding to your inquiry concerning that some of your landowners may be attempting to appropriate surface water in the Glastonbury Subdivision. You explained that this is unacceptable because the water must be reserved for fire purposes.

As you know, the Declaration of Covenants for the Community of Glastonbury prohibits the appropriation or use of surface water without the prior approval of the Association. Although landowners are entitled to appropriate and use subsurface water by drilling wells, they may not develop springs or appropriate surface water without prior approval. §§5.11; 5.12.

Therefore, it would be inappropriate to divert surface water or prevent it from being used to fill the Association's fire ponds. Indeed, if this action resulted in a lack of water to fight a fire, it might impose some responsibility on the part of the party who wrongfully appropriating the water. As you know, the Covenants are enforceable by the Association, and costs and attorney's fees may be assessed against the breaching party.

I hope that this answers your question. Please let me know if I can be of further assistance.

Sincerely,

JOSEPH T. SWINDLEHURST

JTS:hw

Cover

Technological Improvements Copyright © 2026 Brockett Designs All rights reserved

LAW OFFICES
HUPPERT, SWINDLEHURST & WOODRUFF, P.C.

ARNOLD HUPPERT, JR., RETIRED
JOSEPH T. SWINDLEHURST
STEPHEN E. WOODRUFF

420 SOUTH SECOND STREET
POST OFFICE BOX 523
LIVINGSTON, MONTANA 59047

TELEPHONE: 406-222-2023
FACSIMILE: 406-222-7944
Email: joe@hswlegal.com
Email: steve@hswlegal.com

February 23, 2006

Mr. James Kozlik
Glastonbury Landowners Association
P.O. Box 312
Emigrant, MT 59027

RE: Surface Water

Dear James:

Enclosed is a letter to the Association regarding the water rights.

You had discussed getting a "form letter" from me that you could simply mail out to your membership. However, I'm not comfortable with writing "form letters" to be sent to individuals who are not my clients.

I hope you find this letter useful for your purposes.

Sincerely,

JOSEPH T. SWINDLEHURST

JTS:hw
Encl.

Technological Improvements Copyright © 2026 Brockett Designs All rights reserved

2006-04-03_BDGN.pdf

GLA 02158

Technological Improvements Copyright © 2026 Brockett Designs All rights reserved

Glastonbury Landowners Association

Board of Directors Meeting Minutes

April 3, 2006

CONFIDENTIAL – DO NOT COPY

1. Call to order and Welcome

The meeting was called to order by James Trisdale at 7:15 p.m., at Golden Ratio Woodworks.

PRESENT: James Trisdale/JT (Vice-President), Janet Naclerio (Secretary), Ross Fitzgerald (Treasurer), Alyssa Angelis Allen, Laura Boise, Orlando Johnson and Charlotte Mizzi.

ABSENT: Edward Anderson,.James Kozlik (President), William Smith

PROXIES:

ALSO ATTENDING: Denise Orr (GLA Administrative Secretary), Landowners: Kathleen Rakela, Rik Pittendorfer, Per Norell, Roeby Simons, Emily Coleman, Stephen Kovacs, Charlene Murphy, Dan French, Lorene Hull and Charlie Hull.

2. Approval of Agenda for Meeting

2.1 Submission of and vote on changes to Agenda

2.2 Approval of resultant Agenda

UNANIMOUS CONSENT: The Board approved the agenda with amendments.

3. Reading and Disposition of Minutes

3.1 Approval of meeting minutes:

November 7, 2005: Tabled until end of meeting.

These minutes were not reviewed at the end of the meeting.

November 12, 2005: Tabled.

January 9, 2006 Minutes:

UNANIMOUS CONSENT: The Board approved the January 9, 2006 Minutes.

January 23, 2006 Minutes

UNANIMOUS CONSENT: The Board approved the January 23, 2006 Minutes.

February 6, 2006 Minutes

UNANIMOUS CONSENT: The Board approved the February 6, 2006 Minutes with amendments.

March 7, 2006 Minutes

UNANIMOUS CONSENT: The Board approved the March 7, 2006 Minutes with amendments.

4. Treasurer's Report - RF

Ross reviewed the "Budget Variance Report, January through March 2006" and "March 2006 Bank Transactions" – documents e-mailed to the Board

5. Officer Reports

File: MtgMins 04 03 06
Draft: 04 04 06; 0 03 06 - FINAL
Approved: 05 01 06

Technological Improvements Copyright © 2026 Brockett Designs All rights reserved

5.1 Discuss & Vote: Approval of Draft Letter to Edwin and Rona lee Johnson re: Surface Water.
JT reviewed the letter with the Board and a few edits were discussed and agreed upon.
UNANIMOUS AGREEMENT: The Board approved the surface water letter to the Johnson's with amendments.

5.2 Discuss & Vote: Approval of Executive Committee Responsibilities
Executive Board members stated that they believe responsibilities of the Executive Committee include: (1) Submitting recommendations to the Board regarding (a) protocol and practices to improve efficiency of the Board both within and outside of Board meetings; and (b) proposing solutions to difficult or problematic situations facing the Board; (2) Acting as the go-between between Board members and our attorney; and:(3) General oversight of GLA Committees.

Discussion: The Board reviewed and clarified the individual responsibilities of executive officers and the type of responsibilities which require or do not require Board approval or oversight. Ross requested that non-executive Board members determine exactly what responsibilities they would like the Executive Committee to carry. A final vote of approval was not taken regarding responsibilities of the Executive Committee.

5.3 Distribute revised "GLA Board Code of Ethics" and "Montana Code of Ethics for Boards from County Attorney" for Board Orientation Manual.

Ross proposed additions to the Code of Ethics, approved on March 6, 2006.
MOTION: Ross motioned and Charlotte seconded to approve the following additions to the very end of the previously approved "GLA Board Code of Ethics" document: (1) Note: your initials signify that you have read the above "Code of Ethics"; your signature signifies your acceptance of this same document, and (2) Columns entitled "I read" and "I accept" will be listed with blank entry lines below them and to the left of the name of each Board member. Each Board member will be given the document to either initial, sign or both. **Motion carried.**

Denise will insert additions to "GLA Code of Ethics" and will distribute it and "Montana Code of Ethics." to Board members.

6. Unfinished Business
6.1 Project Review Committee. None.

File: MtgMins 04 03 06
Draft: 04 04 06; 0 03 06 - FINAL
Approved: 05 01 06

Technological Improvements Copyright © 2026 Brockett Designs All rights reserved

6.2 Road and Weed - JT

6.2.1 Speed Bumps and Attending Signs

JT reported that he has done further research to determine the locations where speed bumps and attendant signs are required in both North and South Glastonbury. He distributed "GLA-Cost of Signs and Speed Bumps" and asked the Board to deliberate on how it wants to handle and budget this need.

6.2.2 Contractor Bids for GLA Road Improvements

JT reported he has worked to receive bids from four contractors and only one has submitted a bid. Based on his follow-up contact with the 3 non-responsive contractors, he has come to the conclusion that these contractors are not interested in taking on small road contracts. .
The Board discussed how it might assist in researching additional bids.

6.2.3 JT resigned form the GLA Board.

6.3 Land Use Master Plan - CM

Charlotte distributed a draft of the letter entitled "Second Draft per Meeting of 3/22/06" to be sent to landowners at the time the Master Plan Draft is mailed to them for voting approval. She asked the Board to send their input concerning the draft to her.

6.4 Recreation – JN Tabled.

7. New Business

7.1 Treasurer – Ross Fitzgerald

Ross reported that Tom Schellenberg, CPA, advised that it was not necessary for the GLA to solicit an audit of its books. He stated that the GLA is welcome to contact him if it should encounter a problem in the future.

7.2 Road and Weed Committee – James Trisdale

7.2.1 Proposal & Vote: Guard rail repairs for North entrance (NG).
JT reported that repair has not taken place.

7.2.2 Proposal & Vote: Invoice to be sent to the individual responsible for guardrail damage - JT & RF. **Tabled.**

7.3 Project Review Committee – Alyssa Angelis

7.3.1 Propose & Discuss Variance Process & Criteria for Board decision-making.

File: MtgMins 04 03 06
Draft: 04 04 06; 0 03 06 - FINAL
Approved: 05 01 06

Technological Improvements Copyright © 2026 Brockett Designs All rights reserved

Alyssa researched and developed a document entitled "Guidelines for the GLA Board When Processing a Variance Request" and distributed it to the Board She reviewed that the 6 guidelines listed in the document are based on county guidelines. Alyssa also reviewed the guidelines in the "Covenants, Section 12, 12.01 Variances, Waivers" which states: "The Association reserves the right to waive or grant variances to any of the provisions of this Declaration, where, in its discretion, it believes the same to be necessary and where the same will not be injurious to the rest of the Community."

7.3.2 Update: 57-E (NG) Newhouse/SubdivisionVariance
Alyssa summarized the pros and cons of accepting this variance request, including those derived from neighborhood feedback. The Board discussed the variance application with five attending landowners who each expressed their concerns regarding the known and potential negative consequences of granting the variance.

MOTION: Ross motioned and Charlotte seconded to vote on either granting approval or disapproval to Craig New house's subdivision variance request for 57-E (NG) at the meeting.
Motion carried. (1 opposed – Janet N.)

Discussion.

MOTION: Charlotte motioned and Ross seconded to *not* approve Craig Newhouse's subdivision variance application for Lot 57-E (NG). Discussion. **Motion carried.**

7.3.3 Update: Pinardo Subdivision (32-A SG) – preliminary approval requirements met.
Alyssa reported that Pinardo has submitted all materials that the GLA requested when granting conditional preliminary approval. Therefore, full preliminary approval is now granted by the GLA.

7.3.4 Parcel 27 (SG) Rakela Driveway Application. Tabled until May meeting.

Parcel 51 (SG) Rakela Subdivision App. – Tabled until May meeting.

7.3.6 Distribute modified project application forms.
Alyssa reported that modifications have been made to project applications, but the changes were not distributed.

Technological Improvements Copyright © 2026 Brockett Designs All rights reserved

7.3.7 Vote re: expediting projects and variance procedure. Tabled until May meeting.

7.4 Recreational Committee. JN. Tabled.

7.5 Community Committee – LB. Tabled.

7.5.1 Vote regarding determining Board Responsibility Concerning Beetle Kill -South Glastonbury. Tabled.

7.5.2 Laura needs to be out of state starting April 5th and hopes to return in time to attend the May 2005 meeting. She will be unable to work on GLA projects while away but will try to check her e-mail.

8. Comment Period for Visiting Landowners. (See 7.3.1)

9. Review List of Unfinished Business. Tabled.

10. Meeting Adjournment and Next Meeting,
The meeting was adjourned at 9:20 p.m. with no further business.
Next Meeting: May 1, 2006, 6:45 p.m., Golden Ratio Cafeteria.

NEW ACTION ITEMS:

OR040306.1	*Denise/James K:* Edit & mail E. Johnson letter.
OR040306.2	*Board:* Determine responsibilities of Executive Board.
OR040306.3	*Denise:* Edit Code of Ethics and distribute it and Montana Board of Ethics to Board.
RDWD040306.1	*Board:* Review "GLA-Cost of Signs and Speed Bumps" and be prepared to discuss issue during the May meeting
RDWD040306.2	*Board:* Determine research of additional bids for road work.
MP040306	*Board:* Review "Second Draft Per Meeting of 3/22/06" (Master Plan) and send feeback to Charlotte.
PR040306	*Alyssa/Denise:* Draft/mail response to C. Newhouse.

File: MtgMins 04 03 06
Draft: 04 04 06; 0 03 06 - FINAL
Approved: 05 01 06

Technological Improvements Copyright © 2026 Brockett Designs All rights reserved

CC040306 *Board:* Review information re: beetle kill (enclosed in Board package for April meeting) and be prepared to vote on Board responsibility at next meeting.

File: MtgMins 04 03 06
Draft: 04 04 06; 0 03 06 - FINAL
Approved: 05 01 06

Technological Improvements Copyright © 2026 Brockett Designs All rights reserved

2006-04-03_BDGNAUX.pdf

GLA 02165

Technological Improvements Copyright © 2026 Brockett Designs All rights reserved

Glastonbury Landowners Association, Inc.

Board of Directors Meeting Agenda

April 3, 2006

1. **Call to Order**

2. **Approval of Agenda for Meeting**
   - **2.1 Submission of and vote on changes to Agenda**
   - **2.2 Approval of resultant Agenda**

3. **Reading and Disposition of Minutes**
   - **3.1 Approval of meeting minutes:**
     2005: 11/ 7 & 12; 2006: 1/23, 2/6 & 3/6

4. **Treasurer's Report - RF**

5. **Officer Reports**
   - **5.1 Discuss & Vote**: approval of draft letter to Edwin and Ronalee Johnson (re: surface water) - JK
   - **5.2 Discuss & Vote:** approval of Executive Committee responsibilities - JK, JT, JN & RF
   - **5.3 Distribute:** revised GLA Code of Ethics & Montana Code of Ethics for Boards from County Attorney for Board Orientation Manual - DO

6. **Unfinished Business**
   - **6.1 Project Review Committee - AA**
   - **6.2 Road and Weed - JT**
   - **6.3 Land Use Master Plan - CM**
   - **6.4 Recreation - JN**

7. **New Business**
   - **7.1 Treasurer – RF**
   - **7.2 Road and Weed Committee - JT**
     - **7.2.1 Proposal & Vote:** Guard rail repairs for North entrance/NG - JT
     - **7.2.2 Proposal & Vote:** Invoice to be sent to individual responsible for guard rail damage - JT & RF
   - **7.3 Project Review Committee - AA**
     - **7.3.1** Propose & Discuss Variance Process & Criteria for Board decision-making – AA
     - **7.3.2** Update: 57-E (NG) Newhouse/ Subdivision.Variance - AA
     - **7.3.3** Update: Pinardo Subdivision (32-A SG) – preliminary approval requirements met. - AA
     - **7.3.4** Parcel 27 (SG) Rakela Driveway Application - AA
     - **7.3.5** Distribute modified project application forms - AA
   - **7.4 Recreational Committee - JN**
   - **7.5 Community Committee - LB**

8. **Comment Period for Visiting Landowners**
9. **Review List of Unfinished Business.**
10. **Adjourn. Next Meeting: May 1, 2006, 6:45 p.m., Golden Ratio Cafeteria**

Note: *if the Board receives additional items that need to be addressed at the meeting, these will be announced and added to the agenda during agenda item #2 above.*

Technological Improvements Copyright © 2026 Brockett Designs All rights reserved

For 4/3/06 Meeting

Glastonbury Landowner's Association

Budget Variance Report

January through March 2006

	Jan - Mar 06	Budget	$ Over Budget	% of Budget
Ordinary Income/Expense				
Income				
100. Assessments				
106. Dwelling 2003	-500.00			
107. Dwelling 2005	433.50			
108. Dwelling 2006	13,894.15	30,888.00	-16,993.85	44.98%
131. Land 2005	823.00			
132. Land 2006	23,010.37	41,448.00	-18,437.63	55.52%
150. GAV	1,617.00	6,468.00	-4,851.00	25.0%
160. Finance Chrgs Late Accnts	4.07			
161. Penalties Late Accounts	46.00			
100. Assessments - Other	600.00			
Total 100. Assessments	39,928.09	78,804.00	-38,875.91	50.67%
200. Architectural Fees				
201. Application Fee	125.00			
203. IF - Structures 200/800sf	50.00			
208. IF - Package	425.00			
210. IF - Subdivison	150.00			
214. IF - Major Variance	100.00			
215. IF - Mobile Home Pckg	275.00			
200. Architectural Fees - Other	0.00	8,000.04	-8,000.04	0.0%
Total 200. Architectural Fees	1,125.00	8,000.04	-6,875.04	14.06%
300. Roads				
301. CUT - Road Paving Loan	537.86	2,200.00	-1,662.14	24.45%
302. Knap Weed Refund	0.00	4,000.00	-4,000.00	0.0%
Total 300. Roads	537.86	6,200.00	-5,662.14	8.68%
500. Interest Earned				
501. Savings Interest	79.30	252.00	-172.70	31.47%
Total 500. Interest Earned	79.30	252.00	-172.70	31.47%
700. Other Income				
702. Balance Fwd 2005	0.00	20,485.00	-20,485.00	0.0%
Total 700. Other Income	0.00	20,485.00	-20,485.00	0.0%
Total Income	41,670.25	113,741.04	-72,070.79	36.64%
Expense				
A00. Roads & Weeds				
A01. Contractors - Road Mtce	3,000.00	29,450.04	-26,450.04	10.19%
A02. Contractors - Snow Removal	1,284.54	8,000.00	-6,715.46	16.06%
A05. Equipment Reg & Ins	550.00	1,600.00	-1,050.00	34.38%
A06. Equipment Mtce	25.00			
A07. Discounts - Weed Control	0.00	5,000.00	-5,000.00	0.0%
A08. Road Improvement Loan	7,556.32	30,224.00	-22,667.68	25.0%
A11. Miscellaneous	0.00	500.04	-500.04	0.0%

