Glastonbury Landowner's Association

Budget Variance Report

January through August 2006

	Jan - Aug 06	Budget	$ Over Budget	% of Budget
A01. Contractors - Road Mtce	25,500.00	29,450.04	-3,950.04	86.59%
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	22,668.96	30,224.00	-7,555.04	75.0%
A11. Miscellaneous	200.00	500.04	-300.04	40.0%
Total A00. Roads & Weeds	51,051.96	74,774.08	-23,722.12	68.28%
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	2,005.36	2,100.00	-94.64	95.49%
D06. Miscellaneous	0.00	100.00	-100.00	0.0%
Total D00. Recreation	2,005.36	2,200.00	-194.64	91.15%
E00. Master Plan				
E03. Administration	40.25			
E04. Legal Fees	144.40			
E05. Miscellaneous	80.32	1,000.00	-919.68	8.03%
Total E00. Master Plan	264.97	1,000.00	-735.03	26.5%
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	1,338.05	3,060.00	-1,721.95	43.73%
K03. Contractors - Accountant	101.25	105.00	-3.75	96.43%
K04. Contractors - Database	216.25	500.04	-283.79	43.25%
K05. Contractors - Attorney	0.00	500.04	-500.04	0.0%

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Glastonbury Landowner's Association
Budget Variance Report
January through August 2006

	Jan - Aug 06	Budget	$ Over Budget	% of Budget
K06. Office Supplies	222.90	900.00	-677.10	24.77%
K07. Postage and Delivery	406.74	788.00	-381.26	51.62%
K08. Monthly Board Meetings	2,316.24	3,000.00	-683.76	77.21%
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	7,438.60	4,850.00	2,588.60	153.37%
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	14,616.99	19,415.62	-4,798.63	75.29%
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	350.00	500.00	-150.00	70.0%
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	454.00	1,675.00	-1,221.00	27.1%
Total Expenses/Budget	69,853.65	105,766.74	-35,913.09	66.05%
Total Income/Budget	72,223.32	111,386.82	-39,163.50	64.84%

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Glastonbury Landowners Association

Board of Directors Meeting Minutes

October 9, 2006

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1. Call to order

The meeting was called to order by Charlotte Mizzi at 7:05 p.m., at Golden Ratio Woodworks.

PRESENT: Charlotte Mizzi (President), Laura Boise (Vice-President), Janet Naclerio (Secretary), Alyssa Angelis Allen, Edward Anderson, Catherine Bielitz, Orlando Johnson, Dan Kehoe, Jr., Neil Kremer, Charlene Murphy, Francis Regan and William Smith

ABSENT:

ALSO ATTENDING: Denise Orr (GLA Administrative Secretary); Kathy Garcia, Gerald Dubiel, Pouwel Gelderloos, Rich Spallone, Carl Anderson, Michael Rosa, Sr., Dave Boyden, David Tonkin and James Kozlik.

2. Set Agenda

UNANIMOUS CONSENT: The Board approved the agenda with amendments.

3. Reading and Disposition of Minutes - Approval of 9/11/06 Meeting Minutes

UNANIMOUS CONSENT: The Board approved the September 11, 2006 meeting minutes with amendments. (Abstained: Neil, Dan, Charlene and Janet; they did not attend 9/11/06 meeting)

4. Treasurer's Report

UNANIMOUS CONSENT: The Board approved the Treasurer's "2006 Budget Variance Report, January through September 2006" and "September 2006 Bank Transactions."

5. Officers' Reports

5.1 Determine Voting Procedures for Board Meetings. Tabled.

5.2 Procedures Project Proposal- JN/RA Tabled.

6. Committee Reports - Unfinished Business

6.1 Project Review – AAA

6.1.1 Review Board conditions re: Ramp Easement issue (SG) – AAA. Tabled.

6.2 Road and Weed – WS

Orlando distributed a document that explained the problem of wash-boarding and the force applied horizontally to road surfaces by accelerating.

6.2.1 Bill to be sent for guard rail damage – WS. Tabled.

6.2.2 Weed Spraying - WS. Tabled.

6.2.3 Mowing Sides of GLA Roads – WS/NK. Tabled.

6.2.4 Jennings Chip and Seal Work – WS. Tabled.

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Approved: 11 06 06

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6.3 Code of Ethics -Tabled
6.3.1 Follow-up – CB
6.3.2 Attorney - CM

6.4 Community
6.4.1 K. Ulrich Update - EA
Edward reported that "Clean-Up Plan for Kathleen Ullrich's Property, Parcel 32-D, NG" (signed by Kathleen on 10/02/05) and "Clean-up Plan Addendum: Kathleen Ullrich" (signed by Kathleen on 3/26/05) have not been upheld by Kathleen. Discussion. See 6.4.2 below.

6.4.2 Complaint re: Kathleen Ulrich/Parcel 32-D (NG) – Kathy Garcia
Kathly reviewed a list of complaints concerning safety concerns associated with K. Ullrich's property. Discussion.
UNANIMOUS AGREEMENT: Following county sanitarian's response, the Board agreed to take specific actions, including:
ACTION ITEM: Laura will contact Randy Taylor.
ACTION ITEM: Laura, Pouwel and Gerald will meet to determine a proposed mandate re: Ullrich issue and present to the Board.

6.4.3 Complaint re: Proposed Cistern to be Installed on Parcel 32 &33 in North Glastonbury - EA
Edward presented a letter of complaint, dated October 9, 2006, from Edward Anderson, Gerald Dubiel and Pouwel Gelderloos to the GLA Board concerning the proposed cistern to be installed on Parcel 32 & 33 (NG) with an attached October 6, 2006 letter to the Church Universal & Triumphant Board of Directors regarding the same. The Board discussed
ACTION ITEM: Laura, on behalf of GLA, will write a letter to the Church requesting an agreement be made to landscape w/trees around cistern for visual and weed control purposes.

7. Committee Reports and New Business
7.1 Road and Weed – WS. Tabled.
7.1.1 Discuss additional road work. Tabled.
7.1.2 Discuss GLA road budget. Tabled.
7.1.3 Discuss possible special assessment fee for road repair. Tabled.
7.1.4 Vehicle insurance. Tabled.
7.1.5 Proposal to Use NG Gravel Pit. Tabled.
7.1.6 Post GLA road signs (stored at LB's home) – LB.
Laura submitted the signs to William.
7.1.7 Status of South Glastonbury Pond – LB. Tabled.

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7.1.8 Draft of Road Maintenance Contract w/Landowners – James Kozlik
James reported that he spoke with William about this proposed contract and that it will be revisited in the future.

7.2 Project Review – AAA
7.2.1 Motion - Guidelines determining when GLA should charge assessments on newly built structures. AAA Tabled.

7.2.2 Lot 88-A (SG) Tim Brockett/Residence Application.
Alyssa reviewed the application, and based on Tim's loss of his home in the SG Fire, the Board discussed waiving the impact fee. Other fees were submitted.
MOTION: Alyssa motioned and Laura seconded to approve waiving Tim Brocket's impact fee and to approve his Lot 88-A (SG) residence construction application with the conditions that he reseed after building and that he acquire the appropriate electric and plumbing permits. **Motion carried. (1 opposed - Orlando.)**

7.2.3 Lot 40-C (SG) Robert & Mary Wallace/ Residence Application
Alyssa reviewed the application. The Board discussed the importance of ensuring that the driveway entering Arcturus Road follow county specifications for driveways which enter a public road.
MOTION: Alyssa motioned and Charlene seconded to approve the Wallace residence application on Parcel 40-C (SG) with the following conditions: (1) The driveway must enter Arcturus at a 90 degree angle with no more than a 2% grade for the first 20 feet; (2) The land be reseeded after construction, and; (3) Septic and electrical permits be obtained. **Motion carried unanimously.**

7.2.4 Lot 25-A (SG) Frank Maglio/Residence Application
Alyssa reviewed the application and the Board discussed.
MOTION: Alyssa motioned and Francis seconded to approve Frank Maglio's residence application on Lot 25-A (SG) with the following conditions: (1) The land be reseeded after construction; (2) septic and plumbing permits be obtained, (3) A culvert be installed where the driveway enters Arcturus Road; (4) The first 20 feet of the driveway should have a grade not to exceed a 2% slope. **Motion carried unanimously.**

ACTION ITEM: William Smith to call the county concerning any standards regarding how individual lots within a subdivision are accessed from driveways which connect to a subdivision road vs. a public road.

ACTION ITEM: Alyssa will incorporate into a criteria checklist for the Project Review Committee an item regarding driveway access to individual lots within a

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subdivision showing that this needs to be researched to ensure compliance with original design of subdivision.

ACTION ITEM: Alyssa to review K. Rakela's subdivision on parcel 27 SG regarding location of her subdivision road.

7.3 Elections – DO

7.3.1 Review first draft of officer/committee chair presentations.
No review was conducted as only one presentation was submitted. Discussion.
ACTION ITEM: The Board agreed to e-mail Chair presentations to Denise by October 17.

7.3.2 Review misc. meeting preparations, Board participation & timelines.
Denise reviewed.

7.4 Land Use Master Plan - CM

7.4.1 "Review/discuss Board's 9/29 vote re: "Upper Hilly" (reference Neil Kremer's 10/3/06 e-mail) – NK
Neil reviewed points of concern in his e-mail. Attending landowners asked questions and expressed concerns regarding the Master Plan issues associated with neighborhood areas. Discussion.

7.4.2 If necessary, re-vote "Upper Hilly" Area issue - NK
MOTION: Neil motioned and Laura seconded to uphold the South Glastonbury maps approved by the Board on January 23, 2006 and to create one additional neighborhood entitled "Lower Forested" which would include Parcels 58, 59, 60 through 70, 104 through 109 with density assigned at 3 tracts per original parcel from 20 acres and nine acres at 4. This map will be included in the new Master Plan draft. **Motion carried unanimously.**

7.4.3 Research on MP Expense-DO. Tabled.

7.5 Recreation – JN

7.5.1 Letter of Appreciation to PVRC – CM. Tabled.

7.6 Community – LB.

7.6.1 E. Johnston's Sept 25 Letter to Board
ACTION ITEM: Laura will respond to Johnston's letter.

7.6.2 Valery & Daniel O'Connel's Easement Issue - LB
ACTION ITEM: Laura will respond. to the O'Connel's letter.

7.6.3 Issues for attorney consultation – LB. Tabled.

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7.6.4 Annual Letter to the Landowners.
Laura reported the plan to mail the annual letter to the landowners...
UNANIMOUS AGREEMENT: The Board agreed to approve Laura's plan to send the annual letter.

7.7 2007 Budget Committee - CM,OJ, JN
7.7.1 Propose/Approve 2007 Annual Budget.
Charlotte distributed 2007 budget information to the Board for review at home.
ACTION ITEM: The Board chairs will submit by e-mail their 2007 committee budgets to Charlotte no later than October 16.

8. Comment Period for Visiting Landowners. (See 7.4 and 7.6)

9. Review List of Unfinished Business Carried Forward. Tabled.

10. Meeting Adjournment. The meeting was adjourned at 10:25 p.m. with no further business. Next Meeting: November 6, 2006, 6:45 p.m., at Golden Ratio Cafeteria.

NEW ACTION ITEMS:

CM100906.1 *Laura:* Following county sanitarian's response, contact Randy Taylor.

CM100906.2 *Laura, Pouwel and Gerald*: Following county sanitarian's response, meet to determine a proposed mandate re: Ullrich issue and present to the Board.

CM100906.3 *Laura*: Write a letter to the Church regarding cistern. (See 6.4.3)

PR100906.1 *Alyssa/Denise:* Draft/mail project approval to Tim Brockett, Robert Wallace and Frank Maglio. **Done.**

PR100906 .2 *William:* Call the county. (See 7.2.4)

PR100906.3 *Alyssa*: Incorporate item into Project Review checklist. (See 7.2.4)

PR100906.4 *Alyssa*: Review location of K. Rakela's road on Parcel 27 SG.

EL100906 *Committee Chairs:* E-mail annual meeting presentations to Denise by October 17.

MP100906 *MP Committee:* Incorporate changes into MP maps, etc. (see 7.4.2)

CM100906.4 *Laura:* Respond to E. Johnston's Sept 25 Letter to Board

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CM100906.5 *Laura:* Respond to Valery & Daniel O'Connel's Easement Issue.

CM100906.6 *Laura:* Facilitate mailing of annual letter to the landowners.

BC100906 *Board Chairs:* Submit by e-mail 2007 committee budgets to Charlotte no later than October 16.

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Glastonbury Landowners Association, Inc.

Board of Directors Meeting Agenda

October 9, 2006

1. Call to Order and Welcome
2. Set Agenda
3. Reading and Disposition of Minutes - Approval of 9/11/0 Meeting Minutes
4. Treasurer's Report
5. Officers' Reports
   - 5.1 Determine Voting Procedures for Board Meetings
   - 5.2 Procedures Project Proposal- JN/RA
6. Committee Reports - Unfinished Business
   - 6.1 Project Review – AAA
     - 6.1.1 Review Board conditions concerning Ramp Easement issue (SG) - AAA
   - 6.2 Road and Weed – WS
     - 6.2.1 Bill to be sent for guard rail damage - WS
     - 6.2.2 Weed Spraying - WS
     - 6.2.3 Mowing Sides of GLA Roads – WS/NK
     - 6.2.4 Jennings Chip and Seal Work - WS
   - 6.3 Code of Ethics
     - 6.3.1 Follow-up – CB
     - 6.3.2 Attorney - CM
   - 6.4 Community
     - 6.4.1 K. Ulrich Update - EA
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
     - 7.1.3 Discuss possible special assessment fee for road repair
     - 7.1.4 Vehicle insurance
     - 7.1.5 Proposal to Use NG Gravel Pit
     - 7.1.6 Post GLA road signs (stored at LB's home) - LB
     - 7.1.7 Status of South Glastonbury Pond - LB
     - 7.1.8 Draft of Road Maintenance Contract w/Landowners - JK
   - 7.2 Project Review – AAA
     - 7.2.1 Motion - Guidelines determining when GLA should charge assessments on newly built structures. - AAA
     - 7.2.2 88-A (SG) Tim Brocket/Residence Application
     - 7.2.3 40-C (SG) Robert & Mary Wallace/ Residence Application
     - 7.2.4 25-A (SG) Frank Maglio/Residence Application
   - 7.3 Elections – CM/RA/DO
     - 7.3.1 Review first draft of officer/committee chair presentations
     - 7.3,2 Review misc. meeting preparations, Board participation & timelines
   - 7.4 Land Use Master Plan - CM
     - 7.4.1 "Review/discuss Board's 9/29 vote re: "Upper Hilly" (reference Neil Kremer's 10/3/06 e-mail) – NK
     - 7.4.2 If necessary, re-vote "Upper Hilly" Area issue - NK
     - 7.4.3 Research on MP Expense-DO
   - 7.5 Recreation – JN
     - 7.5.1 Letter of Appreciation to PVRC – CM
   - 7.6 Community – LB
     - 7.6.1 E. Johnston's Sept 25 Letter to Board
     - 7.6.2 Valery & Daniel O'Connel's Easment Issue - LB
     - 7.6.3 Issues for attorney consultation - LB

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7.7 2007 Budget Committee - CM,OJ, JN

7.7.1 Propose/Approve 2007 Annual Budget

8. **Comment Period for Visiting Landowners**
9. **Review List of Unfinished Business Carried Forward**
10. **Adjourn until November 6, 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.

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Glastonbury Landowner's Association

2006 Budget Variance Report

January through September 2006

	Jan - Sep 06	Budget	$ Over Budget	% of Budget
Ordinary Income/Expense				
Income				
100. Assessments				
106. Dwelling 2004	32.00			
107. Dwelling 2005	1,187.50			
108. Dwelling 2006	21,220.92	30,888.00	-9,667.08	68.7%
130. Land 2004	152.00			
131. Land 2005	1,742.00			
132. Land 2006	33,573.33	41,448.00	-7,874.67	81.0%
150. GAV	4,851.00	6,468.00	-1,617.00	75.0%
160. Finance Chrgs Late Accnts	159.27			
161. Penalties Late Accounts	148.80			
100. Assessments - Other	644.03			
Total 100. Assessments	63,710.85	78,804.00	-15,093.15	80.85%
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	1,275.00			
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	3,850.00	8,000.04	-4,150.04	48.13%
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	76,163.02	113,741.04	-37,578.02	66.96%
Expense				
A00. Roads & Weeds				

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Glastonbury Landowner's Association

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A06. Equipment Mtce	25.00			
A07. Discounts - Weed Control	0.00	5,000.00	-5,000.00	0.0%
A08. Road Improvement Loan	22,668.96	30,224.00	-7,555.04	75.0%
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D00. Recreation				
D03. PVRC	3,475.80	2,100.00	1,375.80	165.51%
D06. Miscellaneous	0.00	100.00	-100.00	0.0%
Total D00. Recreation	3,475.80	2,200.00	1,275.80	157.99%
E00. Master Plan				
E03. Administration	40.25			
E04. Legal Fees	144.40			
E05. Miscellaneous	80.32	1,000.00	-919.68	8.03%
Total E00. Master Plan	264.97	1,000.00	-735.03	26.5%
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	123.50	500.00	-376.50	24.7%
G02. Travel	0.00	150.00	-150.00	0.0%
G03. Administration	22.50	500.00	-477.50	4.5%
Total G00. Liens	146.00	1,150.00	-1,004.00	12.7%
H00. Discounts				
H01. Assessment Fees	5.00			
Total H00. Discounts	5.00			
J00. Other Projects				
J02. Water Reservoir	433.10			
Total J00. Other Projects	433.10			
K00. General Operating Expenses				

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Glastonbury Landowner's Association

2006 Budget Variance Report

January through September 2006

	Jan - Sep 06	Budget	$ Over Budget	% of Budget
K01. Contractors - Admin Sec	2,138.50	4,550.04	-2,411.54	47.0%
K02. Contractors - Bookkeeper	1,458.05	3,060.00	-1,601.95	47.65%
K03. Contractors - Accountant	90.00	105.00	-15.00	85.71%
K04. Contractors - Database	399.95	500.04	-100.09	79.98%
K05. Contractors - Attorney	0.00	500.04	-500.04	0.0%
K06. Office Supplies	222.90	900.00	-677.10	24.77%
K07. Postage and Delivery	406.74	788.00	-381.26	51.62%
K08. Monthly Board Meetings	2,563.24	3,000.00	-436.76	85.44%
K09. Bank Service Charges	12.50	12.50	0.00	100.0%
K10. Cash Advance	254.33			
K11. Rent	420.00	480.00	-60.00	87.5%
K12. Insurance	6,073.85	4,850.00	1,223.85	125.23%
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	14,158.82	19,415.62	-5,256.80	72.93%
M00. Annual Meeting/Elections				
M01. Contractors	0.00	500.00	-500.00	0.0%
M03. Administration	377.05	300.00	77.05	125.68%
M04. Postage and Delivery	850.00	500.00	350.00	170.0%
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	1,227.05	1,675.00	-447.95	73.26%
Total Expenses/Budget	72,741.47	105,766.74	-33,025.27	68.78%
Total Income/Budget	75,729.97	110,886.78	-35,156.81	68.3%

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Glastonbury Landowners Association

Board of Directors Meeting Minutes

November 6, 2006

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1. Call to order

The meeting was called to order by Laura Boise at 7:05 p.m., at Golden Ratio Woodworks.
PRESENT: Laura Boise (Vice-President), Janet Naclerio (Secretary), Alyssa Angelis Allen, Catherine Bielitz, Dan Kehoe HrmOrlando Johnson, Neil Kremer, Charlene Murphy, Francis Regan and William Smith.
ABSENT: Charlotte Mizzi (President), Edward Anderson
ALSO ATTENDING: Denise Orr (GLA Administrative Secretary); Landowners: Eric Newhouse, Craig S. Newhouse, Frances Owen, Brandon D. Newhouse, David Newhouse, Jr., John Alexander, Ronda Alexander, Ross Fitzgerald, Per Norell, Rich Spallone, Emily Coleman, Robert Simons, Clare Parker and James Kozlik.

2. Set Agenda.

UNANIMOUS CONSENT: The Board agreed to the agenda with amendments.

3. Reading and Disposition of Minutes.

October 9, 2006 Meeting
Discussion.
UNANIMOUS CONSENT: The Board approved the Oct. 9, 2006 meeting minutes with amendments.

September 1, 2006 Special Meeting
UNANIMOUS CONSENT: The Board approved the Sept. 1, 2006 meeting minutes

September 25, 2006 Special Meeting
Discussion.
MOTION: Orlando motioned and Catherine seconded that the brief descriptive information within the minutes be deleted per parliamentary procedure and per attorney advice.
Motion did not carry. (In Favor: Orlando, Catherine, Francis. Opposed: Janet, Neil, Alyssa and Laura. Abstained: Dan, William)

MOTION: Janet motioned and Alyssa seconded to accept the Sept 25, 2006 meeting minutes. **Motion carried.** (Opposed: Orlando. In Favor - 4. Abstained: Dan, William)

September 29, 2006 Special Meeting
Discussion.
MOTION: Alyssa motioned and Janet seconded to accept the Sept. 29, 2006 meeting minutes as amended
Discussion.
Motion carried. (Abstained: William, Dan)

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Approved: 01 08 07

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4. Treasurer's Report

The Board reviewed/approved "October 2006 Bank Transactions" and "2006 Budget Variance Report, January through October 2006."

5. Officers' Reports

5.1 Determine Voting Procedures for Board Meetings. Tabled.

5.2 Procedures Project Proposal - LB.

Discussion.

MOTION: Alyssa motioned and Janet seconded to approve the Procedures Project Proposal from Ronda Alexander and Denise Orr on the following conditions: (1) The items discussed will be amended ; (2) The project will be paid for by the overage discovered by Laura in the 2007 projected budget draft; (3) Dan Kehoe will rewrite a portion of the last page which describes the work agreement, and; (4) The project will be reevaluated in six months.

Discussion.

Motion carried. (Approved -8 Opposed-Orlando Abstained -Catherine)

ACTION ITEM: Dan will revise the last page of the proposal.

5.3 Discuss Report re SG submitted by O.J. – JN. Tabled.

6. Committee Reports - Unfinished Business

6.1 Project Review – AAA

6.1.1 Review Board conditions re: Parcel 97 & 98 (SG) - Ramp easement issue – AAA.

Alyssa reviewed reasons to change verbiage contained in the Sept. 11, 2006 motion re: Ramp's sign located at the beginning of her subdivision road that follows the GLA easement along Golmeyer creek.

MOTION: Alyssa motioned and Francis seconded to have Kathleen Ramp sign a statement indicating that the location of a sign at the beginning of her subdivision road does not affect the already existing easement rights held by the GLA.

Motion carried. (1 abstention - Charlene)

6.2 Road and Weed – WS, Tabled.

6.2.1 Bill to be sent for guard rail damage – WS. Tabled.

6.2.2 Weed spraying - WS. Tabled.

6.2.3 Mowing sides of GLA roads – WS/NK. Tabled.

6.2.4 Jennings chip and seal work – WS. Tabled.

6.3 Code of Ethics . Tabled.

6.3.1 Follow-up – CB

6.3.2 Attorney - CM

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6.4 Community – LB. Tabled.
6.4.1 Complaint re: Kathleen Ulrich/Parcel 32-D (NG)
6.4.2 Complaint re: Proposed cistern to be installed on Parcel 32 &33 (NG)
6.4.3 Complaint from Eleanor Schieffelin re: neighbor's property eyesores

7. Committee Reports and New Business
7.1 Road and Weed – WS.
7.1.1 New proposal for High South road work - WS
William presented (1) A motion concerning $14,250 in the assessments collected voluntarily from certain landowners in South Glastonbury for the timely improvement and reconstruction of Hercules Road (see "Motion to the Board of Directors, Monday November 6, 2006" attached) and (2) "Principles to Guide Regionalizing Road Maintenance." (attached)
Discussion.

MOTION: William motioned and Dan seconded to approve William Smith's proposal as described in "Motion to the Board of Directors" (attached.).
Motion carried unanimously.

UNANIMOUS AGREEMENT: The Board agreed that William should continue his research as described in "Principles to Guide Regionalizing Road Maintenance." (attached)

ACTION ITEM: Board to review proposal for High South road work and contact William with suggested amendments by Tues evening.