Technological Improvements Copyright © 2026 Brockett Designs All rights reserved

Glastonbury Landowner's Association

Budget Variance Report

January through March 2006

	Jan - Mar 06	Budget	$ Over Budget	% of Budget
Total A00. Roads & Weeds	12,415.86	74,774.08	-62,358.22	16.6%
B00. Architectural				
B06. Miscellaneous	0.00	300.00	-300.00	0.0%
B00. Architectural - Other	0.00	4,500.00	-4,500.00	0.0%
Total B00. Architectural	0.00	4,800.00	-4,800.00	0.0%
D00. Recreation				
D03. PVRC	50.20	2,100.00	-2,049.80	2.39%
D06. Miscellaneous	0.00	100.00	-100.00	0.0%
Total D00. Recreation	50.20	2,200.00	-2,149.80	2.28%
E00. Master Plan				
E05. Miscellaneous	40.32	1,000.00	-959.68	4.03%
Total E00. Master Plan	40.32	1,000.00	-959.68	4.03%
F00. Website				
F01. Contractors - Dev & Mtce	0.00	500.04	-500.04	0.0%
F02. URL/Domain Fee	0.00	252.00	-252.00	0.0%
Total F00. Website	0.00	752.04	-752.04	0.0%
G00. Liens				
G01. Lien Filing	0.00	500.00	-500.00	0.0%
G02. Travel	0.00	150.00	-150.00	0.0%
G03. Administration	0.00	500.00	-500.00	0.0%
Total G00. Liens	0.00	1,150.00	-1,150.00	0.0%
K00. General Operating Expenses				
K01. Contractors - Admin Sec	669.50	4,550.04	-3,880.54	14.71%
K02. Contractors - Bookkeeper	483.80	3,060.00	-2,576.20	15.81%
K03. Contractors - Accountant	90.00	105.00	-15.00	85.71%
K04. Contractors - Database	52.00	500.04	-448.04	10.4%
K05. Contractors - Attorney	0.00	500.04	-500.04	0.0%
K06. Office Supplies	115.47	900.00	-784.53	12.83%
K07. Postage and Delivery	328.74	788.00	-459.26	41.72%
K08. Monthly Board Meetings	966.10	3,000.00	-2,033.90	32.2%
K09. Bank Service Charges	12.50	12.50	0.00	100.0%
K11. Rent	300.00	480.00	-180.00	62.5%
K12. Insurance	0.00	4,850.00	-4,850.00	0.0%
K13. Taxes	75.39			
K14. Licenses and Permits	0.00	70.00	-70.00	0.0%
K15. Equipment Repair & Mtce	0.00	600.00	-600.00	0.0%
K17. Equipment Purchases	43.37			
K18. Miscellaneous	0.00			
Total K00. General Operating Expenses	3,136.87	19,415.62	-16,278.75	16.16%
M00. Annual Meeting/Elections				
M01. Contractors	0.00	500.00	-500.00	0.0%

Technological Improvements Copyright © 2026 Brockett Designs All rights reserved

Glastonbury Landowner's Association

Budget Variance Report

January through March 2006

	Jan - Mar 06	Budget	$ Over Budget	% of Budget
M03. Administration	0.00	300.00	-300.00	0.0%
M04. Postage and Delivery	0.00	500.00	-500.00	0.0%
M05. Refreshments	0.00	300.00	-300.00	0.0%
M06. Rent	0.00	75.00	-75.00	0.0%
Total M00. Annual Meeting/Elections	0.00	1,675.00	-1,675.00	0.0%
Total Expenses/Budget	15,643.25	105,766.74	-90,123.49	14.79%
Total Income/Budget	41,670.25	113,741.04	-72,070.79	36.64%

Technological Improvements Copyright © 2026 Brockett Designs All rights reserved

Glastonbury Landowners Association, Inc.

CODE OF ETHICS

Tara DePuy, Civil Attorney for Park County

414 East Callender Street, Livingston, MT 59047
civilattorney@parkcounty.org

MEMO

DATE: October 5, 2005

TO: All Park County Boards

FROM: Tara

RE: Conflict of Interest

The Montana Code of Ethics applies to a member of a quasi-judicial board or a board with rulemaking authority. The Montana Code of Ethics prohibits board members from performing an official act that may directly and substantially affect a board member's private business or an undertaking in which the board member has a substantial financial interest. An official act means a vote, decision, recommendation, approval, disapproval or other action, including inaction, that involves the use of discretionary authority.

At the beginning of each board meeting, there must be a request by the chair for all board members to disclose any conflict of interest they have. If a board member has a conflict of interest, they may not vote on the issue.

An example of a conflict of interest would be a weed board member voting to use a specific type of weed spray that his/her company sells. Another example would be a planning board member voting on subdivision fees if that planning board member is a land developer or plans to develop property he/she owns or has a substantial interest in. If you have a concern regarding whether or not you have a conflict of interest, please feel free to contact me at the above e-mail address.

Thank you.

Technological Improvements Copyright © 2026 Brockett Designs All rights reserved

Glastonbury Landowners Association, Inc.

CODE OF ETHICS

This statement is a guide to ethical conduct for all who participate in the process of planning and deliberation as Glastonbury Landowners Association (GLA) Board Members and decision-makers. It presents a set of principles to be held in common by board members as elected officials, elected by the landowners who comprise the GLA and others who may participate in the process of discussion, debate and planning.

The Board process exists to serve the public interest. While the public interest is a question of continuous debate, both in its general principles and in its case-by-case applications, it requires a conscientiously held view of the policies and actions that best serve the entire community. Section A presents what we hold to be necessary elements in such a view.

Board issues commonly involve a conflict of values and, often, there are private interests at stake. These accentuate the necessity for the highest standards of fairness and honesty among all participants. Section B presents specific standards.

Those who participate on the GLA Board need to adhere to a special set of ethical requirements that must guide all who aspire to fairness and professionalism. These are presented in Section C.

Each Board Member formally agrees to uphold the Code of Ethics. It includes an enforcement procedure that is administered by the Board. The Code, however, provides for more than the minimum threshold of enforceable acceptability. It also sets standards that require conscious striving to attain better practices. The ethical principles derive both from the general values of society and from the Board's special responsibility to serve the public interest. As the basic values of society are often in competition with each other, so do these principles sometimes compete. For example, the need to provide full public information may compete with the need to respect confidences. Plans and programs often result from a balancing among divergent interests. An ethical judgment often also requires a conscientious balancing, based on the facts and context of a particular situation and on the entire set of ethical principles. This statement also aims to inform the public generally. It is also the basis for continuing systematic discussion of the application of its principles that is itself essential behavior to give them daily meaning.

A. The planning and discussion process must continuously pursue and faithfully serve the public interest.

Board members should:

1. Recognize the rights of landowners to participate in planning decisions;
2. Serve to give landowners full, clear and accurate information on planning issues and the opportunity to have a meaningful role in the development of plans and/or programs;
3. Strive to expand choice and opportunity for all persons;
4. Assist in the clarification of community goals, objectives, and policies in plan making;
5. Ensure that reports, records, and any other non-confidential information which is or will be, available to decision makers is made available to the public in a convenient format and sufficiently in advance of any decision;
6. Strive to protect the integrity of the natural environment and the merits of the built environment;
7. Understand the relationship of decisions and the long-range consequences of those actions.

Technological Improvements Copyright © 2026 Brockett Designs All rights reserved

B. Board Members continuously strive to achieve high standards of integrity and proficiency so that public respect for the planning process will be maintained.

Board Members should:

1. Exercise fair, honest and independent judgment in their roles as decision makers and advisors;
2. Make public disclosure of all "personal interest" they may have regarding any decision to be made in the planning process in which they serve, or are requested to serve, as advisor or decision maker.
3. Define "personal interest" broadly to include any actual or potential benefits or advantages that they, a spouse, family member or person living in their household might directly or indirectly obtain from a planning decision;
4. Abstain completely from direct or indirect participation as an advisor or decision maker in any matter in which they have a personal interest, and leave any chamber in which such a matter is under deliberation, unless their personal interest has been made a matter of public record; their employer, it any, has given approval; and the public official , public agency or court with jurisdiction to rule on ethics matters has expressly authorized their participation;
5. Seek no gifts or favors, nor offer any, under circumstances in which it might reasonably be inferred that the gifts or favors were intended or expected to influence a participant's objectivity as an advisor or decision maker in the planning process;
6. Not participate as an advisor or decision maker on any plan or project in which they have previously participated as an advocate;
7. Serve as advocates only when the client's objectives are legal and consistent with the public interest;
8. Not participate as an advocate on any aspect of a plan or program on which they have previously served as advisor or decision maker unless their role as advocate is authorized by applicable law, agency regulation, or ruling of an ethics officer or agency; such participation as an advocate should be allowed only after prior disclosure to, and approval by, their affected client or employer; under no circumstance should such participation commence earlier than one year following termination of the role as advisor or decision maker;
9. Not use confidential information acquired in the course of their duties to further a personal interest;
10. Not disclose confidential information acquired in the course of their duties except when required by law, to prevent a clear violation of law or to prevent substantial injury to third parties; provided that disclosure in the latter two situations may not be made until after verification of the facts and issues involved and consultation with other planning process participants to obtain their separate opinions;
11. Not misrepresent facts or distort information for the purpose of achieving a desired outcome; not participate in any matter unless adequately prepared and sufficiently capacitated to render thorough and diligent service;
12. Respect the rights of all persons;
13. Uphold the Montana Code of Ethics for members of a quasi-judicial board or a board with rulemaking authority. (See attached memo entitled "Conflict of Interest" from Tara DePuy, Civil Attorney for Park County, dated October 5, 2005.)

Technological Improvements Copyright © 2026 Brockett Designs All rights reserved

CODE OF ETHICS

C. Board Members are practicing continuously to pursue improvement in planning competence. They recognize that improving as a Board and as Board Members leads to greater public respect for the Board process and thus serves the public interest.

Board Members should:

1. Strive to achieve high standards of fairness and professionalism, including integrity, knowledge, and development consistent with the Code of Ethics;
2. Not commit a deliberately wrongful act or seek compensation or consideration by stating or implying that they are prepared, willing or able to influence decisions by improper means;
3. Accurately represent the qualifications, views, and findings of colleagues;
4. Treat fairly and comment responsibly on the views of colleagues and members;
5. Share the results of experience and research which contribute to the body of planning knowledge;
6. Examine the applicability of methods and standards to the facts and analysis of each particular situation and not accept the applicability of a customary solution without first establishing its appropriateness to the situation;
7. Systematically and critically analyze ethical issues in the practice of planning.

Date	**I have read the above Code of Ethics. (Please initial below.)**	**I accept the above Code of Ethics. (Please place your signature below.)**
Alyssa Angelis Allen (Board Member)	_____	_____
Edward Anderson (Board Member)	_____	_____
Laura Boise (Board Member)	_____	_____
Ross Fitzgerald (Board Member)	_____	_____
Orlando Johnson (Board Member)	_____	_____
James Kozlik (Board Member)	_____	_____
Charlotte Mizzi (Board Member)	_____	_____
Janet Naclerio (Board Member)	_____	_____
William Smith (Board Member)	_____	_____

Technological Improvements Copyright © 2026 Brockett Designs All rights reserved

Glastonbury Landowners Association, Inc.

CODE OF ETHICS

Date	I have read the above Code of Ethics. (Please initial below.)	I accept the above Code of Ethics. (Please place your signature below.)
Jeanne Campbell (Ombudsman)	_____	_____
Penelope Price (Ombudsman)	_____	_____
Ronda Alexander (Bookeeper)	_____	_____
Denise Orr (Administrative Secretary)	_____	_____
Rudy Parker (Website contractor)	_____	_____

Technological Improvements Copyright © 2026 Brockett Designs All rights reserved

GLA Cost Signs + Speed Bumps

4/3 - Proposed Signs

Speed	30 X 10 - ~~60~~ 54.60 EA - 115783	= $546.00
Speed	20 X 20 - 43.90 EA - 4BW - 17631	= $878.00
Speed	15 X 5 - 43.90 EA - 4BW - 17630	= $219.50
Speed	10 X 1 - 43.90 EA - 4BW - 17629	= $43.90
Stop	25 - 55.60 EA 24x24 - 4BW - 17618	= $1,390.00
↱ Rt Hand	5 - 55.60 EA - 4BW - 42171	= $278.00
↰ Lt Hand	5 - 55.60 EA - 4BW - 42170	= $278.00
↱	4 - 61.80 EA - 115783	= $247.20
Dead End	5 - 55.60 EA - 4BW - 42184	= $278.00

Post	80 SQ IN EA - 8' green - 23.10 - 4BW - 18064	= $1,848.00
Speed Bump Ahead	6 - 26.50 EA - 4BW - 42189	= $159.00
Speed Bump Ahead reflecting	6 - 26.50 EA - 4BW - 42188	= $159.00
Speed Bump	8 - 188.00 - 4BW - 33413	= $1,504.00

Distributed at 4/3/06 MG

Technological Improvements Copyright © 2026 Brockett Designs All rights reserved

Guidelines for the GLA Board
When Processing a Variance Request

According to our covenants, it is the board's duty to consider a variance and to deliberate before either granting it or not.

Therefore, the purpose of landowner input is to bring to light legitimate reasons why or why not a variance should be granted. It would not be a democratic, voting situation among landowners.

It would be the duty of the board to take the time needed to determine the validity of reasons for or against the variance.

The Variance Committee has come up with the following guidelines for the Board's review process:

1. Is the applicant in some form of hardship due to GLA rules or standards?

2. Is granting the variance harmful in any way to the community or surrounding neighbors?

3. Would granting the variance create any type of precedent that will stimulate other similar variance requests, or obligate the board to approve similar requests in the future?

4. Would granting the variance undermine established rules or standards that serve the community?

5. Is there some benefit to the community by granting the variance?

6. Is there a middle-way, or solution that would serve the highest good for all concerned?

Hypa Distributed at 4/3/06 Meeting

Technological Improvements Copyright © 2026 Brockett Designs All rights reserved

2006-05-01_BDGN.pdf

Technological Improvements Copyright © 2026 Brockett Designs All rights reserved

Glastonbury Landowners Association

Board of Directors Meeting Minutes

May 1, 2006

CONFIDENTIAL – DO NOT COPY

1. **Call to Order and Welcome**

The meeting was called to order by James Kozlik at 7:15 p.m., at Golden Ratio Woodworks.
PRESENT: James Kozlik (President), Janet Naclerio (Secretary), , Alyssa Angelis Allen, Edward Anderson, , Orlando Johnson, Charlotte Mizzi
ABSENT: Laura Boise, Ross Fitzgerald (Treasurer), William Smith
PROXIES:
ALSO ATTENDING: Denise Orr (GLA Administrative Secretary), Kathleen Rakela, Catherine Bielitz, James Healy, Trudie Satterfield, Allen W. Hakes, Neil Kremer, Tim Brockett.

2. **Approval of Agenda for Meeting**

2.1 Submission of and vote on changes to Agenda

2.2 Approval of resultant Agenda

UNANIMOUS CONSENT: The Board approved the agenda with amendments.

The Board confirmed that it would be standard procedure for agendas to list each Committee under the "Committee Reports" sections.

3. **Reading and Disposition of Minutes**

Approval of meeting minutes:

The Board discussed Orlando Johnson's May 1, 2006 confidential memo which he distributed to the Board at the meeting.
MOTION: Charlotte motioned and Edward seconded that to accept Orlando Johnson's recommendation included in his May 1, 2006 memo regarding the format of future meeting minutes, which includes that motions, unanimous consent issues and action items be included in recorded minutes and dialogue be excluded.
Motion carried.

UNANIMOUS CONSENT: The Board agreed that specific information reviewed in meetings that would assist Board members in the future could be briefly summarized in an attachment to the minutes and entitled "Summary Notes – Board Use Only."

File: MtgMins 05 01 06
Draft: 05 03 06; 06 08 06- FINAL
Approved: 06 05 06

Technological Improvements Copyright © 2026 Brockett Designs All rights reserved

November 7, 2005 Minutes
MOTION: Charlotte motioned and Alyssa seconded to have Denise delete the dialogue in the November 7, 2005 meeting minutes draft and submit the revised minutes to the Board for approval. **Motion carried.**

November 12, 2005 Annual Meeting Minutes
UNANIMOUS CONSENT: The Board approved the November 12, 2005 meeting minutes with amendments.

April 3, 2006 Meeting Minutes
UNANIMOUS CONSENT: The Board approved the April 3, 2006 meeting minutes with amendments and that the recorded dialogue in the minutes should not be deleted.

4. **Treasurer's Report - Ross Fitzgerald.**
No report. Prior to the meeting, Ross e-mailed the "Budget Variance Report, January through April 2006" and "April 2006 Bank Transactions" to Board members.

Banter Construction Bill
On behalf of Ross, James K. proposed that the GLA pay the total amount due to Banter Construction so that we can save the monthly interest rates and have a immediate understanding of the budget available for roads.
MOTION: James K. motioned and Alyssa seconded to pay the $6,000 balance to Banter Construction. **Motion carried.**

5. **Officers' Reports**
5.1 Discuss & Vote: Approval of Executive Committee responsibilities- JK/JN/RF. **Tabled.**

5.2 Distribute: (1) Revised GLA Code of Ethics, and; (2) Montana Code of Ethics for Boards from County Attorney for Board Orientation Manual – RF/DO
Denise distributed the above documents to Board members.

5.3 Special Business – Select New Vice President.
Charlotte volunteered to take on the position of Vice President.
MOTION: Edward motioned and James K. seconded to approve Charlotte Mizzi to fill the position of Vice President vacated by James Trisdale. **Motion carried.**

File: MtgMins 05 01 06
Draft: 05 03 06; 06 08 06- FINAL
Approved: 06 05 06

Technological Improvements Copyright © 2026 Brockett Designs All rights reserved

5.4 Status of William Smith's position on Board
ACTION ITEM: Charlotte agreed to contact William Smith to inquire if he intends to remain on the Board.

5.5 Replacement of Board Member Vacancies.
ACTION ITEM: The Board agreed to e-mail to Denise the names of proposed candidates to fill Board vacancies; Denise will then 3-mail all proposals back to the Board. The Board also agreed to schedule a special meeting to discuss replacements.

6. Committee Reports and Unfinished Business

6.1 Project Review Committee – Allysa Allen (Chair)

6.1.1 Review & Vote: Variance decision-making criteria/modifications. **Tabled.**

6.1.2 Review & Vote: Expediting process; determine whether to allow expediting on any type of application. **Tabled.**

6.2 Road and Weed

6.2.1 Submit Proposal & Vote: NG guard rail repairs (North entrance).

UNAMIMOUS CONSENT: James K. will repair the existing broken guardrail at the NG north entrance by taking off two sections from the bottom end of the rail and placing them on the damaged section. The cable to be used to repair the damaged section will then be placed on the bottom area where the two sections of the rail were taken. The repair expense will include $500 for labor plus cost of rental equipment.

ACTION ITEM: When James determines the specific expense amount, he will e-mail the Board for final approval. He will also develop and sign a liability waiver and submit it to the GLA.

6.3 Land Use Master Plan – Charlotte Mizzi (Chair). None.

6.4 Recreation – Janet Naclerio (Chair). None.

7. Committee Reports and New Business

7.1 Road and Weed

7.1.1 Select & Vote: New Road and Weed Committee chairperson - JK
James volunteered to help with this committee until a chairperson is selected.

7.1.2 Proposal & Vote: NG & SG grading bid from Lemke Excavation - JK

File: MtgMins 05 01 06
Draft: 05 03 06; 06 08 06- FINAL
Approved: 06 05 06

Technological Improvements Copyright © 2026 Brockett Designs All rights reserved

James reviewed two road grading bids from G. Lemke and JT Excavation. No vote was taken.

7.1.3 Proposal & Vote: Power grader to maintain roadways - JK
James proposed that the Board buy a road power grader instead of paying $20,000/year to outside companies.
ACTION ITEM: James K. will do further research and bring a formal proposal to the Board on June 5 regarding road grading and the power grader.

7.1.4 Proposal & Vote: Invoice to be sent to individual responsible for guard rail damage. **Tabled.**

7.2 Project Review – Alyssa Angelis Allen (Chair)

7.2.1 Parcel 47-A/ NG: Trudie Satterfield/Mobile Home Placement.
Alyssa reported that Trudie is currently in the process of purchasing Parcel 47-A from Mary Knoop and described the special circumstances involved in her application for a second residence. The Board discussed.

MOTION: Alyssa motioned and Charlotte seconded that Trudie Satterfield's application for placing a mobile home on Parcel 47-A go through the variance process before preliminary approval may be given. **Motion carried.**

7.2.2 Parcel 49/ SG: Craig Johnson/ Subdivision.
MOTION: Alyssa motioned and Charlotte seconded to grant "intended preliminary approval" to Craig Johnson's subdivision on Parcel 49/SG based on the condition that the GLA receives and reviews a plat map from a surveyor showing the proposed subdivision. Preliminary approval would be based on the condition that disturbed land be reseeded after construction. **Motion carried.**

7.2.3 Parcel 14: (NG Teaching Center/James Healy)/Proposal to use GLA easement for electrical line installation.
MOTION: Alyssa motioned and Charlotte seconded to approve the use of the GLA easement for the NG Teaching Center electrical line installation on the conditions that all disturbed land be reseeded and that any necessary road closure that would block traffic will be handled in a considerate manner, including the posting of signs to re-direct traffic as needed. **Motion carried.**

File: MtgMins 05 01 06
Draft: 05 03 06; 06 08 06- FINAL
Approved: 06 05 06

Technological Improvements Copyright © 2026 Brockett Designs All rights reserved

Driveway leading to statue on North Glastonbury Teaching Center land:
ACTION ITEM: James Kozlik asked James Healy to submit a project application for the temporary driveway already constructed on NG Teaching Center land. .James Healy agreed to do so.

7.2.4 Parcel 27/ SG: K. Rakela/Subdivision & Driveway.
MOTION: Alyssa motioned and Charlotte seconded to give preliminary approval for Kathleen Rakela's subdivision and driveway for Parcel 27/SG based on the following conditions: (1) Disturbed land be reseeded after construction; (2) If necessary, a culvert be installed for drainage where the proposed driveway enters Arcturus and; (3) The driveway construction will follow GLA Road/Driveway Standards. **Motion carried.**

7.2.5 Parcel 51/ SG: K. Rakela/Subdivision & Well.
MOTION: Alyssa motioned and James K. seconded to give "intended preliminary approval" for Kathleen Rakela's four-lot subdivision of Lot 51/SG with the following conditions: (1) Disturbed land be reseeded after construction, and; (2) An accurate map be provided to the GLA.
Motion carried.

7.2.6 Parcels 56 & 57/SG: Neil Kremer/ Boundary Adjustment.
MOTION: Alyssa motioned and Charlotte seconded to reject Neil's application and recommend that he submit a variance application based on the fact that his proposed lot is smaller than those included in the GLA density standards. **Motion carried.**

7.2.7 Roger Zeman Faxed Letter. Tabled.

7.3 Recreation Committee, Janet Naclerio (Chair)
Janet reported that the Board for the PVRC was losing its enthusiasm and there was a possibility the GLA would need to determine how it will be handling the PVRC responsibilities in the future.

7.4 Community –Laura Boise (Chair) No report.

8. Comment Period for Visiting Landowners

9. Review List of Unfinished Business

File: MtgMins 05 01 06
Draft: 05 03 06; 06 08 06- FINAL
Approved: 06 05 06

Technological Improvements Copyright © 2026 Brockett Designs All rights reserved

10. Open Floor Comment Period and Landowner Issues/Concerns.
Tim Brockett presented a "Proposal for Mail Delivery to South Glastonbury." The Board explained that they could not become involved in this project, but encouraged Tim to personally contact SG landowners to solicit their interest. .

11. Meeting Adjournment and Next Meeting. The meeting was adjourned with no further business. Next Meeting: June 5, 2006, 6:45 p.m., at Golden Ratio Cafeteria.

NEW ACTION ITEMS

TR050106	*Ross:* Pay $6,000 balance to Banter Construction
SBS050106	*Denise/Janet:* Inform B of R regarding Board changes.
SB050106	*Charlotte:* Contact W. Smith.
SB050106	*Denise:* Solicit Board replacement suggestions from Board members.
SB050106	*Board:* Arrange special meeting to vote on replacement Board members.
RDWD050106	*James K:* E-mail guardrail repair expense proposal to Board for final approval.
RDWD050106	*James K:* Develop & sign a liability waiver and submit it to the GLA.
RDWD050106	*James K.* Research & bring formal proposal to the Board to June 5 meeting regarding road grading and the power grader.
PR050106	*Alyssa:* Follow up w/Trudie Satterfield variance.
PR050106	*Denise/Alyssa:* Send Craig Johnson response re: subdivision.
PR050106	*Denise/Alyssa:* Send NGTC easement approval.
PR050106	*Denise/Alyssa:* Follow up w. Healy re: submitting NGTC driveway application.
PR050106	*Denise/Alyssa:* Send approval to Rakela re: Parcel 27/ SG subdivision.
PR050106	*Denise/Alyssa:* Send intended preliminary approval to Rakela re: Parcel 51/ SG: PR050106
PR050106	*Alyssa:* Contact N. Kremer re: boundary adjustment application.

File: MtgMins 05 01 06
Draft: 05 03 06; 06 08 06- FINAL
Approved: 06 05 06

Technological Improvements Copyright © 2026 Brockett Designs All rights reserved

2006-05-01_BDGNAUX.pdf

Technological Improvements Copyright © 2026 Brockett Designs All rights reserved

Glastonbury Landowners Association, Inc.

Board of Directors Meeting Agenda

May 1, 2006

1. **Call to Order and Welcome**

2. **Approval of Agenda for Meeting**
   - **2.1 Submission of and vote on changes to Agenda**
   - **2.2 Approval of resultant Agenda**

3. **Reading and Disposition of Minutes**
   Approval of meeting minutes: November 7 &12, 2006, and; April 3, 2006.
   Note: All board members will have read minutes and come with changes marked on their copies of previous minutes.

4. **Treasurer's Report -RF**

5. **Officers' Reports**
   5.1 Discuss & Vote: Approval of Executive Committee responsibilities-JK/JN/RF
   5.2 Distribute: (1) Revised GLA Code of Ethics, and; (2) Montana Code of Ethics for Boards from County Attorney for Board Orientation Manual – RF/DO

6. **Committee Reports and Unfinished Business**
   6.1 Project Review - AA
      6.1.1 Review & Vote: Variance decision-making criteria/modifications
      6.1.2 Review & Vote: Expediting process; determine whether to allow expediting on any type of application.

   6.2 Road and Weed
      6 .2.1 Submit Proposal & Vote: NG guard rail repairs (North entrance)-JK

   6.3 Land Use Master Plan – CM

   6.4 Recreation - JN

7. **Committee Reports and New Business**
   7.1 Treasurer - RF

   7.2 Road and Weed
      7.2.1 Select & Vote: New Road and Weed Committee chairperson - JK
      7.2.2 Proposal & Vote: NG & SG grading bid from Lemke Excavation - JK
      7.2.3 Proposal & Vote: Power grader to maintain roadways - JK
      7.2.4 Proposal & Vote: Invoice to be sent to individual responsible for guard rail damage - RF

   7.3 Project Review - AAA
      7.3.1 Parcel 47A/ NG: New Owner Trudie Satterfield/Mobile home placement
      7.3.2 Parcel 49/ SG: Craig Johnson/ Subdivision.
      7.3.3 Parcel 14/26: (NG Teaching Center/James Healy)/Proposal to use GLA easement for electrical service.
      7.3.4 Parcel 47/ SG: K. Rakela/Subdivision & driveway.

Technological Improvements Copyright © 2026 Brockett Designs All rights reserved

7.3.5 Parcel 51/ SG: K. Rakela/Subdivision & driveway.
7.3.6 Parcel 56 & 57/SG: Neil Kremer/ Boundary Adjustment.
7.3.7 Roger Zeman Faxed Letter

7.4 Recreation -JN

7.5 Community -LB

8. Comment Period for Visiting Landowners

9. Review List of Unfinished Business

10. Adjourn until May 1st, 2006, 6:45 pm Golden Ratio Cafeteria

Note: *if the Board receives additional items that need to be addressed at the meeting, these will be announced and added to the agenda during agenda item #2 above.*

Technological Improvements Copyright © 2026 Brockett Designs All rights reserved

2006-06-05_BDGN.pdf

GLA 02187

Technological Improvements Copyright © 2026 Brockett Designs All rights reserved

Glastonbury Landowners Association

Board of Directors Meeting Minutes

June 5, 2006

CONFIDENTIAL – DO NOT COPY

1. Call to order

The meeting was called to order by James Kozlik at 7:10 p.m., at Golden Ratio Woodworks.
PRESENT: James Kozlik (President), Charlotte Mizzi (Vice-President), Janet Naclerio (Secretary), Ross Fitzgerald (Treasurer), Alyssa Angelis Allen, Edward Anderson, Laura Boise, Orlando Johnson and William Smith.
ABSENT:
PROXIES:
ALSO ATTENDING: Denise Orr (GLA Administrative Secretary), Kathleen Rakela, Trudie Satterfield and Peter Naclerio.
James Kozlik announced that Charlotte would preside over the meeting.

2. Set Meeting Agenda

Orlando presented an alternative agenda. The Board approved the agenda with amendments, including the elimination of agenda item re: Newhouse Variance.

3. Reading and Disposition of Minutes.

November 7, 2005

MOTION: James motioned and Alyssa seconded to approve the November 7, 2005 meeting minutes. **Motion carried.**

May 1, 2006

MOTION: James motioned and Alyssa seconded to approve the May 1, 2006 meeting minutes as amended. **Motion carried.**

4. Report of Officers and Committees

4.1 Treasurer's Report - Ross Fitzgerald

The "May 2006 Bank Transactions" and "Budget Variance Report, January through May 2006" reports were e-mailed to Board members prior to the meeting

Ross reported that a procedure for refunding sanitation bonds was in place. He also reported that he would inform our bank that the GLA will require a second signature for GLA checks in the amount of $700 or more.

5. Officers' Reports

5.1 Code of Ethics – RF

Ross led a discussion with the Board concerning the Code of Ethics including its placement on the GLA website.