7.1.2 Discuss GLA road budget. Tabled.
7.1.3 Discuss possible special assessment fee for road repair. Tabled.
7.1.4 Vehicle insurance. Tabled.
7.1.5 Proposal to Use NG Gravel Pit. Tabled.
7.1.6 Post GLA road signs. Tabled.
7.1.7 Status of South Glastonbury Pond – LB. Tabled.

7.2 Project Review – AAA
7.2.1 Motion - Guidelines determining when GLA should charge assessments on newly built structures. – AAA. Tabled.

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7.2.2 57-E1 (NG) Craig Newhouse Variance Application
Charlene offered a summary report of the November 5, 2006 meeting conducted for landowners, including GLA board members. At the Nov. 6 meeting, Charlene again reviewed Craig's proposal with landowners and members of the Board.

MOTION: William motioned and Orlando seconded to approve Craig Newhouse's Variance Application for Parcel 57-E1 (NG) to be divided into four lots with the following conditions:
(1) These newly subdivided lots would only be used as single family dwellings. Craig is asking the GLA for four lots to be carved out of the 12 acres of **57 E1-(NG),** not for five lots as his original documents, filed with the county, show.
(2) The single family homes would be built in front of or in close proximity to the shelters and use the DEQ septic systems that are in place.
(3) The shelters will be cleaned and maintained and landscaping will be done to make them attractive. The homes will have landscaping as well.
(4) The shelters**/home sites will** not become time-shares or **condominiums.**
(5) These newly subdivided lots **will not have more than one residence per lot; an additional guesthouse or apartment will not be allowed.**
(6) The shelters **will** not become public storage units or warehouses or businesses with extra employees.
(7) Finalizing any lease agreements for people who had originally bought into the shelters will be the responsibility of the Newhouses, the GLA will not be held liable.
(8) Roads will be upgraded, if needed, **and** will be determined at the county level, with input from the Fire Department.
(9) Any additional Fire fill tank modifications will be determined by the county. (The existing water storage tank is listed as a fill tank already)
(10) No further subdivisions of the lots on parcel #57-E1 (NG) will be permitted.
(11) There will be a good faith effort to work with adjacent landowners to make boundary adjustments or **sell lot(s).**
(12) These conditions will be written into covenants that will become a part of these newly subdivided lots.
(13) Earth tone colors **will** be used on all buildings in order to minimize visual impact **relating to** size of new homes.
(14) New homes will be built backed up to the existing contours of hills (while maintaining safe building sites), **to** minimize visual impact **relating to** size of homes. **Actual location of home(s) will be presented to GLA board for its review and approval** prior to construction.
Motion carried unanimously.

ACTION ITEM: Alyssa and Charlene will draft the Newhouse agreement; Janet will eview/edits.

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ACTION ITEM: Alyssa and Charlene will draft the Newhouse agreement; Janet will eview/edits.

7.2.3 County standards re: lots within a subdivision, etc.–WS. Tabled.
7.2.4 Parcel 27 (SG) – Update re: subdivision road – AA. Tabled.
7.2.5 Review definition of "mudded –in" dwelling – RF. Tabled.

7.2.6 Lot 39-C (SG)/Ron Spallone-House Construction Application
Laura reviewed.
MOTION: Alyssa motioned and Charlene seconded to approve Ron Spallone's house construction with the conditions that (1) The necessary septic permit is obtained prior to septic system construction; (2) The plumbing permit is obtained prior to plumbing system construction, and; (3) Disturbed land is reseeded after construction. **Motion carried unanimously.**

7.3 Elections/Annual Meeting – DO
Denise facilitated the following.
7.3.1 Distribute annual meeting agenda for Board use.
7.3.2 Discuss Treasurer's report presentation - LB
7.3.2 Review drafts of officer/committee chair presentations. Tabled.
7.3.3 Vote for candidates on behalf of landowner proxy.
7.3.4 Determine which board member will vote on behalf of Board.
7.3.5 Annual meeting set-up – determine Board volunteers.
7.3.6 Annual meeting handouts - submittal date for xeroxing.

Voting Policy
UNANIMOUS AGREEMENT: The Board agreed that if the GLA doesn't receive payment for new assessments for projects and/or subdivisions billed 30 days prior to the annual elections, the landowners owing will be allowed to vote as long as their previous assessments are current.

7.4 Land Use Master Plan – NK, LB, DK
7.4.1 Approve final draft
Neil reviewed new edits to the November 6, 2006 MP Draft, cover letter and ballot. Discussion.
MOTION: Neil motioned and Charlene seconded for the GLA to adopt the November 6, 2006 Master Plan with amendments (discussed at the November 6 meeting). It will be distributed at the annual meeting and afterwards mailed to the landowners (who didn't receive it at that meeting) for review and voting. **Motion carried unanimously.**

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MOTION: Neil motioned and Alyssa seconded to approve the expense of xeroxing the Master Plan Draft/cover letter/ballots and the approved handouts for the annual meeting. **Motion carried unanimously.**

7.4.2 Approve final details of printing
ACTION ITEM: Neil and Laura will xerox the final drafts of the MP, cover letter and ballot.

7.4.3 Research on MP Expense-DO. Tabled.

7.5 Recreation – JN
7.5.1 Letter of Appreciation to PVRC – CM . Tabled.

7.6 Community – LB. Tabled.
7.6.2 Valery & Daniel O'Connel's Easement Issue - LB
7.6.3 Issues for attorney consultation – LB

7.7 2007 Budget Committee - CM,OJ, JN
7.7.1 Discuss/Approve 2007 Annual Budget.
Discussion.
MOTION: Janet motioned and Alyssa seconded to approve the 2007 Proposed Budget with the amendments submitted by Laura, Ronda (bookkeeper) and Alyssa. The budget will be entitled "2007 Budget Draft." It will be reviewed in the Treasurer's Report at the annual meeting and the Board will revisit it at the December 11, 2006 Board Meeting. **Motion carried unanimously.**

Raising Assessment Fees for 2007
MOTION: Janet motioned and Catherine seconded to increase the annual landowner assessment fees in 2007 by approximately 10%, which would change the assessment fee *from* $132 *to* $145 per each parcel and dwelling. **Motioned carried.** (1 Abstention – Neil)

ACTION ITEM: The above assessment fee increase for 2007 notification will include reasons for the increase.

8. General Business.

9. Open Floor Comment Period and Landowner Issues/Concerns.

10. Meeting Adjournment and Next Meeting.
The meeting was adjourned at Midnight with no further business. The next meeting will

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10. Meeting Adjournment and Next Meeting.
The meeting was adjourned at Midnight with no further business. The next meeting will be a private Orientation Meeting (for Board Members only), Dec. 4, 2006, 6:45 p.m., at Golden Ratio Cafeteria. The next regular meeting will be Dec. 11, 2006, 6:45 p.m., at Golden Ratio Cafeteria.

NEW ACTION ITEMS

OR110606	*Denise/Dan/Ronda:* Amend Policies and Procedures Proposal.
PR110606	*Alyssa/Denise:* Draft new sign agreement for K. Ramp.
RDWD110606.1	*William:* Continue his research as described in "Principles to Guide Regionalizing Road Maintenance."
RDWD110606.2	*William:* Communicate with Bookkeeper (Ronda) concerning the status of financial contributers to the Hercules Rd reconstruction.
RDWD110606.3	*Board:* Contact William with suggestions concerning proposal for High South road work by evening of November. 7.
PR110606.1	*Alyssa/Charlene/Janet*: Draft Newhouse variance agreement.
PR110606.2	*Alyssa/Denise:* Draft Ron Spallone project approval.
PR110606.3	*Denise/Ronda:* Incorporate voting policy listed in Agenda Item 7.3 above.
MP110606	*Neil/Laura:* Xerox MP, cover letter and ballot for annual meeting and mailing. Facilitate mailing.
BC110606.1	*Laura/Allysa:* Amend budget, submit to Ronda and request that she develop final draft.
BC110606.2	*Board:* Revisit 2007 Budget Draft at December 11 meeting.
BC110606.3	*Laura:* Contact Ronda (Bookkeeper) re: annual assessment increase.and letter listing reasons for increase.

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Glastonbury Landowners Association

Board of Directors Meeting Agenda

November 6, 2006

1. Call to order

2. Set Agenda

3. Reading and Disposition of Minutes - Approval of 10/09/06 Meeting Minutes & Special Meeting Minutes from Sept 1, 25 & 29.

4. Treasurer's Report

5. Officers' Reports
   - 5.1 Determine Voting Procedures for Board Meetings.
   - 5.2 Procedures Project Proposal- LB.
   - 5.3 Discuss Report re SG submitted by O.J. - JN

6. Committee Reports - Unfinished Business
   - 6.1 Project Review – AAA
     - 6.1.1 Review Board conditions re: Parcel 97 & 98 (SG) - Ramp easement issue – AAA.
   - 6.2 Road and Weed – WS
     - 6.2.1 Bill to be sent for guard rail damage – WS.
     - 6.2.2 Weed spraying - WS.
     - 6.2.3 Mowing sides of GLA roads – WS/NK.
     - 6.2.4 Jennings chip and seal work – WS.
   - 6.3 Code of Ethics
     - 6.3.1 Follow-up – CB
     - 6.3.2 Attorney - CM
   - 6.4 Community - LB
     - 6.4.1 Complaint re: Kathleen Ulrich/Parcel 32-D (NG)
     - 6.4.2 Complaint re: Proposed cistern to be installed on Parcel 32 &33 (NG)
     - 6.4.3 Complaint from Eleanor Schieffelin re: neighbor's property eyesores

7. Committee Reports and New Business
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     - 7.1.3 Discuss possible special assessment fee for road repair.
     - 7.1.4 Vehicle insurance.
     - 7.1.5 Proposal to Use NG Gravel Pit.
     - 7.1.6 Post GLA road signs
     - 7.1.7 Status of South Glastonbury Pond – LB
   - 7.2 Project Review – AAA
     - 7.2.1 Motion - Guidelines determining when GLA should charge assessments on newly built structures. AAA
     - 7.2.2 57-E1 (NG) Craig Newhouse Variance Application

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7.2.3 County standards re: lots within a subdivision, etc. - WS
7.2.4 Parcel 27 (SG) – Update re: subdivision road – AA
7.2.5 Review definition of "mudded –in" dwelling – RF

7.3 Elections/Annual Meeting – DO
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7.4 Land Use Master Plan – NK, LB, DK
7.4.1 Approve final draft
7.4.2 Approve final details of printing
7.4.3 Research on MP Expense-DO.

7.5 Recreation – JN
7.5.1 Letter of Appreciation to PVRC – CM

7.6 Community – LB.
7.6.2 Valery & Daniel O'Connel's Easement Issue - LB
7.6.3 Issues for attorney consultation – LB

7.7 2007 Budget Committee - CM,OJ, JN
7.7.1 Discuss/Approve 2007 Annual Budget.

8. Comment Period for Visiting Landowners.

9. Review List of Unfinished Business Carried Forward. Tabled.

10. Meeting Adjournment. Next Meetings: December 4 *(Private Meeting Orientation Meeting for Board only)* and December 11, 6:45 p.m. at 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.*

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Glastonbury Landowner's Association

2006 Budget Variance Report

January through October 2006

	Jan - Oct 06	Budget	$ Over Budget	% of Budget
Ordinary Income/Expense				
Income				
100. Assessments				
106. Dwelling 2004	32.00			
107. Dwelling 2005	1,195.03			
108. Dwelling 2006	23,300.92	30,888.00	-7,587.08	75.44%
130. Land 2004	272.00			
131. Land 2005	1,749.52			
132. Land 2006	36,697.93	41,448.00	-4,750.07	88.54%
150. GAV	6,468.00	6,468.00	0.00	100.0%
160. Finance Chrgs Late Accnts	211.68			
161. Penalties Late Accounts	167.75			
100. Assessments - Other	644.03			
Total 100. Assessments	70,736.86	76,804.00	-6,065.14	89.77%
200. Architectural Fees				
201. Application Fee	525.00			
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	225.00			
208. IF - Package	1,700.00			
210. IF - Subdivison	600.00			
214. IF - Major Variance	300.00			
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	4,650.00	8,000.04	-3,350.04	58.13%
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	473.79	252.00	221.79	188.01%
Total 500. Interest Earned	473.79	252.00	221.79	188.01%
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	84,103.51	113,741.04	-29,637.53	73.94%
Expense				
A00. Roads & Weeds				

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Glastonbury Landowner's Association

2006 Budget Variance Report

January through October 2006

	Jan - Oct 06	Budget	$ Over Budget	% of Budget
A01. Contractors - Road Mtce	26,500.00	29,450.04	-2,950.04	89.98%
A02. Contractors - Snow Removal	1,444.54	8,000.00	-6,555.46	18.06%
A03. Contractors - Weed Contrl	1,495.00			
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	150.00	5,000.00	-4,850.00	3.0%
A08. Road Improvement Loan	22,668.96	30,224.00	-7,555.04	75.0%
A11. Miscellaneous	200.00	500.04	-300.04	40.0%
Total A00. Roads & Weeds	53,696.96	74,774.08	-21,077.12	71.81%
B00. Project Review				
B01. Contractors	967.50			
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	1,217.50	4,800.00	-3,582.50	25.37%
D00. Recreation				
D03. PVRC	3,617.28	2,100.00	1,517.28	172.25%
D06. Miscellaneous	0.00	100.00	-100.00	0.0%
Total D00. Recreation	3,617.28	2,200.00	1,417.28	164.42%
E00. Master Plan				
E01. Contractors	309.75			
E03. Administration	131.25			
E04. Legal Fees	144.40			
E05. Miscellaneous	40.32	1,000.00	-959.68	4.03%
Total E00. Master Plan	625.72	1,000.00	-374.28	62.57%
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	91.90	500.00	-408.10	18.38%
G02. Travel	0.00	150.00	-150.00	0.0%
G03. Administration	120.00	500.00	-380.00	24.0%
G04. Miscellaneous	6.50			
Total G00. Liens	218.40	1,150.00	-931.60	18.99%
H00. Discounts				
H01. Assessment Fees	5.00			
Total H00. Discounts	5.00			
J00. Other Projects				
J02. Water Reservoir	433.10			

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Glastonbury Landowner's Association

2006 Budget Variance Report

January through October 2006

	Jan - Oct 06	Budget	$ Over Budget	% of Budget
Total J00. Other Projects	433.10			
K00. General Operating Expenses				
K01. Contractors - Admin Sec	2,346.50	4,550.04	-2,203.54	51.57%
K02. Contractors - Bookkeeper	1,687.20	3,060.00	-1,372.80	55.14%
K03. Contractors - Accountant	99.75	105.00	-5.25	95.0%
K04. Contractors - Database	411.20	500.04	-88.84	82.23%
K05. Contractors - Attorney	0.00	500.04	-500.04	0.0%
K06. Office Supplies	356.74	900.00	-543.26	39.64%
K07. Postage and Delivery	408.33	788.00	-379.67	51.82%
K08. Monthly Board Meetings	2,979.15	3,000.00	-20.85	99.31%
K09. Bank Service Charges	12.50	12.50	0.00	100.0%
K10. Cash Advance	1,100.00			
K11. Rent	780.00	480.00	300.00	162.5%
K12. Insurance	6,073.85	4,850.00	1,223.85	125.23%
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	75.22			
Total K00. General Operating Expenses	16,449.20	19,415.62	-2,966.42	84.72%
M00. Annual Meeting/Elections				
M01. Contractors	0.00	500.00	-500.00	0.0%
M03. Administration	817.29	300.00	517.29	272.43%
M04. Postage and Delivery	211.35	500.00	-288.65	42.27%
M05. Refreshments	0.00	300.00	-300.00	0.0%
M06. Rent	75.00	75.00	0.00	100.0%
Total M00. Annual Meeting/Elections	1,103.64	1,675.00	-571.36	65.89%
Total Expenses/Budget	77,525.57	105,766.74	-28,241.17	73.3%
Total Income/Budget	84,103.51	113,741.04	29,637.53	73.94%

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

From: V. OConnell
Sent: Monday, September 11, 2006 1:48 PM
To: denisemorr@msn.com
Subject: for GLA meeting

Proposal for Glastonbury Roads

Asphalt paving is expensive. The lowest estimate for asphalting to date is $90,000 per mile (if we prep the roads and use 20 feet width x 2.5 inch base or 9,000 tons approx. of mix). This is an estimate from High Country Paving in Belgrade. The alternative is grading as a long term expense that keeps going up. Archie Mann Excavation charges $100.00 per hour in addition to $85.00 per hour for a roller and the same for a water truck. He did suggest that our roads would last longer if GLA hired someone to cut off the wash boarding (bumps) before adding top soil and gravel. Plus, he added that the gravel in the ditches should be retrieved and reused.
His thirty plus years of experience speaks for itself as does his good reputation even among the officials at the county road department. Water should be used every time the dirt roads are graded. Mr. Mann also said that a roller was not needed most of the time (unless adding new top soil) because the cars and tractor will pat down the roads. But, he added we could save the $85.00 per hour expense of the water truck by buying our own water truck. One estimate was $5,500 for a tank and boom on a trailer but this would require a truck and driver to pull it for $25-30.00 per hour. Still, this is a significant savings by itself. Even more of a savings would be to pave all 30 plus miles of roads in the Glastonburys–not possible without raising the membership fees. In any case, paving is the least expensive route. This is why I am proposing that the GLA at least pave the hills in the Glastonburys. All of the hills except for the upper part of South Glastonbury could be paved at an affordable price without raising fees. In fact, if GLA paved only five miles or most of the hills in the Glastonburys, this would be about $5,100 a month payment with a 6.5% interest rate over 10 years (5 x $90,000 = $450,000).
Since the hills are where the roads deteriorate quickly for the worst, this is a viable and practical solution that most members will benefit from. GLA could continue to pave more roads as previous loans get paid down as a long term goal as well. After speaking with numerous people with expertise in this area, please consider this proposal as the best option. Thank you for your time and careful consideration.

Sincerely,
V. O'Connell
54& 56 Taurus Rd. (Lot 5C)
P.O. Box 77, Emigrant
406.223.7679

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Glastonbury Landowners Association

Principles to Guide Regionalizing Road Maintenance

Prepared by: William E. Smith, P. E. and
Presented to GLA Board Monday November 6, 2006

1. Separate costs to maintain and improve roads within the Glastonbury Community Road System between North and South, and pay the costs incurred separately from North and South assessments.
2. Further separation of road maintenance and improvement costs will be refined to identify costs required for combinations of roads which serve specific areas within both North and South.
3. Specific community roads in both North and South Glastonbury require greater maintenance and upkeep than other community roads due to terrain, grade of road, level and type of daily vehicle traffic, and amount of snow plowing required in winter weather.
4. Establish a common maintenance baseline for each road, and then develop a standard of measurement by which all landowners within any specific area can be assessed equally for road costs.
5. Bringing all roads up to par in accordance with this maintenance baseline.
6. Require road contractors providing services to GLA to separate costs in their invoices to the roads upon which work was performed.
7. Use impact fees collected from subdivision and construction projects directly on the roads where the impacts occur.
8. Address discrepancies in amount of paving placed in North and South Glastonbury:
   - 8.1. Determine actual lengths of paving placed in North and South;
   - 8.2. Compare these lengths to original amount of paving approved by vote of landowners;
   - 8.3. Determine what benefit funds donated by Church Universal and Triumphant had in the total amount of paving placed;
   - 8.4. Determine what GLA funds were used to pave Story Road from Bank to Story Ranch entrance. (Bank of Rockies, Avalon and Murphy Mobile Home Park also contributed funds to paving, and Park County paid to chip seal. Did Story Ranch contribute funds to this paving?)
   - 8.5. Assign the payment properly proportioned between North and South based on actual lengths of pavement and GLA funds expended;

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8.6. Work out repayment by North Glastonbury for over charge to South Glastonbury by payments split 50/50 to date.

9. Benchmark with other HOAs of comparable size in this area to ascertain amount of assessments, costs of road maintenance and other relevant costs and measures.

10. Consider other creative sources of revenue to augment the percentage of current assessments that goes toward road maintenance.

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Nov. 6 Meeting

---- Original Message ----
From: Denise Orr
Sent: Wednesday, November 01, 2006 3:39 PM
To: Alyssa Angelis Allen; Catherine Bielitz; Charlene Murphy; Charlotte Mizzi; Dan Kehoe, Jr.; Edward Anderson; Francis Regan; Janet Naclerio; Laura Boise; Neil Kremer; Orlando Johnson; William Smith
Cc: Ronda Alexander
Subject: New Nov. 6 Agenda Item For Your Review

Dear Board,

I'm sending this message to you on behalf of Alyssa (who is on vacation).

Alyssa will propose the important issue below at the Nov. 6 meeting. The issue was just discovered and so we didn't have time to put it on the agenda. Therefore, I'm sending you this information to review now and hopefully it will save time at the meeting when the motion is proposed and voted upon. In addition, Ronda Alexander, who is overseeing the Election Committee, has brought to Alyssa's attention that we will need to have a decision on this policy prior to the annual meeting.

Issue: We have a couple of landowners that are just now being charged for an extra dwelling or additional parcels due to a subdivision. The Board needs to decide and put into the record whether or not these people will be eligible to vote at the annual meeting because they owe money on their land. It doesn't seem appropriate that we should keep them from voting because we didn't get the charges to them in a timely manner. However, this is a decision to be made by the Board.

Potential Motion to Be Made at the Nov. 6 Meeting: "If the GLA doesn't receive payment for new assessments for projects and/or subdivisions billed 30 days prior to the annual elections, the landowners owing will be allowed to vote as long as their previous assessments are current."

Denise

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Glastonbury Landowners Association

Principles to Guide Regionalizing Road Maintenance

Prepared by: William E. Smith, P. E. and
Presented to GLA Board Monday November 6, 2006

1. Separate costs to maintain and improve roads within the Glastonbury Community Road System between North and South, and pay the costs incurred separately from North and South assessments.
2. Further separation of road maintenance and improvement costs will be refined to identify costs required for combinations of roads which serve specific areas within both North and South.
3. Specific community roads in both North and South Glastonbury require greater maintenance and upkeep than other community roads due to terrain, grade of road, level and type of daily vehicle traffic, and amount of snow plowing required in winter weather.
4. Establish a common maintenance baseline for each road, and then develop a standard of measurement by which all landowners within any specific area can be assessed equally for road costs.
5. Bringing all roads up to par in accordance with this maintenance baseline.
6. Require road contractors providing services to GLA to separate costs in their invoices to the roads upon which work was performed.
7. Use impact fees collected from subdivision and construction projects directly on the roads where the impacts occur.
8. Address discrepancies in amount of paving placed in North and South Glastonbury:
   - 8.1. Determine actual lengths of paving placed in North and South;
   - 8.2. Compare these lengths to original amount of paving approved by vote of landowners;
   - 8.3. Determine what benefit funds donated by Church Universal and Triumphant had in the total amount of paving placed;
   - 8.4. Determine what GLA funds were used to pave Story Road from Bank to Story Ranch entrance. (Bank of Rockies, Avalon and Murphy Mobile Home Park also contributed funds to paving, and Park County paid to chip seal. Did Story Ranch contribute funds to this paving?)
   - 8.5. Assign the payment properly proportioned between North and South based on actual lengths of pavement and GLA funds expended;

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8.6. Work out repayment by North Glastonbury for over charge to South Glastonbury by payments split 50/50 to date.

9. Benchmark with other HOAs of comparable size in this area to ascertain amount of assessments, costs of road maintenance and other relevant costs and measures.

10. Consider other creative sources of revenue to augment the percentage of current assessments that goes toward road maintenance.

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Glastonbury Landowners Association

Motion to the Board of Directors
Monday November 6, 2006

Whereas, the GLA Board is empowered and responsible to collect annual assessments and special assessments from the owners of each tract of record in Glastonbury for the purpose of maintaining and improving the Community Road System in both North and South Glastonbury;

Whereas, the GLA Board has found it difficult to maintain specific roads within the Glastonbury Community Road System to the level deemed to be acceptable and required by the landowners served by these roads;

Whereas, Hercules Drive has fallen below a minimum level of condition and the landowners served have rallied together to raise as of the date of this motion, significant funds in the total amount of $14,250.00 to be applied directly toward road improvements on Hercules Drive this fall;

Whereas, the landowners named in Exhibit A of this motion with their individual contribution listed see these funds raised voluntarily for the specific purpose of augmenting the normal GLA funds for road construction, and wish to emphasize this is not their attempt to assume from the GLA Board the primary responsibility of road maintenance throughout the Community Road System;

Now therefore, be it resolved by the GLA Board of Directors that these funds are received by the GLA Treasurer and will be used in total for the timely improvement and reconstruction of Hercules Drive commencing on November 7, 2006 and continuing non-stop every weekday and possibly Saturdays until the scope of work identified in the proposal by Mike Adkins Construction has been completed.