MOTION: Janet motioned and James seconded to approve the Code of Ethics as presented. Thereby, a copy of the Code of Ethics will be posted on the GLA Website, given to potential candidates for the GLA Board positions for their review and consideration and also be given to each existing GLA Board member

File: MtgMins 06 05 06
Draft: 06 03 06; 07 15 06 -FINAL
Approved: 07 10 06

Technological Improvements Copyright © 2026 Brockett Designs All rights reserved

in their Orientation package. This is a living document; therefore, it can be reviewed by the GLA Board.
Motion carried. (All in favor except 1 opposed – Orlando Johnson)

5.2 Proxy Vote - RF
Ross reviewed a definition of the proxy from Robert's Rules of Order. The Board discussed various problems associated with the use of the proxy.
MOTION: Ross motioned and James seconded to eliminate the use of the proxy vote from regularly scheduled monthly Board meetings.
Motion carried. (1 abstention -Orlando Johnson)

5.3 New Policy re: Authorization of Check Signers
MOTION: Alyssa motioned and Laura seconded to approve the establishment of a new GLA policy, effective June 5, 2006 and into the future: GLA Executive Board members (President, Vice-President, Secretary, and Treasurer) will be automatically authorized as check signers on the GLA's checking account.
Motion carried.

5.4 Policy: Amount of Overdue Assessments to Flag Sending 60-Day Lien Warning Letter.
The amount of the yearly GLA assessments fees increased last year for the first time since 1997. Since assessments may potentially change each year, the Board discussed the need to establish an ongoing policy concerning the amount of overdue assessments that would trigger a lien warning.
MOTION: Janet motioned and Laura seconded to establish the following policy: the amount of overdue assessments that will trigger the 60-day lien warning letter will always be based on the assessment amount established by the GLA for the year in which the assessment are overdue. **Motion carried.**

5.5 Approving Contractor Services – Tabled.

5.6 James Kozlik's Resignation
James announced his resignation from the Board, effective toward the conclusion of the Road and Weed Committee agenda items.

6. Committee Reports - Unfinished Business. None

7. Committee Reports - New Business
7.1 Road and Weed - JK
James reviewed information regarding items 7.1.1 – 7.1.3 below. Discussion.

File: MtgMins 06 05 06
Draft: 06 03 06; 07 15 06 -FINAL
Approved: 07 10 06

Technological Improvements Copyright © 2026 Brockett Designs All rights reserved

7.1.1 Proposal for Tractor purchase with master grader and grass cutter. James proposed and discussed with the Board a proposal to put aside money for the potential investment of road equipment.
MOTION: James motioned and Edward seconded for the GLA to set aside $10,000 in our GLA budget for the Road and Weed Committee to use for the potential purchasing of road equipment that the GLA will own.
Discussion.
Motion carried.

ACTION ITEM: The Road & Weed Committee will conduct the appropriate research to determine if the above investment will be cost effective and present it to the Board.

7.1.2 Proposals for Grading NG and SG: Archie Mann, Gene Lempke and James Trisdale.
James presented the bids of Mann, Lempke and Trisdale.
MOTION: James motioned and William seconded to vote for Archie Mann, Gene Lempke or James Trisdale to be hired to do grading of Glastonbury roads.
Division of the House.
The Board voted to choose Archie Mann to be contracted.
Motion carried. (2 abstentions – Charlotte & James)

MOTION: James motioned and Laura seconded to authorize James to contract Archie Mann at approximately $90-$100/hour --and for an amount not to exceed $12,000 -- to grade GLA roads. **Motion carried.**

ACTION ITEM: James agreed to send a subcontractor agreement to Alyssa to scan for revision.

ACTION ITEM: Charlotte agreed to work with James to implement Archie Mann's contract.

7.1.3 Proposal for sealing cracks in pavement from Andrew Jennings
MOTION: Alyssa motioned and Laura seconded to spend $15,000 to seal the cracks in GLA roads. **Motion carried.**

7.1.4 Proposal & Vote: Bill to be sent for guard rail damage. **Tabled.**

7.1.5 Vehicle Insurance. Tabled.

7.1.6 Road Budget. Tabled.

File: MtgMins 06 05 06
Draft: 06 03 06; 07 15 06 -FINAL
Approved: 07 10 06

Technological Improvements Copyright © 2026 Brockett Designs All rights reserved

Snow Plowing
ACTION ITEM: Contact JT regarding next winter's snow plowing in South Glastonbury. (James Kozlik reported JT stated he was willing to do this)

7.2 Project Review - AAA

7.2.1 41-B (SG) Aza Ziegler - House, well, driveway and septic.
Alyssa reviewed the application and the Board discussed.
MOTION: Alyssa motioned and Ross seconded to approved Aza Ziegler's house, well, driveway, septic application for Lot 41-B with the following conditions: (1) Assessment fees are made current and project impact fee & sanitation bond is paid as follows: Annual Assessment for Lots 41 B & C: $132 + $132; Project Impact Fee: $425; refundable Sanitation Bond: $250; (2) The necessary septic permit is obtained prior to septic system construction; (3) The plumbing permit is obtained prior to plumbing system construction; (4) The disturbed land be reseeded after construction, and; (5) The project is in compliance with all subdivision covenants. **Motion carried.**

7.2.2 42-A (SG) Michelle Holland - House, driveway, septic
Alyssa reviewed the application and the Board discussed.
MOTION: Alyssa motioned and James seconded to approve Michelle Holland's house, driveway, septic application on Lot 42-A (SG) with the following conditions: (1) DEQ approval must be obtained for a second home; (2) The necessary septic permit is obtained prior to septic system construction; (3) The necessary electrical permit is obtained prior to electrical work starting; (4) The plumbing permit is obtained prior to plumbing system construction; (5) The disturbed land be reseeded after construction, and; (6)The project is in compliance with all subdivision covenants. **Motion carried.**

7.2.3 47-A (NG) Trudie Satterfield - Mobile home placement
Alyssa reported that extensive research revealed that the GLA, at this point in time, does not have the authority to regulate the number of homes on a lot. Therefore, the requirement that Trudie "go through the variance process before preliminary approval may be given" (included in the Board's motion on May 1, 2006 meeting minutes) would need to be retracted.
Discussion.
MOTION: Alyssa motioned and William Smith seconded to retract the Board's prior motion of May 1, 2006 and approve Trudie Satterfield's mobile home placement on Lot 47-A (NG) with the following conditions: (1) All GLA setback standards be met; (2) DEQ permits must be acquired; (3) All GLA project fees must be covered and a payment plan be worked out with GLA if

File: MtgMins 06 05 06
Draft: 06 03 06; 07 15 06 -FINAL
Approved: 07 10 06

Technological Improvements Copyright © 2026 Brockett Designs All rights reserved

necessary; (4) Trudie's assessment fees must be current, and; (5) Disturbed land be reseeded after construction.
Discussion.
Motion carried.

7.2.4 54-C (NG) Andy Kory - House, driveway and septic.
Alyssa reported that Andy Kory was in the process of becoming the owner of Lot 54-C and the existing owner, William Smith, had co-signed the application as required by the GLA.
MOTION: Alyssa motioned and Ross seconded to approved Andy Kory's/William Smith's house, driveway, septic application for Lot 54-C (NG) with the following conditions; (1) The necessary septic permit is obtained prior to septic system construction; (2) The necessary electrical permit is obtained prior to electrical work starting; (3) The plumbing permit is obtained prior to plumbing system construction; (4) The disturbed land be reseeded after construction; (5) GLA assessments are current at the sale closing, and; (6) The project is in compliance with all subdivision covenants.
Motion carried. (1 abstention – William Smith)

7.2.5 Roger Zeman Faxed Letter/April 24, 2006
Alyssa reviewed that this letter (which had been received by all Board members) contained Roger's request for the GLA Board to write to Wayne Mansaw requesting that he provide the GLA with documents that describe his property.
Discussion.
MOTION: Laura motioned and Ross seconded that the GLA should send the following response to Roger Zeman's April 24, 2006 faxed letter: "The GLA has no jurisdiction over this legal issue and cannot carry out your request."
Motion carried.

7.2.6 Guidelines for the GLA Board re: Variance Criteria
Alyssa reviewed the need for the Board to agree upon variance criteria.
MOTION: Alyssa motioned and Laura seconded to approve the "Guidelines for the Board When Processing a Variance Request" document to be used while reviewing variances. This document is subject to change after the Master Plan is approved and put into place by the vote of Glastonbury landowners. **Motion carried.**

7.2.7 54-D (NG) Andrew & Janette Barnes/William Smith -House, driveway and septic.
MOTION: Alyssa motioned and Ross seconded to approve Andrew & Janette Barnes/William Smith's house, driveway and septic system with the following

Technological Improvements Copyright © 2026 Brockett Designs All rights reserved

conditions: (1) The necessary septic permit is obtained prior to septic system construction; (2) The necessary electrical permit is obtained prior to electrical work starting; (3) The plumbing permit is obtained prior to plumbing system construction; (4) The disturbed land be reseeded after construction; (5) The GLA assessments are current.at the sale closing, and; (6) The project is in compliance with all subdivision covenants.
Motion carried. (1 abstention – William Smith)

7.2.8 Lot 38-D (NG), James and Susan Gough -Garage Application.
Charlotte reviewed.
MOTION: Alyssa motioned and Ross seconded to approve James and Susan Gough's application for a garage on Parcel 38-D (NG) with the conditions that (1) GLA setback standards are met; (2) Proper electrical permit is obtained, and; (3) Land is reseeded after construction. Motion carried.

7.5 Elections - Discuss preparation/planning process for annual meeting/elections. Tabled.

8. Comment Period for Visiting Landowners. Tabled.

9. Review List of Unfinished Business. Tabled.

10. Meeting Adjournment and Next Meeting.
The meeting was adjourned at 10:04 p.m. and tabled remaining agenda items not covered. Next Meeting: July 10, 2006, 6:45 p.m., at Golden Ratio Cafeteria.

NEW ACTION ITEMS

OR060506.1 *Denise:* Revise Code of Ethic and prepare for Board and website. **Done.**

OP060506.2 *Denise:* Insert new proxy policy into Board Orientation Packet information.and other documents as appropriate.

OP060506 .3 *Denise:* Insert new policy re: authorization of check signers into Board Orientation Packet information.and other documents as appropriate.

OP060506.4 *Denise:* Insert new policy re: Policy: Amount of Overdue Assessments to Flag Sending 60-Day Lien Warning Letter.into Lien Policy Procedures.

RDWD060506 1 *Treasurer/Budget Committee:* Set aside $10,000 in our GLA budget for the Road and Weed Committee to use for the potential purchasing of road equipment that the GLA will own.

File: MtgMins 06 05 06
Draft: 06 03 06; 07 15 06 -FINAL
Approved: 07 10 06

Technological Improvements Copyright © 2026 Brockett Designs All rights reserved

RDWD060506.2 *Road/Weed Committee:* Research potential purchasing of road equipment w/$10,000 budget and present findings to the Board; determine if the investment will be cost effective

RDWD060506.3 *James K:* Send a subcontractor agreement form - to be adjusted for GLA use - to Alyssa to scan. (Revised contract to be approved by Board per prior Board agreement.)

RDWD060506.4 *James/Charlotte:* Contact Archie Mann with contract per authorized stipulations.

RDWD060506.5 *James/Charlotte:* Contact Andrew Jennings with contract per authorized stipluations.

RDWD060506 .6 *Road/Weed Committee:* Contact JT regarding winter snow plowing in S.Glastonbury.

PR060506.1-7 *Alyssa/Denise:* Draft and send project approvals or responses to: Aza Ziegler, Michelle Holland, Trudie Satterfield, Andy Kory, Roger Zeman, Barnes and Gough. **Done.**

PR060506.8 *Alyssa:* Incorporate approved variance criteria into appropriate documents, etc.

File: MtgMins 06 05 06
Draft: 06 03 06; 07 15 06 -FINAL
Approved: 07 10 06

Technological Improvements Copyright © 2026 Brockett Designs All rights reserved

2006-06-05_BDGNAUX.pdf

Technological Improvements Copyright © 2026 Brockett Designs All rights reserved

Glastonbury Landowners Association, Inc.

Board of Directors Meeting Agenda

June 5, 2006

1. **Call to Order and Welcome**

2. **Approval of Agenda for Meeting**
   - **2.1 Submission of and vote on changes to Agenda**
   - **2.2 Approval of resultant Agenda**

3. **Reading and Disposition of Minutes**
   Approval of meeting minutes: November 7, 2005; May 1, 2006
   Note: All board members will have read minutes and come with changes marked on their copies of previous minutes.

4. **Treasurer's Report -RF**

5. **Officers' Reports**
   - **5.1 Code of Ethics – RF**
   - **5.2 Proxy Vote - RF**

6. **Committee Reports - Unfinished Business**
   - **6.1 Road and Weed - JK**
   - **6.2 Project Review - AA**
   - **6.3 Land Use Master Plan – CM**
   - **6.4 Recreation - JN**
   - **6.5 Community - LB**

7. **Committee Reports - New Business**
   - **7.1 Road and Weed - JK**
     - **7.2.1 Proposal for Tractor purchase with master grader and grass cutter**
     - **7.2.2 Proposal for Grading NG and SG from Archie Mann**
     - **7.2.3 Proposal for sealing cracks in pavement from Gallatin Asphalt**
     - **7.2.4 Proposal & Vote:** Invoice to be sent to individual responsible for guard rail damage.

   - **7.2 Project Review - AAA**
     - **7.2.1 41-B (SG) Aza Ziegler - House, well, driveway, septic**
     - **7.2.2 42-A (SG) Michelle Holland - House, driveway, septic**
     - **7.2.3 47-A (NG) Trudie Satterfield - Mobile home placement**
     - **7.2.4 54-C (NG) Andy Kory - House, driveway, septic**
     - **7.2.5 Roger Zeman Faxed letter**
     - **7.2.6 57-E (NG) Craig Newhouse - Subdivision Variance**

   - **7.3 Land Use Master Plan - CM**

   - **7.3 Recreation -JN**

   - **7.4 Community -LB**

Technological Improvements Copyright © 2026 Brockett Designs All rights reserved

7.5 Elections - Discuss preparation/planning process for annual meeting/elections

8. Comment Period for Visiting Landowners

9. Review List of Unfinished Business

10. Adjourn until July 10, 2006, 6:45 pm Golden Ratio Cafeteria

Note: *if the Board receives additional items that need to be addressed at the meeting, these will be announced and added to the agenda during agenda item #2 above.*

Technological Improvements Copyright © 2026 Brockett Designs All rights reserved

Glastonbury Landowner's Association

Budget Variance Report

January through May 2006

for June 5, 2006 Meeting

	Jan - May 06	Budget	$ Over Budget	% of Budget
Ordinary Income/Expense				
Income				
100. Assessments				
106. Dwelling 2004	32.00			
107. Dwelling 2005	722.50			
108. Dwelling 2006	17,430.79	30,888.00	-13,457.21	56.43%
130. Land 2004	32.00			
131. Land 2005	1,112.00			
132. Land 2006	28,031.01	41,448.00	-13,416.99	67.63%
150. GAV	3,234.00	6,468.00	-3,234.00	50.0%
160. Finance Chrgs Late Accnts	36.22			
161. Penalties Late Accounts	84.40			
100. Assessments - Other	600.00			
Total 100. Assessments	51,314.92	78,804.00	-27,489.08	65.12%
200. Architectural Fees				
201. Application Fee	275.00			
203. IF - Structures 200/800sf	50.00			
205. IF - Well	75.00			
206. IF - Driveway	150.00			
208. IF - Package	425.00			
210. IF - Subdivison	600.00			
214. IF - Major Variance	100.00			
215. IF - Mobile Home Pckg	275.00			
200. Architectural Fees - Other	0.00	8,000.04	-8,000.04	0.0%
Total 200. Architectural Fees	1,950.00	8,000.04	-6,050.04	24.38%
300. Roads				
301. CUT - Road Paving Loan	1,050.80	2,200.00	-1,149.20	47.76%
302. Knap Weed Refund	0.00	4,000.00	-4,000.00	0.0%
303. Snowplowing - Landowners	260.00			
Total 300. Roads	1,310.80	6,200.00	-4,889.20	21.14%
500. Interest Earned				
501. Savings Interest	158.97	252.00	-93.03	63.08%
Total 500. Interest Earned	158.97	252.00	-93.03	63.08%
700. Other Income				
702. Balance Fwd 2005	0.00	20,485.00	-20,485.00	0.0%
Total 700. Other Income	0.00	20,485.00	-20,485.00	0.0%
Total Income	54,734.69	113,741.04	-59,006.35	48.12%
Expense				
A00. Roads & Weeds				
A01. Contractors - Road Mtce	4,000.00	29,450.04	-25,450.04	13.58%
A02. Contractors - Snow Removal	1,444.54	8,000.00	-6,555.46	18.06%