The landowners contributing funds voluntarily to this project are recognized for their individual amount of contribution, and the GLA Board agrees to consider this amount received as part of some future special assessment or increase in annual assessment as may be required to keep pace with required maintenance and improvement of the Glastonbury Community Road System.

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EXHIBIT A

Anderson, Carl	$1,000.00
Boyden, Dave	$1,000.00
Brockett, Tim	$1,000.00
D'Argenzio, Enrico/Lynn	$ 250.00
Field, Andrew/Victoria	$ 500.00
Glennon, Margaret	$ 500.00
Hanifan, Phil	$ 500.00
Hunsacker, John	$1,000.00
Johnson, Ev	$1,000.00
Kelly, Jim/Marie	$ 500.00
Owen, Francis	$500.00
Rosa, Mike	$1,000.00
Riley, Dennis	$1,000.00
Spallone, Rich	$1,000.00
Spallone, Ron	$500.00
Spectec [Wunsch, Walter/Regina]	$2,000.00
Tonkin, David	$1,000.00

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MIKE ADKINS CONSTRUCTION, INC
PO BOX 32
PRAY, MT 59065
406-333-4408
Licensed-Insured
Fax: 333-9329

PROPOSAL
Nov. 3, 2006

Glastonbury Landowners Assn
PO Box 316
Emigrant, MT 59027

Bid for road maintenance on 2.3 miles of Hercules Road

600 cy gravel, delivered	$ 12,900.00
32 hrs excavator & roller w/water truck as necessary	4,800.00
Bid total	$ 17,700.00

Thank you for considering our proposal on this project.

Mike Adkins

Mike Adkins

Pd on ck # 1038 11-7-06
See other invoice 5,840.00
& put this one & that one mailed

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Glastonbury Landowners Association

Board of Directors Meeting Minutes

December 11, 2006

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1. Call to order

The meeting was called to order by Charlotte Mizzi at 7:10 p.m., at Golden Ratio Woodworks.
PRESENT: Laura Boise (President), Timothy Brockett (Vice-President), Janet Naclerio (Secretary), Edward Anderson, Dan Kehoe, Jr., Charlotte Mizzi, Fancis Regan and Rich Spallone.
ABSENT: William Smith, Orlando Johnson
ALSO ATTENDING: Denise Orr (GLA Administrative Secretary) and Alyssa Angelis Allen

2. Set Agenda

3. Reading and Disposition of Minutes
Nov. 6, 2007 Meeting Minutes: Tabled
UNANIMOUS CONSENT: The Board approved changes presented by Alyssa Angelis regarding the approval conditions of the Newhouse subdivision motion from Nov. 6, 2006 meeting..

4. Treasurer's Report –CM
The Board discussed the Draft of the 2007 Budget and agreed to review & approve it at January meeting.

ACTION ITEM: Charlene will e-mail the Treasurers reports to the Board.

5. Officers' Reports

5.1 Review/discuss Board Meeting Norms (Procedures & Protocol) LB/DO
Laura reviewed the procedure for submitting proposals, complaints and agenda items.

5.2 Procedures Project Plan - LB/DO
Tim will meet with Ronda and Denise concerning the formatting of this project.

5.3 Discuss how to respond to owner concerns re SG letter submitted by OJ-JN. Tabled.

5.4 Brief Review of Attorney Consultation Issues – LB/Executive Committee. (Ombudsman, Complaints, Master Plan, Code of Ethics, Minutes) Tabled.

5.5 Review Policy re: Board Communication w/Landowners - LB

5.6 Review process for bringing items to the Board - LB/DO
Laura & Denise reviewed the procedures for bringing proposals, complaints, and agenda items to the Board for review.

File: MtgMins 12 11 06
Draft: 12 16 15 - Final
Approved: Email late April 2007

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5.7 Upcoming Letters to Landowners. Tabled.

5.8 Clarify opening prayer format. Propose statement re: use of Montana Code of Ethics after prayer and mission statement (to be developed) - LB.
Laura reviewed the above issues.
UNANIMOUS AGREEMENT: The Board agreed to develop a vision statement for the GLA.
ACTION ITEM: The Board will bring suggestions for a vision statement to the January meeting.

5.9 K. Ramp request to receive meeting minutes
Denise reported that Kathleen Ramp requested that she receive meeting minutes from the past year and ongoing. The Board discussed.
UNANIMOUS AGREEMENT: The Board did not approve distributing the minutes at this time.
ACTION ITEM: Laura will research the pros and cons of developing an abbreviated version of the Board meeting minutes for landowner review.

5.9 Committee Chair responsibilities and Committee member review by Board - LB
Laura reviewed that the Bylaws require Board approval of Committee members.

6. UNFINISHED BUSINESS - Committee Reports

6.1 Project Review TB/RS

6.1.1 Update re: Newhouse Variance Project - CM

6.2 Road and Weed – WS/RS

6.2.1 Bill to be sent for guard rail damage. In process.
6.2.2 Update re: High South road work. Mostly done; still need to gravel.
6.2.3 Update re: Proposal for NG Gravel Pit. Cancel/take off agenda.
6.2.4 Posting of GLA road signs. William reported there are 30 signs ready to post.
6.2.5 Status on applying for the Weed Spraying Refund. Tabled.

6.4 Community - LB

6.4.1 Discuss Complaint Procedures; Determine Action Strategy for Unresolved Complaints. Brief Discussion.
6.4.2 Valery & Daniel O'Connel's Easement Issue - LB Tabled.
6.4.3 Eleanor Schieffelin Complaint. Tabled.

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Approved: Email late April 2007

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6.5 2007 Budget Committee-Executive Committee/CM

6.5.1 Review/Update 2007 Annual Budget "Draft" (Approved Nov. 6, 2006)

Charlene reviewed & Board briefly discussed.

6.6 Land Use Master Plan - NK Tabled.

6.6.1 Committee Update

6.6.2 Research on MP Expense

7. NEW BUSINESS - Committee Reports, etc.

7.1 Road and Weed – WS.

7.1.1 Discuss GLA road budget. Tabled.

7.1.2 Vehicle insurance. Tabled.

7.1.3 Review Mutual Access Issue/Private Property Rights, etc. -WS

William reported that this was done previously.

7.1.4 Snow Plowing

Charlene asked the Board to determine whether the GLA should be receiving private funds from landowners to snow plow private property.

UNANIMOUS AGREEMENT: Based on insurance and accounting issues, the Board agreed that the GLA should not be in the "snow plowing business."

7.2 Project Review – TB/RS

7.2.1 South Glastonbury Sign Proposal – Leo & Dorothy Keeler.

Leo Keeler withdrew his proposal for exchanging snow removal services from the GLA in return for allowing GLA sign to remain on his property.

7.2.2 Sherry Stenberg 22A-1 (NG)/Residence Application

Rich reported that the PR Committee checked out the residence site and the application appeared to fine.

MOTION: Rich motioned and Tim seconded to approve Sherry Stenberg's residence application with the conditions that the necessary septic permit is btained prior to septic system construction. **Motion carried.**

7.3 Master Plan - NK

7.3.1 Discuss attorney's review on voting/notorization-NK. Pending.

Neil reported that the attorney is currently reviewing this issue

7.3.2 Discuss holding community meeting for review/vote. Tabled.

7.4 Elections/Annual Meeting – LB

7.4.1 Brief Review of Annual Meeting/Discuss Facilitation Assistance. Tabled until January.

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Draft: 12 16 15 - Final
Approved: Email late April 2007

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7.5 Recreation – JN

7.5.1 Letter of Appreciation to PVRC

7.5.2 Update on Donation of Building to PVRC –WS

The PVRC will meet soon and then report back to the Board.

7.6 Community – LB.

7.6.1 Proposal for Security Committee – Sabrina Hanan (NG)

Sabrina addressed the Board concerning the formation of a community safety committee and her reasons for this proposal.

Discussion.

Laura reported that Leo and Dorothy Keeler's neighborhood in SG may adopt a "neighborhood watch" model.

ACTION ITEM: Sabrina will submit her proposal to Denise for distribution to the Board.

ACTION ITEM: Francis and Laura (Community Committee) will meet in January to discuss this issue and review Sabrina's proposal.

7.6.2 Everett Johnston Complaint. Tabled.

8. Comment Period for Visiting Landowners.

9. Review List of Unfinished Business Carried Forward. Tabled.

10. Meeting Adjournment. Next Meeting: January 9 at 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.***

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Approved: Email late April 2007

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Glastonbury Landowners Association

Board of Directors Meeting Agenda

December 11, 2006

1. **Call to order**

2. **Set Agenda**

3. **Reading and Disposition of Minutes**
   Approval of Nov. 6 Meeting Minutes plus updates by Alyssa Allen

4. **Treasurer's Report –CM**

5. **Officers' Reports**
   - **5.1 Review/discuss Board Meeting Norms (Procedures & Protocol) LB/DO**
   - **5.2 Procedures Project Plan - LB/DO**
   - **5.3 Discuss how to respond to owner concerns re SG letter submitted by OJ-JN. (Proposal to table).**
   - **5.4 Brief Review of Attorney Consultation Issues – LB/Executive Committee (Ombudsman, Complaints, Master Plan, Code of Ethics, Minutes)**
   - **5.5 Review Policy re: Board Communication w/Landowners - LB**
   - **5.6 Review process for bringing items to the Board - LB/DO**
   - **5.7 Upcoming Letters to Landowners - EC**
   - **5.8 Clarify opening prayer format. Propose statement re: use of Montana Code of Ethics after prayer and mission statement (to be developed) - LB.**
   - **5.9 Committee Chair responsibilities and Committee member review by Board - LB**

6. **UNFINISHED BUSINESS - Committee Reports**
   - **6.1 Project Review TB/RS**
     - **6.1.1 Update re: Newhouse Variance Project - CM**
   - **6.2 Road and Weed – WS/RS**
     - **6.2.1 Bill to be sent for guard rail damage**
     - **6.2.2 Update re: High South road work**
     - **6.2.3 Update re: Proposal for NG Gravel Pit.**
     - **6.2.4 Posting of GLA road signs**
     - **6.2.5 Status on applying for the Weed Spraying Refund**
   - **6.4 Community - LB**
     - **6.4.1 Discuss Complaint Procedures; Determine Action Strategy for Unresolved Complaints**
     - **6.4.2 Valery & Daniel O'Connel's Easement Issue - LB**
     - **6.4.3 Eleanor Schieffelin Complaint**

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6.5 2007 Budget Committee-Executive Committee/CM
6.5.1 Review/Update 2007 Annual Budget "Draft" (Approved Nov. 6, 2006)

6.6 Land Use Master Plan - NK
6.6.1 Committee Update
6.6.2 Research on MP Expense

7. NEW BUSINESS - Committee Reports, etc.
7.1 Road and Weed – WS.
7.1.1 Discuss GLA road budget.
7.1.2 Vehicle insurance
7.1.3 Review Mutual Access Issue/Private Property Rights, etc. -WS

7.2 Project Review – TB/RS
7.2.1 South Glastonbury Sign Proposal – Leo & Dorothy Keeler
7.2.2 Sherry Stenberg 22A-1 (NG)/Residence Application
7.2.3 County standards re: lots within a subdivision, etc. - WS

7.3 Master Plan - NK
7.3.1 Discuss attorney's review on voting/notorization-Neil
7.3.2 Discuss holding community meeting for review/vote

7.4 Elections/Annual Meeting – LB
7.4.1 Brief Review of Annual Meeting/Discuss Facilitation Assistance

7.5 Recreation – JN
7.5.1 Letter of Appreciation to PVRC
7.5.2 Update on Donation of Building to PVRC -WS

7.6 Community – LB.
7.6.1 Proposal for Security Committee – Sabrina Hanan
7.6.1 Ev. Johnston Complaint

8. Comment Period for Visiting Landowners.

9. Review List of Unfinished Business Carried Forward. Tabled.

10. Meeting Adjournment. Next Meeting: January 9 at 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.

IMPORTANT NOTE:
MEETING LOCATION *MAY* CHANGE FOR JAN. 9, 2007.
IF SO, THE CHANGE WILL BE POSTED ON THE GLA WEBSITE (www.GLA-MT.ORG) AT LEAST 3 DAYS PRIOR TO MEETING.

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2007

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GLA 02281

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Glastonbury Landowners Association

Board of Directors Meeting Minutes

January 8, 2007

CONFIDENTIAL – DO NOT COPY

1. Call to order.

The meeting was called to order by Laura Boise at 7:10 p.m., at Golden Ratio Woodworks.
PRESENT: Laura Boise (President), Timothy Brockett (Vice-President), Janet Naclerio (Secretary), Charlene Murphy (Treasurer), Edward Anderson, Charlotte Mizzi, Orlando Johnson, Dan Kehoe, Jr., Neil Kremer, Francis Regan and Rich. Spallone.
ABSENT: William Smith
ALSO ATTENDING: Denise Orr (GLA Administrative Secretary). Landowners: James Kozlik, Frances Owen and Charles Barker. WM

2. Opening Prayer – Charlene Murphy

3. Set Agenda.

4. Reading and Disposition of Minutes.

November 6, 2006 Meeting Minutes:
MOTION: Janet motioned and Francis seconded to approve the November 6, 2006 meeting minutes with amendments. **Motion carried.** (2 abstentions: Charlotte & Edward)

December 5 and 11, 2006 Meeting Minutes: TABLED.

5. Treasurer's Report – Charlene Murphy
Charlene distributed and reviewed the "2006 Variance Report "(Jan-Dec 2006); "December 2006 Bank Transactions," "2007 Budget Projections (Draft)."

ACTION ITEM: *Charlene*: Request from Ronda a simplified balance sheet to reflect amount in arrears.

5.1 Review assessment waivers re: homes destroyed in fires-Charlene
MOTION: Charlene motioned and Dan seconded to approve the waiver of 2007 dwelling assessments on South Glastonbury Lots 88-A, 85 and 87. **Motion carried.** (2 abstentions – Neil, Tim and Laura)

Tract 78, SG Request for Home Assessment Waiver Request, 11/29/06 Letter
The Board reviewed pictures and reports concerning a home which had minor fire damage.
MOTION: Tim motioned and Charlotte seconded to deny the request for waiving the assessment on the Tract 78 (SG) dwelling. **Motion carried.** (2 abstentions: Laura and Neil.)

ACTION ITEM: *Denise/Charlene:* Draft /send letter to Tract 78 (SG).

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ACTION ITEM: *Denise/Ronda:* Create waiver application form and document policy re: assessment waivers.

5.2 Updated forms: check request, cash advance & accounting codes-DO
Denise distributed updated "Check Request" and "Cash Advance" forms based on newly added accounting codes to these forms.

5.3 Vote for additional approval verification requested by Bank of Rockies-JN

New Policy re: Authorization of Check Signers at Bank of the Rockies:
MOTION: Charlene motioned and Janet seconded to approve the establishment of a new GLA policy, effective January 8, 2007 and into the future: The GLA Executive Committee (President, Vice-President, Secretary and Treasurer) will automatically be authorized as check signers on the GLA's checking account. Each GLA Executive Committee member will also have access to the GLA savings account, safe deposits box and loan information. Any check over $750.00 is to be signed by two Executive Committee members. Additionally, Denise Orr, the current GLA Administrative Secretary will have access to the safe deposit box as long as she is employed by the GLA.
Motion carried. (1 abstention – Laura)

New Internal Policy re: Executive Committee Members Banking Guidelines
MOTION: Charlene motioned and Tim seconded to approve the following policy to be enforced within the GLA: The Executive Committee will initially obtain approval from the GLA Treasurer in writing, via email or fax before accessing either the checking or savings account and, if the Treasurer is unavailable the remaining three Executive Committee members should unanimously grant this approval. This internal policy should also carry over to the safe deposit box and must be in writing, via e-mail or fax. The same guidelines apply if the Treasurer is unavailable and the remaining three executive committee members unanimously grant their approval.
Discussion.
Motion carried. (1 abstention – Laura)

5.4 Elimination of Weed Reimbursement Policy
MOTION: Charlotte motioned and Edward seconded to eliminate the GLA's weed reimbursement policy. **Motion carried.** (1 opposed – Charlene; 2 abstentions - Laura and Janet)

ACTION ITEM: *Denise:* Notify Edward to eliminate weed reimbursement policy from website.

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6. Officers' Reports
6.1 GLA Vision Statements

7. UNFINISHED BUSINESS – Committee Reports
7.1 Project Review – Tim Brockett/Rich Spallone (Co-Chairs)

7.1.1 Sherry Stenberg 22A-1 (NG)/Road Access Application – TB/JK
Tim reviewed and referenced his January 5, 2007 e-mail to the Board that included correspondence between Mike Spencer, a land planner for Park County, and him concerning this issue (attached). Jim Kozlik distributed an e-mail from Mike Spencer, dated, January 2, 2007 concerning prescriptive uses of easement. (attached). Discussion.
MOTION: Tim motioned and Rich seconded to deny the request for public access to Sherry Stenberg's subdivision, Parcel 22 (NG).
Discussion.
Amendment: Tim motioned and Rich seconded to add to the above motion: "This decision is based on the Covenants for the Community of Glastonbury, dated September 26, 1997." **Amendment carried.** (1 abstention- Laura)
Amended motion carried. (1 abstention – Laura)

7.2 Road /Weed – William Smith/Rich Spallone (Co-Chairs). TABLED.
7.2.1 Vote approval of posting any GLA road signs not previously approved
7.2.2 Follow-up on guard rail damage – WS
7.2.3 Proposal for sanding

7.3 Community Committee – Laura Boise/Francis Regan (Co-Chairs).
7.3.1 Discuss Action Strategy for Unresolved Complaints. Tabled.

7.3.2 Valery & Daniel O'Connel's Easement Issue - LB
Discussion.
UNANIMOUS AGREEMENT: The Board is not willing to handle the expense of consulting an attorney concerning this issue.
ACTION ITEM: Laura*/Denise:* Draft/send a letter, which includes a quote from the Covenants, to the O'Connels.

ACTION ITEM: *Laura:* Ask William Smith to document the GLA's responsibility for road easements.

7.3.3 Eleanor Schieffelin Complaint. Tabled.

7.3.4 Ev Johnston Complaint – Discuss unresolved issues.

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Tim reviewed that he had contacted Johnston concerning issues in Johnston's complaint. Discussion.
ACTION ITEM: *Tim/Denise:* Draft/mail letter to 5 Tenants in Common on Parcel 84 (SG) addressing the unregistered vehicles and shipping container.

7.3.5 Security Sub-Committee-LB/FR
ACTION ITEM: Francis/Laura will present proposal at February meeting.

7.4 Budget Committee – Executive Committee
7.4.1 Review new 2007 Annual Budget "Draft"(Originally approved 11/6/06)
Charlotte and Charlene reviewed the draft.

ACTION ITEM: *Charlene:* Prior to February meeting, Charlene will e-mail updated budget draft to Board members for a final vote.

7.5 Master Plan (LUMP) Committee Report – Neil Kremer (Chair).
7.5.1 MP Mailing from November 2006
Neil reviewed responses received from the MP ballot mailing.

7.5.2 Telephone Call Canvassing
Neil reviewed. The Board generally agreed that further telephone canvassing prior to January 12, would not be worthwhile based on the plan for a new mailing and meeting. (See New Business, 7.5.2 below.)

7.6 Recreation – Janet Naclerio/Edward Anderson (Co-Chairs) TABLED.
7.6.1 Letter of Appreciation to PVRC
7.6.2 Update re: Donation of Building to PVRC

8. NEW BUSINESS: Committee Reports
8.1 Project Review – Tim Brockett/Rich Spallone (Co-Chairs). TABLED.
8.1.1 Discuss GLA road budget.
8.1.2 Vehicle insurance
8.1.3 Follow-up on weed reimbursement grant income
8.1.4 2007 Projected Road Work Checklist

8.2 Road /Weed – William Smith/Rich Spallone (Co-Chairs). TABLED.
8.2.1 Propose recommendations based on meeting with M. Spencer

8.3 Master Plan (LUMP) Committee Report – Neil Kremer (Chair)
8.3.1 Committee Update
Neil distributed "Re: Changes to Master Plan Draft 11/11/06: (to vote on)."

File: MtgMins
Draft: 01 11 07; 01 15 07
Approved:

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Discussion.
MOTION: Neil motioned and Charlotte seconded to approve the changes on "Re: Changes to Master Plan Draft 11/11/06: (to vote on)" but agreed to keep rather than delete the last two lines under 1.6 Cottage Industries.
Motion carried. (1 abstention – Laura)

8.3.2 Master Plan Meetings and Mailing
The Board agreed to the following:
ACTION ITEMS:
(1) **March 17: Conduct a Master Plan meeting in mid March**, during which landowners will review and vote on the final Draft Master Plan.
(2) **January 24: Conduct a Master Plan Meeting for the Board,** 7 pm, at Charlotte's home, to review final changes in Master Plan and strategize/plan the MP mailing for the March meeting. Denise to send e-mail meeting notice to all Board members.
(3) **February 1:** Neil will send (via e-mail) the final contents of the "MP Package" (ie. Final Draft Master Plan, meeting invitation and ballot) to all Board members for approval.
(4) **February 5** (during scheduled Board meeting): The Board will approve final changes and contents of MP Package.
(5) **February 6:** Xerox contents of MP Mailing.
(6) **February 7:** MP Package completed and mailed.

8.4 Election – Charlene Murphy/ ? (Co-Chairs). Tabled.
8.4.1 Brief Review of Annual Meeting/Discuss Facilitation Assistance

9. Comment Period for Attending Landowners.

10. Meeting Adjournment and Next Meeting. The meeting was adjourned at 10:16 p.m. with no further business. Next Meeting: February 5, 2007, 6:45 p.m., at Golden Ratio Cafeteria.

NEW ACTION ITEMS:

TR010807.1 *Charlene*: Request from Ronda a simplified balance sheet to reflect amount in arrears.

TR010807.2 *Janet/Denise:* Draft/send new policies to Bank of Rockies; document into GLA policies/procedures.

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TR010807.3 *Denise:* Notify Edward to eliminate weed reimbursement policy from website. Draft simple statement.

TR010807.4 *Denise/Charlene:* Draft /send waiver approval letters.

TR010807.5 *Denise/Charlene:* Draft /send Tract 78 (SG) response.

TR010807.6 *Denise/Ronda:* Create assessment waiver application form; document in GLA policies/procedures.

PR010807 *Denise/Tim:* Draft/send Stenberg form.

CM010807.1 *Laura/Denise:* Draft/send a letter to the O'Connells

CM010807.2 *Laura:* Ask William Smith to document the GLA's responsibility for road easements.

CM010807.3 *Tim/Denise:* Draft/send letter to 5 landowners on Parcel 84 (SG).

CM010807.4 *Francis/Laura:* Present security proposal at February meeting.

CM010807.5 *Charlene:* E-mail updated budget draft to Board members, prior to February Board meeting for final vote of approval.

CM010807.6 *Board:* Vote on budget sent by Charlene (prior to February meeting).

MP010807.1 *Board:* Master Plan Meeting January 24. Denise e-mail notice to Board.

MP010807.2 *Denise:* Work with Neil re: MP package and planning March MP meeting.

MP010807.3 *Neil:* February 1, send (via e-mail) the final contents of the "MP Package" (ie. Final Draft Master Plan, meeting invitation and ballot) to all Board members for approval.

MP010807.4 *Board:* Vote final changes to MP Package at February 5 meeting.

MP010807.5 ? : February 6 - xerox contents of MP Package.
February 7- complete and mail MP Package.