Technological Improvements Copyright © 2026 Brockett Designs All rights reserved

Glastonbury Landowner's Association

Budget Variance Report

January through May 2006

	Jan - May 06	Budget	$ Over Budget	% of Budget
A04. Travel	61.46			
A05. Equipment Reg & Ins	550.00	1,600.00	-1,050.00	34.38%
A06. Equipment Mtce	25.00			
A07. Discounts - Weed Control	0.00	5,000.00	-5,000.00	0.0%
A08. Road Improvement Loan	15,112.64	30,224.00	-15,111.36	50.0%
A11. Miscellaneous	200.00	500.04	-300.04	40.0%
Total A00. Roads & Weeds	21,393.64	74,774.08	-53,380.44	28.61%
B00. Project Review				
B06. Miscellaneous	250.00	300.00	-50.00	83.33%
B00. Project Review - Other	0.00	4,500.00	-4,500.00	0.0%
Total B00. Project Review	250.00	4,800.00	-4,550.00	5.21%
D00. Recreation				
D03. PVRC	100.40	2,100.00	-1,999.60	4.78%
D06. Miscellaneous	0.00	100.00	-100.00	0.0%
Total D00. Recreation	100.40	2,200.00	-2,099.60	4.56%
E00. Master Plan				
E04. Legal Fees	144.40			
E05. Miscellaneous	40.32	1,000.00	-959.68	4.03%
Total E00. Master Plan	184.72	1,000.00	-815.28	18.47%
F00. Website				
F01. Contractors - Dev & Mtce	0.00	500.04	-500.04	0.0%
F02. URL/Domain Fee	0.00	252.00	-252.00	0.0%
Total F00. Website	0.00	752.04	-752.04	0.0%
G00. Liens				
G01. Lien Filing	0.00	500.00	-500.00	0.0%
G02. Travel	0.00	150.00	-150.00	0.0%
G03. Administration	7.50	500.00	-492.50	1.5%
Total G00. Liens	7.50	1,150.00	-1,142.50	0.65%
J00. Other Projects				
J02. Water Reservoir	433.10			
Total J00. Other Projects	433.10			
K00. General Operating Expenses				
K01. Contractors - Admin Sec	1,073.50	4,550.04	-3,476.54	23.59%
K02. Contractors - Bookkeeper	921.70	3,060.00	-2,138.30	30.12%
K03. Contractors - Accountant	90.00	105.00	-15.00	85.71%
K04. Contractors - Database	160.00	500.04	-340.04	32.0%
K05. Contractors - Attorney	0.00	500.04	-500.04	0.0%
K06. Office Supplies	115.47	900.00	-784.53	12.83%
K07. Postage and Delivery	328.74	788.00	-459.26	41.72%
K08. Monthly Board Meetings	1,603.10	3,000.00	-1,396.90	53.44%

Technological Improvements Copyright © 2026 Brockett Designs All rights reserved

Glastonbury Landowner's Association

Budget Variance Report

January through May 2006

	Jan - May 06	Budget	$ Over Budget	% of Budget
K09. Bank Service Charges	12.50	12.50	0.00	100.0%
K10. Cash Advance	147.70			
K11. Rent	340.00	480.00	-140.00	70.83%
K12. Insurance	1,341.00	4,850.00	-3,509.00	27.65%
K13. Taxes	75.39			
K14. Licenses and Permits	0.00	70.00	-70.00	0.0%
K15. Equipment Repair & Mtce	0.00	600.00	-600.00	0.0%
K17. Equipment Purchases	43.37			
K18. Miscellaneous	0.00			
Total K00. General Operating Expenses	6,252.47	19,415.62	-13,163.15	32.2%
M00. Annual Meeting/Elections				
M01. Contractors	0.00	500.00	-500.00	0.0%
M03. Administration	0.00	300.00	-300.00	0.0%
M04. Postage and Delivery	0.00	500.00	-500.00	0.0%
M05. Refreshments	0.00	300.00	-300.00	0.0%
M06. Rent	0.00	75.00	-75.00	0.0%
Total M00. Annual Meeting/Elections	0.00	1,675.00	-1,675.00	0.0%
Total Expenses/Budget	**28,621.83**	**105,766.74**	**-77,144.91**	**27.06%**
Total Income/Budget	**54,734.69**	**113,741.04**	**59,006.35**	**48.12%**

Technological Improvements Copyright © 2026 Brockett Designs All rights reserved

2006-07-10_BDGN.pdf

GLA 02201

Technological Improvements Copyright © 2026 Brockett Designs All rights reserved

Glastonbury Landowners Association

Board of Directors Meeting Minutes

July 10, 2006

CONFIDENTIAL – DO NOT COPY

1. Call to order

The meeting was called to order by Charlotte Mizzi at 7:13 p.m., at Golden Ratio Woodworks.

PRESENT: Charlotte Mizzi (President), Janet Naclerio (Secretary), Ross Fitzgerald (Treasurer), Alyssa Angelis Allen, Edward Anderson, Laura Boise, Orlando Johnson, Neil Kremer, Francis Regan and Catherine Bielitz.

ABSENT: William Smith

ALSO ATTENDING: Denise Orr (GLA Administrative Secretary), Sandra Irby, William Irby, Pete Naclerio, Jeanne Campbell, Everett Johnston, Carl Anderson, Tim Murphy, Charlene Murphy, Clare Parker, Daniel O'Connell, Dave Boyden and Rich Spallone.

2. Set Agenda

3. Reading and Disposition of Minutes

3.1 Approval of meeting minutes: June 5, 2006

Discussion.

UNANIMOUS CONSENT: The Board approved the June 5, 2006 meeting minutes with amendments.

4. Treasurer's Report -RF

A week prior to the meeting, Ross e-mailed the "June 2006 Bank Transactions" and "Budget Variance Report, January through June 2006" to the Board. Ross briefly reviewed these reports.

MOTION: Janet motioned and Edward seconded to accept the Treasurer's Report. **Motion carried.**

5. Officer's Reports

5.1 Treasurer: Approve policy/procedure re: filing a new lien on parcel with existing GLA lien. RF

Discussion.

MOTION: Alyssa motioned and Ross seconded to approve the procedure of filing a new and separate lien on parcels which already have an existing GLA lien(s). **Motion carried.**

ACTION ITEM: The Board agreed that Denise may inquire at the County Recorders office regarding filing a second lien.

File: MtgMins 07 10 06
Draft: 07 09 06; 07 11 06 - FINAL
Approved: 07 10 06

Technological Improvements Copyright © 2026 Brockett Designs All rights reserved

6. Committee Reports - Unfinished Business

6.1 Road and Weed - CM

6.1.1 Archie Mann Contract

ACTION ITEM: Charlotte and William will meet with Archie Mann about fixing recent road work. Richard Mead agreed to accompany them.

6.1.2 Bill to be sent for guard rail damage. Tabled.

6.1.3 Procedure followed for payment of sealing of roads

Discussion.

UNANIMOUS AGREEMENT: The Board agreed that the overall process of hiring and working with road contractors needed to be improved.

MOTION: Janet motioned and Laura seconded that the GLA develop and implement procedures for the Board to follow when expenditures on the roads occurs. Procedures will include:
(1) Requirement that alternate bids be submitted for a project before hiring a contractor;
(2) A written contract, developed by the GLA be given to contractors which will include: a) conditions of payment (i.e. payment in full will be made within 10 days following the completion of the project and after satisfactory results of inspection of the work by two Board members);
b) Insurance and liability information be provided.
Motion carried.

ACTION ITEM: Janet will assist Charlotte and Ross in developing a road contract form and present to the Board for approval.

MOTION: Laura motioned and Ross seconded to have the Board document job descriptions/processes and procedures for all duties carried out by the GLA, including Committee processes/procedures. If possible, Board members will submit this documentation for their Committees/Offices, etc. by the Nov. 11, 2006 annual meeting. **Motion carried.**

ACTION ITEM: Pick up road signs from Laura's home, determine where they need to be posted and post them.

6.2 Land Use Master Plan – CM

6.2.1 Master Plan Mailing – see Agenda Item 7.4

File: MtgMins 07 10 06
Draft: 07 09 06; 07 11 06 - FINAL
Approved: 07 10 06

Technological Improvements Copyright © 2026 Brockett Designs All rights reserved

7. Committee Reports - New Business

7.1 Road and Weed

7.1.1 Discuss additional road work. Tabled.

The Board agreed to temporarily fix the current problems in the roads and then research/determine permanent solutions.

7.1.2 Richard Mead – Glastonbury roads

Richard, one of the original constructors of Glastonbury Roads, was invited to the meeting by Charlotte for the purpose of offering his advice concerning the ongoing problems with the condition of the GLA roads. (See "Summary Notes–Board Use Only.")

7.1.3 Discuss GLA road budget. Tabled.

ACTION ITEM: Place on future agenda: Discuss possibility of charging a special assessment fee for repairing the roads.

7.1.4 Vehicle insurance. Tabled.

7.2 Project Review - AAA

7.2.1 "The Alpine Group" document

Individual landowners from the upper South Glastonbury Alpine area attended the meeting and submitted a one-page document entitled "The Alpine Group," signed by a number of landowners, and discussed contents of the document with the Board. (attached)

7.2.2 Parcels 57 & 56-B (SG)/ Neil Kremer variance

Alyssa and Neil discussed Neil's variance request with the Board and landowners in attendance. Neil offered to table the review of his application until a future meeting.

MOTION: Orlando motioned and Alyssa seconded to table Neil Kremer's variance application re: Parcels 57 and 56-B (SG) until a future meeting. **Motion carried.** (1 - abstention from Neil.)

7.2.3 Parcel 27 (SG)/Kathleen Rakela well application

Alyssa reviewed.

MOTION: Alyssa motioned and Laura seconded to approve Kathleen Rakela's well application on Parcel 27 (SG) with the following conditions: (1) Kathleen provides a well log report as normally required; and (2) The land is reseeded after construction. **Motion carried.**

File: MtgMins 07 10 06
Draft: 07 09 06; 07 11 06 - FINAL
Approved: 07 10 06

Technological Improvements Copyright © 2026 Brockett Designs All rights reserved

7.3 Elections Committee -WS

7.3.1 Planning/prep for annual meeting/elections. Tabled.

Daniel O'Connell stated he would be interested in assisting the Elections Committee.

7.4 Land Use Master Plan Committee – CM

Charlotte and MP Committee Members reported that they would meet on July 23 and that the following will take place:

ACTION ITEMS: *(in chronological order)* (1) Sandra Irby to edit Draft Master Plan; (2) Send edited Draft Master Plan to the Board (and post on website?) to review; (3) At Special Board Meeting on August 7, Board will discuss and vote to approve the Draft Master Plan and letter to landowners; (4) After Board approval, MP Committee will ask attorney to review the Draft Master Plan; (5) Inform Board concerning any changes/suggestions attorney may offer and ask for final vote of approval; (6) Mail the approved version of MP to Landowners for vote.

7.5 Recreation Commitee-- JN

Janet reported that there has been a problem with the pump on the soccer field.

ACTION ITEM: Charlotte, as President of the Board, will write a letter of appreciation to the Recreation Committee and send it to Janet for her review.

7.6 Community Committee – LB

Laura reported that she is in the process of creating a process manual for the Community Committee.

8. Comment Period for Visiting Landowners

Landowners offered comments/suggestions/questions during agenda items 7.1.2, 7.21 and 7.2.2 above.

9. Review List of Unfinished Business Carried Forward. Tabled

10. Meeting Adjournment and Next Meeting.

The meeting was adjourned at 9:40 p.m. with no further business. The two scheduled meetings: (1) August 7 - Special Master Plan Review Meeting, and (2) August 14 – Regular Meeting – will start at: 6:45 p.m. at Golden Ratio Cafeteria.

Technological Improvements Copyright © 2026 Brockett Designs All rights reserved

NEW ACTION ITEMS:

TR071006.1 *Denise:* Incorporate into "Lien Procedures" the new policy re: filing a separate lien on landowners who have an existing lien.

TR071006.2 *Denise:* Inquire at the County Recorders office regarding filing a second lien.

RDWD071006.1 *Charlotte, William and Richard Mead:* Meet with Archie Mann about fixing recent road work.

RDWD071006.2 *Janet/Charlotte/Ross:* Assist in development of written road contract and submit to Board for approval

RDWD071006.3 *William:* Facilitate picking up and posting of road signs stored at Laura's home.

RDWD071006.4 *Denise:* Place on future agenda: "Discuss possibility of charging a special assessment fee for repairing the roads." **Done.**

RDWD071006.5 *Alyssa/Denise:* Draft/mail to Neil Kremer written response re: variance application. **Done.**

RDWD071006.6 *Alyssa/Denise:* Draft/mail well application approval to K.Rakela. **Done.**

MP071006.1 *MP Committee:* See 6 Action Items listed under 7.4 of the above minutes.

MP071006.2 *Denise:* E-mail voting parameters to Everett Johnston. **Done.**

RC071006 *Charlotte:* Write a letter of appreciation from GLA President to the Recreation Committee; send to Janet N for review.

File: MtgMins 07 10 06
Draft: 07 09 06; 07 11 06 - FINAL
Approved: 07 10 06

Technological Improvements Copyright © 2026 Brockett Designs All rights reserved

2006-07-10_BDGNAUX.pdf

Technological Improvements Copyright © 2026 Brockett Designs All rights reserved

Glastonbury Landowners Association, Inc.

Board of Directors Meeting Agenda

July 10, 2006

1. **Call to Order and Welcome**

2. **Set Agenda**

3. **Reading and Disposition of Minutes**
   3.1 Approval of meeting minutes: June 5, 2006

4. **Treasurer's Report -RF**

5. **Officers' Reports**
   5.1 Approving Contractor Services - OJ
   5.2 Approve policy/procedure re: filing a new lien on landowner with existing lien

6. **Committee Reports - Unfinished Business**
   6.1 Road and Weed - CM
      6.1.1 Archie Mann Contract
      6.1.2 Bill to be sent for guard rail damage.