File: MtgMins
Draft: 01 11 07; 01 15 07
Approved:

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Glastonbury Landowners Association
Board of Directors Meeting Agenda
January 8, 2007

1. Call to order

2. Set Agenda

3. Reading and Disposition of Minutes
   Approval of Meeting Minutes: 11/6/06, 12/05/06, 12/11/06

4. Treasurer's Report –Charlene
   4.1 Review assessment waivers re: homes destroyed in fires-Charlene
   4.2 Updated forms: check request, cash advance & accounting codes-DO
   4.3 Vote for additional approval verification requested by Bank of Rockies-JN

5. Officers' Reports
   5.1 GLA Vision Statements

6. UNFINISHED BUSINESS - Committee Reports
   6.1 Project Review - TB/RS
      6.1.1 Sherry Stenberg 22A-1 (NG)/Residence Application - JK

   6.2 Road and Weed – WS/RS
      6.2.1 Vote approval of posting any GLA road signs not previously approved
      6.2.2 Follow-up on guard rail damage – WS
      6.2.3 Proposal for sanding

   6.3 Community - LB
      6.3.1 Discuss Action Strategy for Unresolved Complaints
      6.3.2 Valery & Daniel O'Connel's Easement Issue - LB
      6.3.3 Eleanor Schieffelin Complaint
      6.3.4 Ev. Johnston Complaint – Discuss unresolved issues
      6.3.5 Security Sub-Committee-LB/FR

   6.4 2007 Budget Committee-Executive Committee/CM
      6.4.1 Review new 2007 Annual Budget "Draft"(Originally approved 11/6/06)

   6.5 Land Use Master Plan - NK
      6.5.1 Committee Update

7. NEW BUSINESS - Committee Reports, etc.
   7.1 Road and Weed – WS.
      7.1.1 Discuss GLA road budget.
      7.1.2 Vehicle insurance
      7.1.3 Follow-up on weed reimbursement grant income
      7.1.4 2007 Projected Road Work Checklist

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7.2 Project Review – TB/RS

7.2.1 Propose recommendations based on M. Spencer meeting

7.3 Master Plan - NK

7.3.1 Update

7.4 Elections/Annual Meeting – LB

7.4.1 Brief Review of Annual Meeting/Discuss Facilitation Assistance

7.5 Recreation – JN

7.5.1 Letter of Appreciation to PVRC

7.5.2 Update re: Donation of Building to PVRC

7.6 Community – LB.

8. **Comment Period for Visiting Landowners.**

9. **Review List of Unfinished Business Carried Forward.**

10. **Meeting Adjournment.** Next Meeting: February 8, 2007 at 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.

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CoCA Copy
1/8/07 Meeting

01/04/07

Glastonbury Landowner's Association

2006 Budget Variance Report

January through December 2006

	Jan - Dec 06	Budget	$ Over Budget	% of Budget
Ordinary Income/Expense				
Income				
100. Parcel Assessment Fees				
101. Dwelling Prior to 2000	25.00			
106. Dwelling 2004	32.00			
107. Dwelling 2005	1,195.03			
108. Dwelling 2006	24,540.81	30,888.00	-6,347.19	79.45%
125. Land Prior to 2000	25.00			
130. Land 2004	272.00			
131. Land 2005	1,829.52			
132. Land 2006	39,398.83	41,448.00	-2,049.17	95.06%
150. GAV	6,468.00	6,468.00	0.00	100.0%
160. Finance Chrgs Late Accnts	246.84			
161. Penalties Late Accounts	196.77			
100. Parcel Assessment Fees - Other	644.03			
Total 100. Parcel Assessment Fees	74,873.83	78,804.00	-3,930.17	95.01%
200. Project Review Fees				
201. Application Fee	550.00			
202. IF - House	750.00			
203. IF - Structures 200/800sf	150.00			
205. IF - Well	150.00			
206. IF - Driveway	225.00			
207. IF - Septic	225.00			
208. IF - Package	1,700.00			
210. IF - Subdivison	600.00			
214. IF - Major Variance	300.00			
215. IF - Mobile Home Pckg	275.00			
200. Project Review Fees - Other	0.00	8,000.04	-8,000.04	0.0%
Total 200. Project Review Fees	4,925.00	8,000.04	-3,075.04	61.56%
300. Roads				
301. CUT - Road Paving Loan	2,086.95	2,200.00	-113.05	94.86%
302. Knap Weed Refund	0.00	4,000.00	-4,000.00	0.0%
303. Snowplowing - Landowners	0.00			
306. SG Road Assessment ~~Fees~~ Pledges				
306G. Hercules Road	11,450.00			
Total 306. SG Road Assessment Fees	11,450.00			
Total 300. Roads	13,536.95	6,200.00	7,336.95	218.34%
500. Interest Earned				
501. Savings Interest	576.55	252.00	324.55	228.79%
Total 500. Interest Earned	576.55	252.00	324.55	228.79%
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%

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Glastonbury Landowner's Association

2006 Budget Variance Report

January through December 2006

	Jan - Dec 06	Budget	$ Over Budget	% of Budget
Total Income	100,320.33	113,741.04	-13,420.71	88.2%
Expense				
A00. Roads & Weeds				
A01. Contractors - Gen Road Wrk	33,394.92	29,450.04	3,944.88	113.4%
A02. Contractors - Snow Removal				
A02A. North Glastonbury	160.00			
A02B. South Glastonbury	120.00			
A02C. High South Glastonbury	160.00			
A02. Contractors - Snow Removal - Other	1,444.54	8,000.00	-6,555.46	18.06%
Total A02. Contractors - Snow Removal	1,884.54	8,000.00	-6,115.46	23.56%
A03. Contractors - Weed Contrl	1,495.00			
A04. Travel	91.46			
A05. Equipment Reg & Ins	1,152.00	1,600.00	-448.00	72.0%
A06. Equipment Mtce	388.22			
A07. Discounts - Weed Control	150.00	5,000.00	-4,850.00	3.0%
A08. Road Improvement Loan	30,225.28	30,224.00	1.28	100.0%
A11. Miscellaneous	239.99	500.04	-260.05	47.99%
A13. Contractors - SG Road Wrk				
A13G. Hercules Road	11,400.00			
Total A13. Contractors - SG Road Wrk	11,400.00			
Total A00. Roads & Weeds	80,421.41	74,774.08	5,647.33	107.55%
B00. Project Review				
B01. Contractors	1,177.50			
B04. Administration	104.00			
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	1,531.50	4,800.00	-3,268.50	31.91%
D00. Recreation				
D03. PVRC	3,667.48	2,100.00	1,567.48	174.64%
D06. Miscellaneous	0.00	100.00	-100.00	0.0%
Total D00. Recreation	3,667.48	2,200.00	1,467.48	166.7%
E00. Master Plan				
E01. Contractors	588.75			
E03. Administration	389.87			
E04. Legal Fees	144.40			
E05. Miscellaneous	40.32	1,000.00	-959.68	4.03%
Total E00. Master Plan	1,163.34	1,000.00	163.34	116.33%
F00. Website				
F01. Contractors - Dev & Mtce	303.34	500.04	-196.70	60.66%
F02. URL/Domain Fee	181.00	252.00	-71.00	71.83%
Total F00. Website	484.34	752.04	-267.70	64.4%

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Glastonbury Landowner's Association

2006 Budget Variance Report

January through December 2006

	Jan - Dec 06	Budget	$ Over Budget	% of Budget
G00. Liens				
G01. Lien Filing	91.90	500.00	-408.10	18.38%
G02. Travel	0.00	150.00	-150.00	0.0%
G03. Administration	120.00	500.00	-380.00	24.0%
G04. Miscellaneous	6.50			
Total G00. Liens	218.40	1,150.00	-931.60	18.99%
H00. Discounts				
H01. Assessment Fees	5.00			
Total H00. Discounts	5.00			
J00. Other Projects				
J02. Water Reservoir	433.10			
Total J00. Other Projects	433.10			
K00. General Operating Expenses				
K01. Contractors - Admin Sec	2,502.50	4,550.04	-2,047.54	55.0%
K02. Contractors - Bookkeeper	1,908.45	3,060.00	-1,151.55	62.37%
K03. Contractors - Accountant	99.75	105.00	-5.25	95.0%
K04. Contractors - Database	463.70	500.04	-36.34	92.73%
K05. Contractors - Attorney	0.00	500.04	-500.04	0.0%
K06. Office Supplies	470.78	900.00	-429.22	52.31%
K07. Postage and Delivery	441.52	788.00	-346.48	56.03%
K08. Monthly Board Meetings	3,149.17	3,000.00	149.17	104.97%
K09. Bank Service Charges	12.50	12.50	0.00	100.0%
K10. Cash Advance	173.99			
K11. Rent	800.00	480.00	320.00	166.67%
K12. Insurance	6,073.85	4,850.00	1,223.85	125.23%
K13. Taxes	624.05			
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	75.22			
Total K00. General Operating Expenses	16,838.85	19,415.62	-2,576.77	86.73%
M00. Annual Meeting/Elections				
M01. Contractors	0.00	500.00	-500.00	0.0%
M02. Travel	21.37			
M03. Administration	1,505.49	300.00	1,205.49	501.83%
M04. Postage and Delivery	424.17	500.00	-75.83	84.83%
M05. Refreshments	297.90	300.00	-2.10	99.3%
M06. Rent	75.00	75.00	0.00	100.0%
Total M00. Annual Meeting/Elections	2,323.93	1,675.00	648.93	138.74%
Total Expenses/Budget	107,087.35	105,766.74	1,320.61	101.25%
Total Income/Budget	100,320.33	113,741.04	-13,420.71	88.2%

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1/8/07 Board Meeting Distributed by N. Kremer

Re: Changes to Master Plan Draft 11/11/06: (to vote on)

1.2 Duplexes

OK Duplexes and other multi-family housing are not allowed in the Community. (An owner occupied Duplex maybe considered with a variance process.)

1.5 Travel Trailers (this reverts back to the 11/11/06 draft)

OK Travel trailers are not allowed as residential units except during the construction of a primary residence and for no longer than eighteen (18) months. Recreational travel trailers may be stored on property but predominantly out of view.

1.6 Cottage Industries

Cottage industries are allowed in the Community (See 3.08, 5.07 and 5.08 of the covenants) Above 3 employees a Cottage Industry would be considered "Light Manufacturing" and come under Master Plan 1.7. (See 1.7 Light Manufacturing)

No change keep ~~To maintain the residential nature of our community, Cottage Industries may have a maximum of three (3) employees, not including those who live at the home business site.~~

2.1 Residential Design Recommendations (this wording had been adopted in committee 8/23/06 and was voted in in the 8/28/06 Draft, deleted again in September.)

OK'd **View Shed** - New construction should be situated in such a way that it will not obstruct an existing homeowner's primary view and must uphold reasonable aesthetic standards in harmony with the surrounding terrain. With due consideration for private property rights, neighboring homeowners are encouraged to work with one another and the Project Review Committee in resolving any view shed issues.

6.0 Definitions (pg 13)

OK **Subdivision, Major** - A subdivision which does not qualify for review as a Minor Subdivision according to Park County Subdivision Regulations and the Residential Topographical Area and Density Schedule (Section 3.5). A variance is required for a Major Subdivision.

OK **Subdivision, Minor** - A subdivision containing five or fewer ~~parcels~~ tracts/lots in conformance with Park County Subdivision Regulations and to the Residential Topographical Area and Density Schedule (Section 3.5) where proper access to all Lots is provided.