   6.2 Land Use Master Plan – CM
      6.2.1 Master Plan mailing

7. **Committee Reports - New Business**
   7.1 Road and Weed - CM
      7.1.1 Discuss additional road work
      7.1.2 Richard Mead – Glastonbury roads
      7.1.3 Discuss GLA road budget
      7.1.4 Vehicle insurance

   7.2 Project Review - AAA
      7.2.1 Parcels 57 & 56-B (SG)/ Neil Kremer variance
      7.2.2 Parcel 27 (SG)/Kathleen Rakela well application

   7.3 Elections -WS
      7.3.1 Planning/prep for annual meeting/elections – WS

   7.4 Land Use Master Plan - CM

   7.5 Recreation -- JN

   7.6 Community – LB

8. **Comment Period for Visiting Landowners**

9. **Review List of Unfinished Business Carried Forward**

10. **Adjourn until August 14, 2006, 6:45 pm Golden Ratio Cafeteria**

Note: *if the Board receives additional items that need to be addressed at the meeting, these will be announced and added to the agenda during agenda item #2 above.*

Technological Improvements Copyright © 2026 Brockett Designs All rights reserved

Glastonbury Landowner's Association

Budget Variance Report

January through June 2006

For July 19, 2006 Meeting

	Jan - Jun 06	Budget	$ Over Budget	% of Budget
Ordinary Income/Expense				
Income				
100. Assessments				
106. Dwelling 2004	32.00			
107. Dwelling 2005	879.50			
108. Dwelling 2006	18,476.79	30,888.00	-12,411.21	59.82%
130. Land 2004	32.00			
131. Land 2005	1,269.00			
132. Land 2006	29,605.01	41,448.00	-11,842.99	71.43%
150. GAV	3,234.00	6,468.00	-3,234.00	50.0%
160. Finance Chrgs Late Accnts	38.39			
161. Penalties Late Accounts	84.40			
100. Assessments - Other	600.00			
Total 100. Assessments	54,251.09	78,804.00	-24,552.91	68.84%
200. Architectural Fees				
201. Application Fee	425.00			
202. IF - House	500.00			
203. IF - Structures 200/600sf	150.00			
205. IF - Well	150.00			
206. IF - Driveway	225.00			
207. IF - Septic	150.00			
208. IF - Package	850.00			
210. IF - Subdivison	600.00			
214. IF - Major Variance	100.00			
215. IF - Mobile Home Pckg	275.00			
200. Architectural Fees - Other	0.00	8,000.04	-8,000.04	0.0%
Total 200. Architectural Fees	3,425.00	8,000.04	-4,575.04	42.81%
300. Roads				
301. CUT - Road Paving Loan	1,050.80	2,200.00	-1,149.20	47.76%
302. Knap Weed Refund	0.00	4,000.00	-4,000.00	0.0%
303. Snowplowing - Landowners	260.00			
Total 300. Roads	1,310.80	6,200.00	-4,889.20	21.14%
500. Interest Earned				
501. Savings Interest	262.22	252.00	10.22	104.06%
Total 500. Interest Earned	262.22	252.00	10.22	104.06%
700. Other Income				
701. Miscellaneous	6,408.00			
702. Balance Fwd 2005	0.00	20,485.00	-20,485.00	0.0%
Total 700. Other Income	6,408.00	20,485.00	-14,077.00	31.28%
Total Income	65,657.11	113,741.04	-48,083.93	57.73%
Expense				
A00. Roads & Weeds				

Technological Improvements Copyright © 2026 Brockett Designs All rights reserved

Glastonbury Landowner's Association

Budget Variance Report

January through June 2006

	Jan - Jun 06	Budget	$ Over Budget	% of Budget
A01. Contractors - Road Mtce	21,300.00	29,450.04	-8,150.04	72.33%
A02. Contractors - Snow Removal	1,444.54	8,000.00	-6,555.46	18.06%
A04. Travel	61.46			
A05. Equipment Reg & Ins	625.00	1,600.00	-975.00	39.06%
A06. Equipment Mtce	25.00			
A07. Discounts - Weed Control	0.00	5,000.00	-5,000.00	0.0%
A08. Road Improvement Loan	15,112.64	30,224.00	-15,111.36	50.0%
A11. Miscellaneous	200.00	500.04	-300.04	40.0%
Total A00. Roads & Weeds	38,768.64	74,774.08	-36,005.44	51.85%
B00. Project Review				
B01. Contractors	570.00			
B06. Miscellaneous	250.00	300.00	-50.00	83.33%
B00. Project Review - Other	0.00	4,500.00	-4,500.00	0.0%
Total B00. Project Review	820.00	4,800.00	-3,980.00	17.08%
D00. Recreation				
D03. PVRC	139.07	2,100.00	-1,960.93	6.62%
D06. Miscellaneous	0.00	100.00	-100.00	0.0%
Total D00. Recreation	139.07	2,200.00	-2,060.93	6.32%
E00. Master Plan				
E03. Administration	40.25			
E04. Legal Fees	144.40			
E05. Miscellaneous	40.32	1,000.00	-959.68	4.03%
Total E00. Master Plan	224.97	1,000.00	-775.03	22.5%
F00. Website				
F01. Contractors - Dev & Mtce	81.67	500.04	-418.37	16.33%
F02. URL/Domain Fee	77.10	252.00	-174.90	30.6%
Total F00. Website	158.77	752.04	-593.27	21.11%
G00. Liens				
G01. Lien Filing	26.00	500.00	-474.00	5.2%
G02. Travel	0.00	150.00	-150.00	0.0%
G03. Administration	22.50	500.00	-477.50	4.5%
Total G00. Liens	48.50	1,150.00	-1,101.50	4.22%
J00. Other Projects				
J02. Water Reservoir	433.10			
Total J00. Other Projects	433.10			
K00. General Operating Expenses				
K01. Contractors - Admin Sec	1,496.00	4,550.04	-3,054.04	32.88%
K02. Contractors - Bookkeeper	1,071.70	3,060.00	-1,988.30	35.02%
K03. Contractors - Accountant	90.00	105.00	-15.00	85.71%
K04. Contractors - Database	160.00	500.04	-340.04	32.0%

Technological Improvements Copyright © 2026 Brockett Designs All rights reserved

Glastonbury Landowner's Association

Budget Variance Report

January through June 2006

	Jan - Jun 06	Budget	$ Over Budget	% of Budget
K05. Contractors - Attorney	0.00	500.04	-500.04	0.0%
K06. Office Supplies	115.47	900.00	-784.53	12.83%
K07. Postage and Delivery	328.74	788.00	-459.26	41.72%
K08. Monthly Board Meetings	1,798.10	3,000.00	-1,201.90	59.94%
K09. Bank Service Charges	12.50	12.50	0.00	100.0%
K10. Cash Advance	147.70			
K11. Rent	360.00	480.00	-120.00	75.0%
K12. Insurance	1,341.00	4,850.00	-3,509.00	27.65%
K13. Taxes	75.39			
K14. Licenses and Permits	0.00	70.00	-70.00	0.0%
K15. Equipment Repair & Mtce	0.00	600.00	-600.00	0.0%
K17. Equipment Purchases	43.37			
K18. Miscellaneous	0.00			
Total K00. General Operating Expenses	7,039.97	19,415.62	-12,375.65	36.26%
M00. Annual Meeting/Elections				
M01. Contractors	0.00	500.00	-500.00	0.0%
M03. Administration	0.00	300.00	-300.00	0.0%
M04. Postage and Delivery	0.00	500.00	-500.00	0.0%
M05. Refreshments	0.00	300.00	-300.00	0.0%
M06. Rent	0.00	75.00	-75.00	0.0%
Total M00. Annual Meeting/Elections	0.00	1,675.00	-1,675.00	0.0%
Total Expenses/Budget	**47,633.02**	**105,766.74**	**-58,133.72**	**45.04%**
Total Income/Budget	**65,657.11**	**113,741.04**	**-48,083.93**	**57.73%**

Technological Improvements Copyright © 2026 Brockett Designs All rights reserved

I) THE PRACTICE OF PRESIDENT OR MEETING CONDUCTOR ABSTAINING FROM VOTING AND MOTIONS DURING MEETINGS

Based on the discussion as to whether it was appropriate for Charlotte's vote to be counted at the time she was conducting the June 5, 2006 Special Meeting re: Replacement Board Members.

A)Accepted/Established Board Practices/Procedures

Since my employment with the GLA in March 2002, I was instructed by Board members that it was the practice of the GLA Board for the Board member presiding over the meeting to abstain from voting and developing motions. With each new Board elected (November 2002, 2003, 2004, 2005) this practice has been explained by the President to new Board members. No one elected to the Board since November 2002 has ever corrected or objected to this practice. In fact, Orlando has explained to the Board that if the person presiding over the meeting (generally the President) should desire to speak or vote, he/she would have to relinquish his/her position of presiding over the meeting to another Board member. That individual would then abstain from voting and entering into discussion/motions, etc. Also the presiding Board member could also vote in the event of a tied vote. Board members have been fully educated about thes acceptable meeting practice and they have been strictly followed.

B) Excerpt from December 12, 2005 Meeting Minutes

The excerpt below indicates that the Board has understood that the President or the person presiding over a meeting, does not vote during the meeting. At the December 12 meeting, the Board questioned Orlando if it was acceptable for James Kozlik, as President and acting conductor of the meeting, to vote as a *proxy* for JT. This question was based on the understanding that the individual presiding over the meeting was not allowed to vote – an accepted/established Board practice..

a. *Opening Comments*

Parliamentarian: *The Board approved Orlando Johnson to act as "Parliamentarian" at Board meetings. The Board may choose to consult with the Parliamentarian to determine acceptable meeting practices. James K and Orlando agreed to develop a job description and procedures for this role and e-mail to the Board for review.*

Based on the policy which states the President *****[or whoever is conducting a meeting]*** *does not vote at meetings, the Board discussed whether it would be acceptable for James K. (President) to vote as proxy for JT. Orlando, acting as Parliamentarian, ruled that it was acceptable for James K. to act as President and to also vote as JT's proxy during the December 12th meeting.*

**I have added the bracketed information in this document only for clarification – it actually should have been added to the meeting minutes but none of us caught it.

C) Bylaws: Article VI Board of Directors - Voting

M. Voting. At all meetings of the Board of Directors, each Director is to have one vote.

Technological Improvements Copyright © 2026 Brockett Designs All rights reserved

D) Changing an Established Board Practice/Procedure

Although the Bylaws state that each Director is to have one vote at a meeting, the history of the GLA shows that the President - or whoever is in the position of conducting a meeting - has not voted. This has clearly been an accepted practice that has been followed by the GLA Board since its inception. When a Board member(s) feels an accepted practice/procedure to be changed, it is also the accepted practice to propose the change to the entire Board, discuss it and then vote on whether the Board wishes to make that change or revision. . It is not an established practice for a Board member(s) to simply rule that it is valid to disregard a practice after it has been compromised.

II) ESTABLISHED PROCEDURES FOR ELECTING GLA BOARD OFFICERS

Based on the discussion that Charlotte (Vice President) should automatically be placed in the position of President following James Kozlik's resignation.

A) The Bylaw excerpts below explain that the Board elects its officers.

BYLAWS

Article VII – Officers

A. Number. The officers of the Association shall be: President, Vice President, Secretary and Treasurer, and such other or subordinated officers as the Board of Directors may from time to time **elect. Each officer shall be elected** for one year and hold office until his successor is **elected and qualified**. One person may hold one or more offices provided that their duties are not incompatible, except the President, who shall not hold any other office. All officers except the Secretary must be members of the Board of Directors.

B. Election. The **officers of the Association shall be chosen by the Board of Directors and elected annually** at the first meeting of the Board of Directors following each Annual Meeting of the Members, except as **hereinafter otherwise provided for the filling of vacancies.** Each officer shall hold his office **until his successor has been chosen**, until he resigns or is removed in the manner herein provided.

Note: Examples of this election process to fill Board officer vacancies was followed when Cynthia, Ronda and JT resigned from their officer positions.

B) GLA Board History of Voting for Board Officers

Since 1998, when the GLA Board was formed, it has been a standard practice and procedure for Board members to vote for the officers to the Board. No exceptions to this practice have been made. Each year after annual Board elections, the Board newly elects its officers after deliberation and discussion. In instances where an officer on the Board has resigned his position, the Board has officially elected a replacement. There is no record of an officer having ever gained automatic entry to a Board position.

C) Changing an Established Procedure Cited in the Articles of Incorporation

If there is an assumption or opinion that Charlotte, as Vice President, automatically became President after James resigned from the Board, this assumption or opinion is not based on the Bylaws or the established practices of the GLA Board. If there are certain members on the Board who believe that the election process among Board members is not needed to place a Board member in the position of President, the established procedure would again be to present such a proposal to the Board for discussion and vote.

Technological Improvements Copyright © 2026 Brockett Designs All rights reserved

2006-08-14_BDGN.pdf

Technological Improvements Copyright © 2026 Brockett Designs All rights reserved

Glastonbury Landowners Association

Board of Directors Meeting Minutes

August 14, 2006

CONFIDENTIAL – DO NOT COPY

1. Call to order

The meeting was called to order by Charlotte Mizzi at 7:07 p.m., at Golden Ratio Woodworks.

PRESENT: Charlotte Mizzi (President), Janet Naclerio (Secretary), Alyssa Angelis Allen, Edward Anderson, Catherine Bielitz, Orlando Johnson, Neil Kremer, Francis Regan and William Smith.

ABSENT: Laura Boise (Vice-President), Ross Fitzgerald (Treasurer)

ALSO ATTENDING: Denise Orr (GLA Administrative Secretary), Landowners: Bob Sones, Ronda and John Alexander.

2. Set Agenda

UNANIMOUS CONSENT: The Board accepted the agenda with amendments.

3. Reading and Disposition of Minutes.

3.1 Approval of meeting minutes: July 10, 2006

MOTION: Neil motioned and William seconded to approve the July 10, 2006 meeting minutes with amendments. Motion carried unanimously.

3.2 Welcome New Board Members – OJ -and- Proposal to Discuss Board Issues

Orlando distributed to the Board a document (untitled/not dated) in which he listed five Board issues about which he is concerned. (see attached). He reviewed the issues and asked the Board to further discuss and review the issues.

Unanimous Agreement: The Board agreed to: 1) Discuss points 2.0 and 4.0 of Orlando's document at the September 11 Board Meeting, and; (2) Discuss points 1.0, 3.0 and 5.0 of Orlando's document at the October 9th Board Meeting.

4. Treasurer's Report –RF (absent)

The Board received the Variance Report from Ross via e-mail; other reports were not received due to transmittal problems. The Board agreed to request Ross to present August reports at the September 11 Board meeting.

ACTION ITEM: Ronda Alexander (GLA Bookkeeper) will e-mail August Treasurer reports not received by the Board due to transmittal problems.

ACTION ITEM: Ross will present August Treasurer' reports at the September meeting.

5. Officers' Reports

5.1 Big Creek Fire: Coordinate volunteer committee to assist property owners in clean-up – CM

The Board discussed how the GLA might help landowners affected by the fire and concluded that forming a committee would not be necessary, but that it could help in other ways. See below.

File: MtgMins 08 14 06
Draft: 08 12 06 - FINAL
Approved: 09 11 06

Technological Improvements Copyright © 2026 Brockett Designs All rights reserved

a) Forest Service Meeting at Spectec and Meeting Invitation
Alyssa reported that the Forest Service will be holding a meeting at Spectec for the purpose of discussing with High South Glastonbury landowners the removal of burnt trees, etc.
MOTION: Alyssa motioned and William seconded to approve the GLA to help in writing and mailing an invitation to landowners and the GLA Board concerning the above Forest Service meeting.
Discussion.
Motion carried unanimously.

b) ACTION ITEM: Include in the above meeting invitation:1) The GLA's motion on salvage logging (below); (2) The GLA website will post findings from the Forest Service's meeting and fire information.

c) Salvage Logging
MOTION: William motioned and Francis seconded to have the GLA approve the salvage logging within the fire affected areas of South Glastonbury.
Discussion.
Motion carried unanimously.

ACTION ITEM: GLA contracts with logging companies should include requirements for logging trucks and dust problems.

d) Place Fire Related Information on GLA Website
UNANIMOUS AGREEMENT: The Board agreed to place the following items on the GLA website (1) The findings of the Forest Service meeting; (2) The GLA's motion on salvage logging; (3) Bob Fry's recommended fire information link(s).

ACTION ITEM: Alyssa will obtain a draft of the invitation from Walter and forward the date and details of the Forest Service meeting to the Denise.

ACTION ITEM: Alyssa will ask Bob Fry for information link(s) to be placed on the GLA website.

ACTION ITEM: Include in future contracts restrictions on logging trucks and remedy dust problems.

5.2 Procedures Project Proposal – JN/ RA (e-mailed from RA-Ronda Alexander)
Janet listed her reasons for endorsing the proposal. Ronda gave a brief overview/introduction to the proposal.
MOTION: Catherine motioned and Orlando seconded to table the review of the proposal until after the "budgeting by purpose" discussion is completed at the September 11 Board meeting. **Motion carried.**
Discussion.

File: MtgMins 08 14 06
Draft: 08 12 06 - FINAL
Approved: 09 11 06

Technological Improvements Copyright © 2026 Brockett Designs All rights reserved

5.3 Determine Voting Procedures for Board Meetings – RF Tabled.

6. Committee Reports - Unfinished Business

6.1 Road and Weed – WS

6.1.1 Bill to be sent for guard rail damage. Tabled.

ACTION ITEM: William to discuss guard rail bill with Ross and James Kozlik.

6.1.2 Archie Mann road work - WS, CM

William reported that the work by Archie Mann and Norm Garwood was done according to GLA instructions and therefore was acceptable.

MOTION: Alyssa motioned and William seconded to pay Archie Mann for the recent road work. **Motion carried.**

UNANIMOUS CONSENT: In the future, the GLA will stipulate that all road work should include water, grading and rolling.

6.1.3 Jennings Chip and Seal Work

Janet questioned if Jennings' work was done properly. Discussion.

ACTION ITEM: William will inspect the Jennings pack and seal work; his inspection will include his determination as to whether the roads were repaired before they were sealed.

6.1.4 Weed Spraying - RF Tabled.

ACTION ITEM: William will call Ross re Ed Schilling weed spraying.

6.1.4 Mowing Sides of GLA Roads - RF

William reported that September is a good time for mowing as weeds will create drifting in winter which in turn creates road problems.

ACTION ITEM: William will work with Neil to facilitate mowing weeds on the sides of GLA roads

7. Committee Reports and New Business

7.1 Road and Weed – WS

7.1.1 Discuss additional road work. Tabled.

7.1.2 Discuss GLA road budget. Tabled.

7.1.2.1 Discuss possible special assessment fee for road repair. Tabled.

7.1.2.2 Vehicle insurance. Tabled.

7.1.3 Review and approve Road Contract Form –JN/CM/RF

The Board generally agreed that contracts should be developed on a case to case basis.

File: MtgMins 08 14 06
Draft: 08 12 06 - FINAL
Approved: 09 11 06

Technological Improvements Copyright © 2026 Brockett Designs All rights reserved

7.1.4 Proposal to Use NG Gravel Pit – WS
William reported that he discussed with Steve Koonz and Mike Atkins a proposal the use of the NG gravel pit; final response from these individuals is pending.

7.1.5 Snow Plowing
Charlotte reported that the GLA snow plow is now parked on her property.

ACTION ITEM: Per William, the GLA must put some control over the type of snow plowing in order to better preserve our roads.

7.2 Project Review - AAA
7.2.1 Review definition of "mudded –in" dwelling – RF Tabled.
ACTION ITEM: Alyssa agreed to write up a motion (to be presented at the September meeting) concerning guidelines determining when GLA should charge assessments on newly built structures.

7.2.2 K. Ramp Easement through Parcel 98 (SG) - WS
William and Alyssa lead a discussion regarding the use of this easement. The Board agreed to table this issue until Alyssa is able to review the GLA file pertaining to it.
ACTION ITEM: Denise will forward K. Ramp road easement information to Alyssa.

7.3. Annual Meeting/Elections: Planning/Prep/Board participation – RA
Ronda Alexander reported that she has been working on documenting the Election Committee preparation procedures; she reviewed upcoming time sensitive election committee responsibilities.

UNANIMOUS AGREEMENT: Ronda will continue to act as the Election Committee coordinator and Charlotte will take on the Committee Chair position. Denise will purchase envelopes, xerox letter contents and provide mailing instructions for the election mailings.

ACTION ITEM: Edward, Catherine, Janet and Charlotte will prepare envelopes and stuff the nomination letter mailing at 10 a.m. on Saturday, August 26.

7.4 Land Use Master Plan - CM
7.4.1 Master Plan Draft & Mailing Update
Charlotte reviewed the status of the editing of the Master Plan.
ACTION ITEM: The Draft Master Plan will be left at the Emigrant General Store on August 18 for Denise to copy and distribute to the Board for review.
ACTION ITEM: The Board agreed to reschedule the cancelled August 21 private Master Plan Meeting to September 1, 2006.

ACTION ITEM: Research the documents that the Church Universal and Triumphant agreed to handle 50% of the expense required to produce the Master Plan.

Technological Improvements Copyright © 2026 Brockett Designs All rights reserved

7.4.1.1 Comments from Neil
Neil reported that he will not be able to attend the Sept. 1 Master Plan Meeting He proposed that the Board seriously consider giving landowners the opportunity to offer their feedback regarding sections of the Draft with which they disagree.

7.5 Recreation – JN Tabled.
7.5.1 Letter of Appreciation to PVRC –CM Tabled.

7.6 Community – LB Tabled.
7.7 2007 Budget Committee - RF,OJ, JN Tabled.

8. Comment Period for Visiting Landowners

9. Review List of Unfinished Business Carried Forward

10. Meeting Adjournment and Next Meeting.
The meeting was adjourned at 9:55 p.m. with no further business. The next two scheduled meetings: (1) September 1 - Master Plan Review (Private Meeting), and (2) September 11 (Regular Meeting) will start at: 6:45 p.m. at Golden Ratio Cafeteria.

NEW ACTION ITEMS:

MN081406.1	*Denise:* Place on Sept 11 agenda: Discuss points 2.0 and 4.0 of Orlando's document **Done.**
MN 081406.2	*Denise:* Place on Oct. 9 agenda: Discuss points 1.0, 3.0 and 5.0 of Orlando's document.
TR081406	*Ross:* Review August Treasurer's Reports at Sept. 11 meeting
OP081406.1	*Ronda:* E-mail Treasurer reports (not received by the Board due to transmittal problems) to the Board. **Done.**
OP081406.2	*Alyssa/Denise/:* Facilitate Spectec meeting mailing information. Include in mailing (1) The GLA's motion on salvage logging ; (2) The GLA website will post findings from the Forest Service's meeting and fire information.
OP081406.3	*Alyssa/Denise/Edward* Place salvage logging and fire information links on GLA website.
OP081406.4	*Alyssa/William:* Include in GLA contracts with logging companies requirements for logging trucks and dust problems.
OP081406 .5	*Denise:* Place on Sept. Agenda: "Review Procedures Proposal" after

Technological Improvements Copyright © 2026 Brockett Designs All rights reserved

	the "Budgeting by purpose" discussion is completed. **Done**
RDWD081406.1	*William:* Discuss guard rail bill issue with Ross and James Kozlik.
RDWD081406.2	*Ross:* Pay Archie Mann for the recent road work.
RDWD081406.3	*William:* Incorporate into road contract procedures that road work should include water, grading and rolling.
RDWD081406.4	*William:* Inspect the Jennings pack and seal work; also determine if he repaired roads before the sealing.
RDWD081406.5	*William:* Call Ross re Ed Schilling weed spraying.
RDWD081406.6	*William/ Neil:* Facilitate weed mowing on the sides of GLA roads.
RDWD081406.7	*William:* Insure that the GLA controls the method of snow plowing on GLA roads.
PR081406.1	*Alyssa:* Write up a motion (to be presented at the September meeting) concerning guidelines determining when GLA should charge assessments on newly built structures.
PR081406.2	*Denise:* Forward K. Ramp road easement information to Alyssa. **Done.**
PR081406.3	*William:* Give easement document to Denise to copy for GLA files.
EL081406.1	*Denise:* Xerox nomination letter contents and purchase/prepare materials for mailing. **Done.**
EL081406.2	*Edward/Catherine/Jane/ Charlott/Denise:* Nomination letter mailing August 26. **Done.**
MP081406.1	*Denise:* Pick up Master Plan at EGS on Aug. 18, xerox and distribute to Board. **NA as it was e-mailed by Charlotte.**
MP081406.2	*Denise:* Reschedule Master Plan Meeting to Sept. 1. **Done.**
MP081406.3	*Denise:* Research letter re: Church's agreement to pay 50% Master Plan.Expense.

File: MtgMins 08 14 06
Draft: 08 12 06 - FINAL
Approved: 09 11 06

Technological Improvements Copyright © 2026 Brockett Designs All rights reserved

2006-08-14_BDGNAUX.pdf

Technological Improvements Copyright © 2026 Brockett Designs All rights reserved

Glastonbury Landowners Association, Inc.
Board of Directors Meeting Agenda
August 14, 2006

1. **Call to Order and Welcome**

2. **Set Agenda**

3. **Reading and Disposition of Minutes**
   - **3.1 Approval of meeting minutes: July 10, 2006**

4. **Treasurer's Report -RF**

5. **Officers' Reports**
   - **5.1 Big Creek Fire: Coordinate volunteer committee to assist property owners in clean-up – CM**
   - **5.2 Procedures Project Proposal – JN/ RA (e-mailed from RA-Ronda Alexander)**
   - **5.3. Annual meeting/elections: planning/prep/Board participation – RF/RA**
   - **5.4 Determine Voting Procedures for Board Meetings – RF**

6. **Committee Reports - Unfinished Business**
   - **6.1 Road and Weed – WS**
     - **6.1.1 Bill to be sent for guard rail damage.**
     - **6.1.2 Archie Mann road work - WS, CM**
     - **6.1.3 Weed Spraying - RF**
     - **6.1.4 Mowing Sides of GLA Roads - RF**

7. **Committee Reports and New Business**
   - **7.1 Road and Weed – WS**
     - **7.1.1 Discuss additional road work**
     - **7.1.2 Discuss GLA road budget**
       - **7.1.2.1 Discuss possible special assessment fee for road repair**
       - **7.1.2.2 Vehicle insurance**
     - **7.1.3 Review and approve Road Contract Form –JN/CM/RF**
   - **7.2 Project Review - AAA**
     - **7.2.1 Review definition of "mudded –in" dwelling – RF**
   - **7.3 Elections – LB/RA**
   - **7.4 Land Use Master Plan - CM**
     - **7.4.1 Master Plan Draft & Mailing Update**
       - **7.4.1.1 Comments from Neil**
   - **7.5 Recreation -- JN**
     - **7.5.1 Letter of Appreciation to PVRC –CM**
   - **7.6 Community – LB**
   - **7.7 2007 Budget Committee - RF,OJ, JN**

8. **Comment Period for Visiting Landowners**

9. **Review List of Unfinished Business Carried Forward**

10. **Adjourn until September 11, 2006, 6:45 pm Golden Ratio Cafeteria**

Note: if the Board receives additional items that need to be addressed at the meeting, these will be announced and added to the agenda during agenda item #2 above.

Technological Improvements Copyright © 2026 Brockett Designs All rights reserved

Glastonbury Landowner's Association

Budget Variance Report

January through July 2006

	Jan - Jul 06	Budget	$ Over Budget	% of Budget
Ordinary Income/Expense				
Income				
100. Assessments				
106. Dwelling 2004	32.00			
107. Dwelling 2005	991.00			
108. Dwelling 2006	20,979.42	30,888.00	-9,908.58	67.92%
130. Land 2004	32.00			
131. Land 2005	1,281.50			
132. Land 2006	32,275.83	41,448.00	-9,172.17	77.87%
150. GAV	4,851.00	6,468.00	-1,617.00	75.0%
160. Finance Chrgs Late Accnts	50.10			
161. Penalties Late Accounts	84.60			
100. Assessments - Other	600.00			
Total 100. Assessments	61,177.45	78,804.00	-17,626.55	77.63%
200. Architectural Fees				
201. Application Fee	425.00			
202. IF - House	500.00			
203. IF - Structures 200/800sf	150.00			
205. IF - Well	150.00			
206. IF - Driveway	225.00			
207. IF - Septic	150.00			
208. IF - Package	850.00			
210. IF - Subdivison	600.00			
214. IF - Major Variance	100.00			
215. IF - Mobile Home Pckg	275.00			
200. Architectural Fees - Other	0.00	8,000.04	-8,000.04	0.0%
Total 200. Architectural Fees	3,425.00	8,000.04	-4,575.04	42.81%
300. Roads				
301. CUT - Road Paving Loan	1,050.80	2,200.00	-1,149.20	47.76%
302. Knap Weed Refund	0.00	4,000.00	-4,000.00	0.0%
303. Snowplowing - Landowners	260.00			
Total 300. Roads	1,310.80	6,200.00	-4,889.20	21.14%
500. Interest Earned				
501. Savings Interest	311.47	252.00	59.47	123.6%
Total 500. Interest Earned	311.47	252.00	59.47	123.6%
700. Other Income				
701. Miscellaneous	6,408.00			
702. Balance Fwd 2005	0.00	20,485.00	-20,485.00	0.0%
Total 700. Other Income	6,408.00	20,485.00	-14,077.00	31.28%
Total Income	72,632.72	113,741.04	-41,108.32	63.86%
Expense				
A00. Roads & Weeds				

GLA 02223

Technological Improvements Copyright © 2026 Brockett Designs All rights reserved

Glastonbury Landowner's Association

Budget Variance Report

January through July 2006

	Jan - Jul 06	Budget	$ Over Budget	% of Budget
K05. Contractors - Attorney	0.00	500.04	-500.04	0.0%
K06. Office Supplies	115.47	900.00	-784.53	12.83%
K07. Postage and Delivery	328.74	788.00	-459.26	41.72%
K08. Monthly Board Meetings	2,266.10	3,000.00	-733.90	75.54%
K09. Bank Service Charges	12.50	12.50	0.00	100.0%
K10. Cash Advance	147.70			
K11. Rent	360.00	480.00	-120.00	75.0%
K12. Insurance	7,434.85	4,850.00	2,584.85	153.3%
K13. Taxes	75.39			
K14. Licenses and Permits	0.00	70.00	-70.00	0.0%
K15. Equipment Repair & Mtce	0.00	600.00	-600.00	0.0%
K17. Equipment Purchases	43.37			
K18. Miscellaneous	0.00			
Total K00. General Operating Expenses	14,208.77	19,415.62	-5,206.85	73.18%
M00. Annual Meeting/Elections				
M01. Contractors	0.00	500.00	-500.00	0.0%
M03. Administration	104.00	300.00	-196.00	34.67%
M04. Postage and Delivery	0.00	500.00	-500.00	0.0%
M05. Refreshments	0.00	300.00	-300.00	0.0%
M06. Rent	0.00	75.00	-75.00	0.0%
Total M00. Annual Meeting/Elections	104.00	1,675.00	-1,571.00	6.21%
Total Expenses/Budget	58,246.58	105,766.74	-47,520.16	55.07%
Total Income/Budget	72,632.72	113,741.04	-41,108.32	63.86%

Technological Improvements Copyright © 2026 Brockett Designs All rights reserved

Glastonbury Landowner's Association

Budget Variance Report

January through July 2006

	Jan - Jul 06	Budget	$ Over Budget	% of Budget
A01. Contractors - Road Mtce	22,300.00	29,450.04	-7,150.04	75.72%
A02. Contractors - Snow Removal	1,444.54	8,000.00	-6,555.46	18.06%
A04. Travel	61.46			
A05. Equipment Reg & Ins	1,152.00	1,600.00	-448.00	72.0%
A06. Equipment Mtce	25.00			
A07. Discounts - Weed Control	0.00	5,000.00	-5,000.00	0.0%
A08. Road Improvement Loan	15,112.64	30,224.00	-15,111.36	50.0%
A11. Miscellaneous	200.00	500.04	-300.04	40.0%
Total A00. Roads & Weeds	40,295.64	74,774.08	-34,478.44	53.89%
B00. Project Review				
B01. Contractors	570.00			
B06. Miscellaneous	250.00	300.00	-50.00	83.33%
B00. Project Review - Other	0.00	4,500.00	-4,500.00	0.0%
Total B00. Project Review	820.00	4,800.00	-3,980.00	17.08%
D00. Recreation				
D03. PVRC	1,952.83	2,100.00	-147.17	92.99%
D06. Miscellaneous	0.00	100.00	-100.00	0.0%
Total D00. Recreation	1,952.83	2,200.00	-247.17	88.77%
E00. Master Plan				
E03. Administration	40.25			
E04. Legal Fees	144.40			
E05. Miscellaneous	40.32	1,000.00	-959.68	4.03%
Total E00. Master Plan	224.97	1,000.00	-775.03	22.5%
F00. Website				
F01. Contractors - Dev & Mtce	81.67	500.04	-418.37	16.33%
F02. URL/Domain Fee	77.10	252.00	-174.90	30.6%
Total F00. Website	158.77	752.04	-593.27	21.11%
G00. Liens				
G01. Lien Filing	26.00	500.00	-474.00	5.2%
G02. Travel	0.00	150.00	-150.00	0.0%
G03. Administration	22.50	500.00	-477.50	4.5%
Total G00. Liens	48.50	1,150.00	-1,101.50	4.22%
J00. Other Projects				
J02. Water Reservoir	433.10			
Total J00. Other Projects	433.10			
K00. General Operating Expenses				
K01. Contractors - Admin Sec	1,938.00	4,550.04	-2,612.04	42.59%
K02. Contractors - Bookkeeper	1,199.15	3,060.00	-1,860.85	39.19%
K03. Contractors - Accountant	90.00	105.00	-15.00	85.71%
K04. Contractors - Database	197.50	500.04	-302.54	39.5%

GLA 02225

Technological Improvements Copyright © 2026 Brockett Designs All rights reserved

2006-09-11_BDGN.pdf

GLA 02226

Technological Improvements Copyright © 2026 Brockett Designs All rights reserved

Glastonbury Landowners Association

Board of Directors Meeting Minutes

September 11, 2006

CONFIDENTIAL – DO NOT COPY

1. Call to order and Welcome

The meeting was called to order by Charlotte Mizzi at 7: p.m., at Golden Ratio Woodworks.

PRESENT: Charlotte Mizzi (President), Laura Boise (Vice-President), Alyssa Angelis Allen, Edward Anderson, Catherine Bielitz, Orlando Johnson, Neil Kremer, Francis Regan

ABSENT: Janet Naclerio (Secretary), Ross Fitzgerald (Treasurer), Neil Kremer, William Smith, Charlene Murphy

ALSO ATTENDING: Denise Orr (GLA Administrative Secretary); Guests: Murphy, Laura Ziemer, Sean Murphy, Scott ? ; Landowners: Edwin Johnson, Svend Anderson and James Kozlik.

2. Set Agenda

UNANIMOUS CONSENT: The Board agreed to the agenda with revisions.

3. Reading and Disposition of Minutes

August 14, 2006 Meeting Minutes

UNANIMOUS CONSENT: The Board approved the August 14, 2006 Meeting Minutes as written.

UNANIMOUS CONSENT: The Board approved the August 14, 2006 Private Meeting Minutes as written.

4. Treasurer's Report for August & September

The "Budget Variance Report, January through August 2006" and "August 2006 Bank Transactions" documents were e-mailed to the Board prior to the meeting

UNANIMOUS CONSENT: The Board accepted the above financial reports as written..

5. Officers' Reports

5.1 Fridley Creek Water Rights – Representative from Montana Fish and Wildlife Laura Ziegler and other guests presented potential solutions/proposals concerning Fridley Creek water rights. Laura Ziegler agreed to e-mail a summary of the proposals for Board consideration c/o Denise.

5.2 Determine Voting Procedures for Board Meetings/RE-Tabled

5.3 Discuss #2.0 & 4.0 of "Board Issues Proposal" - OJ

Orlando presented his concerns about these issues. The Board requested that he review his concerns/proposals with the 2007 Budget Committee and that the Committee bring proposals to the Board for consideration.

5.4 Procedures Project Proposal- JN/RA – Tabled.

(To be discussed after 5.3 is completed)

File: MtgMins 09 11 06
Draft: 09 10 06; 10 13 06-FINAL
Approved: 10 09 06

Technological Improvements Copyright © 2026 Brockett Designs All rights reserved

5.5 Code of Ethics Document
Catherine expressed concern about having the Code of Ethics posted on the GLA website. The Board discussed.
MOTION: Catherine motioned and Orlando seconded to remove the Code of Ethics from the GLA website and cease using it pending legal review. **Motion married unanimously.**

6. Committee Reports - Unfinished Business
6.1 Road and Weed – WS. Tabled.
6.1.1 Bill to be sent for guard rail damage – RF/WS. Tabled
6.1.3 Weed Spraying - RF/WS. Tabled.
6.1.4 Mowing Sides of GLA Roads – RF/WS/NK. Tabled.
6.1.5 Jennings Chip and Seal Work – WS. Tabled.
6.1.6 Proposal for Glastonbury Roads, 9/11/06 – Valery O'Connell
Valery reviewed her written proposal that was distributed to the Board.

7. Committee Reports and New Business
7.1 Road and Weed – WS. Tabled.
7.1.1 Discuss additional road work. Table
7.1.2 Discuss GLA road budget. Tabled.
7.1.2.1 Discuss possible special assessment road repair fee. Tabled.
7.1.2.2 Vehicle insurance. Tabled.
7.1.3 Proposal to Use NG Gravel Pit – WS. Tabled.

7.1.4 Proposal to Develop Contact between the GLA Board and Landowners. – James Kozlik
James reviewed his proposal.
ACTION ITEM: James will work with William Smith and Richard Mead to develop a contract in which the GLA will pledge to the landowners to complete road maintenance work by specific dates.

7.2 Project Review - AAA
7.2.1 Review definition of 'mudded in' dwelling RF. Tabled

7.2.2 Motion - Guidelines determining when GLA should charge assessments on newly built structures. AAA. Tabled.

7.2.3 K. Ramp Easement through Parcel 98 (SG) - AAA
Alyssa distributed a handout describing easement details for the road along Golmeyer creek, and the design for a proposed sign to be placed at the gate to this road. The Board discussed.

File: MtgMins 09 11 06
Draft: 09 10 06; 10 13 06-FINAL
Approved: 10 09 06

Technological Improvements Copyright © 2026 Brockett Designs All rights reserved

MOTION: Alyssa motioned and Laura seconded to approve Kathleen's sign with the following changes to the proposed verbiage: (1) the wording

"Community of Glastonbury" and "access to national forest" would not be used, instead it would read: "Glastonbury residents pedestrian access to common use land." The second sentence would read: "Access restricted to Glastonbury residents and accompanied guests." **Motion carried unanimously.**

MOTION: Alyssa motioned and Laura seconded that the GLA submit a written agreement to be signed by Kathleen Ramp stating that the GLA is authorized to allow vehicular traffic on the Golmeyer Creek Easement Road at it's discretion (ie. logging contractors or other special situations). **Motion carried unanimously.**

ACTION ITEM: James Kozlik agreed to check with the Forest Service to determine if Ramp's gate is considered official access to U.S. Forest land.

ACTION ITEM: Laura will call JT to check on the status of the South Glastonbury Fire Pond. She will do this on behalf of Pedro Pinardo and other landowners

7.2.4 and Marion Barker – Requesting Advice re: issues with neighbors
The Board discussed.
ACTION ITEM: Orlando will assist the Barkers; Laura also volunteered to assist them if needed.

7.3 Elections – CM/RA/DO
Denise distributed and reviewed the "Elections & Annual Meeting Preparation Reminders" document, including items 7.31.through 7.3.5 as listed below.

7.3.1 Board Candidate Biographies due Sept. 22
7.3.2 Approve Agenda for 2006 Annual Meeting & Elections
7.3.3 Approve 2007 Annual Budget at Oct. 9 Board meeting
7.3.4 First draft of officer/committee chair presentations due Oct. 7 (presentation format handout will be distributed)
7.3.5 Present final draft of above presentations at Nov. 6 Board meeting

7.4 Land Use Master Plan - CM
7.4.1 Master Plan – Re-schedule Special Board Meeting-CM
7.4.2 Research on MP Expense-DO. Tabled.

7.5 Recreation – JN
7.5.1 Letter of Appreciation to PVRC – CM. Tabled..

File: MtgMins 09 11 06
Draft: 09 10 06; 10 13 06-FINAL
Approved: 10 09 06

Technological Improvements Copyright © 2026 Brockett Designs All rights reserved

7.6 Community – LB. No report.

7.7 2007 Budget Committee – RF, OJ, JN,CM
The Board discussed that the 2007 Budget must be approved at Oct. 9. meeting.
ACTION ITEM: Denise will send September 18 meeting notification to the Budget Committee.

8. Comment Period for Visiting Landowners. No comments

9. Review List of Unfinished Business Carried Forward. Tabled.

10. Adjourn until October 9, 2006, 6:45 pm Golden Ratio Cafeteria

NEW ACTION ITEMS:

OR091106.1. *Laura Ziegler:* E-mail Fridley Creek water rights to Denise.

OR091106.2 *Orlando:* Discuss proposal with Budget Committee and bring to Board for consideration.

OR091106.3 *Edward:* Remove Code of Ethics from website.

OR091106.4 *Charlotte:* Draft letter to attorney re: legality of Code of Ethics and the format of written meeting minutes & send to Janet for review.

RWD091106 *James Kozlik, William Smith:* work on.GLA contract with landowners re: road work. James K. will leave draft at Charlotte home this weekend.

PRAP091106.1 *Alyssa/Denise:* Draft responses to K. Ramp re: sign and written agreement. (Pending per Alyssa)

PRAP091106.2 *James Kozlik:* check with the Forest Service to determine if Ramp's gate is considered official access to U.S. Forest land.

PRAP091106.3 *Laura:* Call JT to check on the status of the South Glastonbury Fire Pond.

EL091106.1 *Board Candidates:* Send bios to Denise – due September 22.

EL091106.2 *Board Officers & Chairs:* Send first draft of officer/committee chair presentations for annual meeting due Oct. 7.

BC091106 *Denise:* Send September 18 mtg notification to Budget Committee.

File: MtgMins 09 11 06
Draft: 09 10 06; 10 13 06-FINAL
Approved: 10 09 06

Technological Improvements Copyright © 2026 Brockett Designs All rights reserved

2006-09-11_BDGNAUX.pdf

Technological Improvements Copyright © 2026 Brockett Designs All rights reserved

Glastonbury Landowners Association

Board of Directors Meeting Agenda

September 11, 2006

1. Call to order and Welcome
2. Set Agenda
3. Reading and Disposition of August 14, 2006 Meeting Minutes
4. Treasurer's Report for August & September
5. Officers' Reports
    - 5.1 Fridley Creek Water Rights – Representative from Montana Fish and Wildlife
    - 5.2 Determine Voting Procedures for Board Meetings/RE
    - 5.3 Discuss #2.0 & 4.0 of "Board Issues Proposal" - OJ
    - 5.4 Procedures Project Proposal- JN/RA

    (To be discussed after 5.3 is completed)
    - 5.5 Code of Ethics Document
6. Committee Reports - Unfinished Business
    - 6.1 Road and Weed – WS. Tabled.
        - 6.1.1 Bill to be sent for guard rail damage – RF/WS
        - 6.1.3 Weed Spraying - RF/WS. Tabled.
        - 6.1.4 Mowing Sides of GLA Roads – RF/WS/NK
        - 6.1.5 Jennings Chip and Seal Work – WS
7. Committee Reports and New Business
    - 7.1 Road and Weed – WS
        - 7.1.1 Discuss additional road work
        - 7.1.2 Discuss GLA road budget
            - 7.1.2.1 Discuss possible special assessment road repair fee
            - 7.1.2.2 Vehicle insurance
        - 7.1.3 Proposal to Use NG Gravel Pit – WS
    - 7.2 Project Review - AAA
        - 7.2.1 Review definition of 'mudded in dwelling - RF
        - 7.2.2 Motion - Guidelines determining when GLA should charge assessments on newly built structures - AAA
        - 7.2.3 K. Ramp Easement through Parcel 98 (SG) - AAA
    - 7.3 Elections – CM/RA/DO
        - 7.3.1 Board Candidate Biographies due Sept. 22
        - 7.3.2 Approve Agenda for 2006 Annual Meeting & Elections
        - 7.3.3 Approve 2007 Annual Budget at Oct. 9 Board meeting
        - 7.3.4 First draft of officer/committee chair presentations due Oct. 7 (presentation format handout will be distributed)
        - 7.3.5 Present final draft of above presentations at Nov. 6 Board meeting
    - 7.4 Land Use Master Plan - CM
        - 7.4.1 Master Plan – Re-schedule Special Board Meeting-CM
        - 7.4.2 Research on MP Expense-DO
    - 7.5 Recreation – JN
        - 7.5.1 Letter of Appreciation to PVRC – CM
    - 7.6 Community – LB
    - 7.7 2007 Budget Committee – RF, OJ, JN,CM
8. Comment Period for Visiting Landowners
9. Review List of Unfinished Business Carried Forward
10. Adjourn until October 9, 2006, 6:45 pm Golden Ratio Cafeteria

Note: If the Board receives additional items that need to be addressed at the meeting, these will be announced and added to the agenda during agenda item #2 above.

Technological Improvements Copyright © 2026 Brockett Designs All rights reserved

Glastonbury Landowner's Association

Budget Variance Report

January through August 2006

	Jan - Aug 06	Budget	$ Over Budget	% of Budget
Ordinary Income/Expense				
Income				
100. Assessments				
106. Dwelling 2004	32.00			
107. Dwelling 2005	1,175.00			
108. Dwelling 2006	21,218.42	30,888.00	-9,669.58	68.7%
130. Land 2004	32.00			
131. Land 2005	1,597.50			
132. Land 2006	33,042.83	41,448.00	-8,405.17	79.72%
150. GAV	4,851.00	6,468.00	-1,617.00	75.0%
160. Finance Chrgs Late Accnts	122.25			
161. Penalties Late Accounts	136.20			
100. Assessments - Other	644.03			
Total 100. Assessments	62,851.23	78,804.00	-15,952.77	79.76%
200. Architectural Fees				
201. Application Fee	425.00			
202. IF - House	500.00			
203. IF - Structures 200/800sf	150.00			
205. IF - Well	150.00			
206. IF - Driveway	225.00			
207. IF - Septic	150.00			
208. IF - Package	850.00			
210. IF - Subdivison	600.00			
214. IF - Major Variance	100.00			
215. IF - Mobile Home Pckg	275.00			
200. Architectural Fees - Other	0.00	8,000.04	-8,000.04	0.0%
Total 200. Architectural Fees	3,425.00	8,000.04	-4,575.04	42.81%
300. Roads				
301. CUT - Road Paving Loan	1,572.86	2,200.00	-627.14	71.49%
302. Knap Weed Refund	0.00	4,000.00	-4,000.00	0.0%
303. Snowplowing - Landowners	260.00			
Total 300. Roads	1,832.86	6,200.00	-4,367.14	29.56%
500. Interest Earned				
501. Savings Interest	361.31	252.00	109.31	143.38%
Total 500. Interest Earned	361.31	252.00	109.31	143.38%
700. Other Income				
701. Miscellaneous	6,408.00			
702. Balance Fwd 2005	0.00	20,485.00	-20,485.00	0.0%
Total 700. Other Income	6,408.00	20,485.00	-14,077.00	31.28%
Total Income	74,878.40	113,741.04	-38,862.64	65.83%
Expense				
A00. Roads & Weeds				

Technological Improvements Copyright © 2026 Brockett Designs All rights reserved