~~To vote at Committee Meeting~~

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Glastonbury Landowner's Association

2007 Budget Projections (Draft)

Projected Income		
100. Assessment Fees for Land and Dwellings		
100. Assessments:133. Land 2007	$ 48,676.00	$ 55,825 - 385 Parcels x $145.00 (-) 3,049 - Uncollectable Lien Accounts (-) 1,305 - Subdivision Waivers (-) 2,795 - Uncollectible 2007 Fees (5%) $ 48,676 - Total Land Assessment Fees
100. Assessments:108. Dwelling 2007	$ 31,147.00	$ 35,235 - 243 Dwellings x $145.00 (-) 2,323 - Uncollectable Lien Accounts (-) 1,765- Uncollectible 2007 Fees (5%) $ 31,147 - Total Assessment Fees
100. Assessments:150. GAV	$ 7,105.00	$ 7,114 - Golden Age Village (49 x $145.00)
100. Total Assessment Fee Income	**$ 86,928.00**	
200. Project Review Fees for Landowner Building Projects		
200. Project Review Fees:201. Application Fee	$ 575.00	Non-refundable Application Fee
200. Project Review Fees:202. IF - House	$ 750.00	
200. Project Review Fees:203. IF - Structures 200/800sf	$ 300.00	
200. Project Review Fees:205. IF - Well	$ 300.00	
200. Project Review Fees:206. IF - Driveway	$ 225.00	
200. Project Review Fees:207. IF - Septic	$ 225.00	
200. Project Review Fees:208. IF - Package	$ 1,700.00	House, Well, Driveway and Septic
200. Project Review Fees:210. IF - Subdivison	$ 750.00	
200. Project Review Fees:214. IF - Major Variance	$ 300.00	
200. Project Review Fees:215. IF - Mobile Home Package	$ 275.00	Mobile Home, Well, Driveway and Septic
200. Project Review Fees:216. Road Use Fee	$ -	Businesses with Employees
200. Total Project Review Fee Income	**$ 5,400.00**	
300. Roads		
300. Roads:301. CUT - Road Paving Loan	$ 2,200.00	1.0% of Loan Interest paid by Church Universal Triumphant
300. Roads:302. Knap Weed Refund	$ 2,000.00	50% Refund from Park County
300. Total Road Income	**$ 4,200.00**	
500. Interest Earned		
500. Interest Earned:501. Savings Interest	$ 300.00	Interest Earned from Savings Account
500. Total Interest Earned Income	**$ 300.00**	
Total 2007 Projected Income	**$ 96,828.00**	

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Glastonbury Landowner's Association

2007 Budget Projections (Draft)

Projected Expenses			
A00. Roads & Weeds			
A00. Roads & Weeds:A01. Contractors - Road Mtce	$	22,340.00	Grading, Gravel, Sanding
A00. Roads & Weeds:A02. Contractors - Snow Removal	$	5,500.00	Snow Plowing, Fences
A00. Roads & Weeds:A03. Contractors - Weed Control	$	4,000.00	Weed Spraying, Mowing
A00. Roads & Weeds:A04. Travel	$	200.00	Inspect Roads & Weeds
A00. Roads & Weeds:A05. Equipment Reg & Ins	$	1,665.00	
A00. Roads & Weeds:A06. Equipment Mtce	$	500.00	
A00. Roads & Weeds:A07. Discounts - Weed Control	$	150.00	GLA Landowner Discount Program
A00. Roads & Weeds:A08. Road Improvement Loan	$	30,225.00	1st National Bank of Rockies
A00. Roads & Weeds:A09. Administration	$	120.00	Correspondence, Postage
A00. Roads & Weeds:A11. Miscellaneous	$	500.00	
A00. Total Road Expenses	**$**	**65,200.00**	
B00. Project Review			
B00. Project Review:B01. Contractors	$	1,300.00	
B00. Project Review:B04. Administration	$	275.00	Correspondence, Postage
B00. Project Review:B05. Legal Fees	$	100.00	
B00.. Total Project Review Expenses	**$**	**1,675.00**	
C00. Complaints			
C00. Complaints:C01. Contractors	$	70.00	
C00. Complaints:C04. Legal Fees	$	200.00	$138.75 paid Jan.'07 (Ulrich)
C00. Complaints:C05. Miscellaneous	$	30.00	
C00. Total Complaing Expenses	**$**	**300.00**	
D00. Recreation			
D00. Recreation:D03. Paradise Valley Recreation Center	$	2,100.00	$ 1,550 - Liability Insurance $ 550 - Electricity $ 2,100 - Total PVRC Expenses
D00. Total Recreation Expenses	**$**	**2,100.00**	
E00. Master Plan			
E00. Master Plan:E03. Administration	$	200.00	Correspondence, Postage
E00. Master Plan:E04. Legal Fees	$	800.00	$647.50 paid Jan '07
E00. Master Plan:E05. Miscellaneous	$	100.00	
E00. Total Master Plan Expenses	$	1,100.00	
F00. Website			
F00. Website:F01. Contractors - Dev & Mtce	$	300.00	~~$ spent in 06~~
F00. Website:F02. URL/Domain Fee	$	100.00	~~$~~ " "
F00. Total Website Expenses	$	400.00	~~$~~ Spent in 2006 $484

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Glastonbury Landowner's Association

2007 Budget Projections (Draft)

G00. Liens			
G00. Liens:G01. Lien Filing	$	250.00	Fees for Filing a Lien
G00. Liens:G03. Administration	$	750.00	Correspondence, Postage
G00. Total Lien Expenses	**$**	**1,000.00**	
J00. Other Projects			
J00. Other Projects:J03. Procedures	$	3,565.00	Produce Policy & Procedures Manuals
J00. Total Other Projects	**$**	**3,565.00**	
K00. General Operating Expenses			
K00. Operating Expenses:K01. Contractors - Admin Sec	$	4,550.00	Correspondence, Mail Processing, Project Review Applications, Landowner/Board Requests, Mass Mailings
K00. Operating Expenses:K02. Contractors - Bookkeeper	$	3,000.00	DeerHeart/Ronda Alexander
K00. Operating Expenses:K03. Contractors - Accountant	$	105.00	Federal & State Tax Filing
K00. Operating Expenses:K04. Contractors - Database	$	750.00	Research & Update Landowner Information
K00. Operating Expenses:K05. Contractors - Attorney	$	500.00	Legal Advice
K00. Operating Expenses:K06. Office Supplies	$	600.00	Letterhead, Envelopes, Labels, etc.
K00. Operating Expenses:K07. Postage and Delivery	$	415.00	Stamps, Shipping
K00. Operating Expenses:K08. Monthly Board Meetings	$	2,850.00	Meeting Minutes, Handouts, Refreshments
K00. Operating Expenses:K11. Rent	$	580.00	GLA File Storage, Board Meetings
K00. Operating Expenses:K12. Insurance	$	6,100.00	GLA Liability Insurance
K00. Operating Expenses:K13. Taxes	$	317.00	Park County Property Taxes
K00. Operating Expenses:K14. Licenses and Permits	$	70.00	Corporate Non-Profit Licensing
K00. Total General Operating Expenses	**$**	**19,837.00**	
M00. Annual Meeting/Elections			
M00. Annual Meeting/Elections:M03. Administration	$	890.00	Nomination & Election Packets, Meeting set-up & Coordination, Meeting Handouts
M00. Annual Meeting/Elections:M04. Postage and Delivery	$	386.00	Nomination & Election Packets
M00. Annual Meeting/Elections:M05. Refreshments	$	300.00	Annual Meeting food
M00. Annual Meeting/Elections:M06. Rent	$	75.00	Emigrant Hall Rental
M00. Total Annual Meeting/Elections Expenses	**$**	**1,651.00**	
Total 2007 Projected Expenses	**$**	**96,828.00**	
Total 2007 Projected Income	**$**	**96,828.00**	
2007 Balanced Projected Budget	**$**	**-**	

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Glastonbury Landowner's Association
2007 Budget Draft

Ordinary Income/Expenses	Proposed Budget	Goals and Services
Income		
100. Assessments		
106. Dwelling 2004	0	
107. Dwelling 2005	0	
108. Dwelling 2006	0	
109. Dwelling 2007	$ 26,775.00	Propose a 5% increase on $25,500.00
130. Land 2004	0	
131. Land 2005	0	
132. Land 2006	0	
133. Land on 2006	$40,950.00	Propose a 5% increase on $39,000
150. GAV	$ 6,468.00	
160. Chrgs Late Accnts	0	
161. Penalties Late Accnts	0	
100. Assessments -Other	0	
Total 100. Assessments	**$74, 193.00**	
200. Architectural Fees		
201. Application	$ 570.00	
202. IF - House	$ 667.00	
203. IF - Structure 200/800 sq	$ 200.00	
205. IF Well	$ 200.00	
206. IF Driveway	$ 300.00	
207. IF Septic	$ 200.00	
208. IF Package	$1,700.00	
210. IF Subdivision	$ 800.00	
214. IF Major Variance	$300	

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Glastonbury Landowner's Association
2007 Budget Draft

215. IF Mobile Home Package	$ 367.00	
200. Architectural Fees	**$5,304.00**	
300. Roads		
301. CUT - Road Paving Loan	$2,200.00	
302. Knap Weed Refund	$2,500.00	
303. Snow Plowing - Landowners	0	
Total 300. Roads	**$4,700.00**	
500. Interest Earned		
501. Savings Interest	$ 311.00	
Total 500. Interest Earned	**$ 311.00**	
700. Other Income		
701 Misc.	0	
702 Balance forward from 2006	0	
Total 700. Other Income	**0**	
Expense		
A00. Roads & Weeds		
A01. Contractors - Road Mtce	$22,450.00	
A02. Contractor-Snow Removal	$ 5,570.00	
A03. Contractors - Weed	$ 4,500.00	
A04. Travel	$ 184.00	
A05. Vehicle Reg. & Insurance	$ 1,667.00	
A06. Equipment Maintenance	$ 500.00	
A08. Road Improvement Loan	$33,226.00	
A09. Administration	$ 120.00	
A11. Miscellaneous	$ 500.00	

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Glastonbury Landowner's Association
2007 Budget Draft

Total A00 Roads & Weeds	**$68,717.00**	
B00. Project Review		
B001 Contractors	$ 720.00	
B004. Administration	$ 271.00	
B005 Legal Fees	$ 100.00	
Total Project Review	**$ 1,090.00**	
C00 Complaints		
C01	$ 70.00	
C04. Legal Fees	$ 200.00	
C05. Miscellaneous	$ 30.00	
Total C00. Complaints	**$ 300.00**	
D00. Recreation		
D03. PVRC Insurance	$ 2,100.00	
D04. PVRC Park Electric	$ 960.00	
Total D00. Recreation	**$ 3,060.00**	
E00. Master Plan		
E-3. Administration	$ 200.00	
E04. Legal Fees	$ 800.00	
E05. Miscellaneous	$ 100.00	
Total E00. Master Plan	**$ 1,100.00**	
F00 Web Site		
F01. Contractors Dev. & Mtce	$ 300.00	
F02. URL/Domain Fee	$ 100.00	

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Glastonbury Landowner's Association
2007 Budget Draft

Total F00. Web Site	**$ 400.00**	
G00. Liens		
G01. Lien Filing	$ 800.00	
G02.Travel	$ 50.00	
G03. Administration	$ 500.00	
Total G00. Liens	$ 1,350.00	
J00. Other Projects		
J02. Water Reservoir	$ 433.00	
Total Other Projects	**$ 433.00**	
K00. General Operating Expenses		
K01 Contractors Adm. Sec.	$ 2,941.00	
K02.Contractors - Bookkeeper	$ 3,855.00	
K03. Contractors - Accountant	$ 105.00	
K04. Contractor Database	$ 780.00	
K05. Contractors - Attorney	$ 165.00	
K06. Office Supplies	$ 579.00	
K07. Postage	$ 417.00	
K08. Monthly Board Meeting	$ 3,780.00	
K09. Bank Service Charges	$ 13.00	
K10. Petty Cash	$ 215.00	
K11. Rent	$ 140.00	
K12. Insurance	$ 4,805.00	
K13. Taxes	$ 487.00	
K14. Licenses & Permits	$ 67.00	
K17. Equipment Purchases	$ 40.00	

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Glastonbury Landowner's Association
2007 Budget Draft

Total K00 Gen. Operating Expenses	**$ 18,389.00**	
M00. Annual Meeting / Elections		
M03. Administration	$ 890.00	
M04 Postage	$ 386.00	
M05. Refreshments	$ 230.00	
M06. Rent	$ 75.00	
Total M00. Annual Meetings/Ele.	**$ 1,581.00**	

Total Income $84,508
Total Expenses $94,080

Need To Cut $9,572

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DRAFT

Glastonbury Landowners Association

Board of Directors Meeting Minutes

February 5, 2007

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1. Call to order.

The meeting was called to order by Laura Boise at 7:05 p.m., at the Wellsprings Fireplace Room. (Near Golden Ratio)

PRESENT: Laura Boise (President), Timothy Brockett (Vice-President), Janet Naclerio (Secretary), Charlene Murphy (Treasurer), Edward Anderson, Orlando Johnson, Dan Kehoe, Jr., Neil Kremer, Francis Regan, William Smith and Rich Spallone.

ABSENT: Denise Orr (GLA Administrative Secretary).

ALSO ATTENDING: Landowners: Frances Owen, Cristin Dhieux-Bray, Randy Fowle, Alan and Kirsty Peake, William Irby and Alyssa Angelis Allen.

2. Opening Prayer – Janet Naclerio.

3. Set Agenda.

4. Reading and Disposition of Minutes. Tabled.

5. Guest Speaker.

5.1 Ron Archuleta, District Ranger of the Livingston Ranger District, Gallatin National Forest discussed the program available through federal funding to treat weeds on private land. South Glastonbury is eligible for the emergency restoration program due to the impact of the Big Creek Fire. It was proposed that crews would spray weeds in late April or early May and that the GLA would enter into an agreement on behalf of the landowners involved. The GLA will contact the landowners adjacent to the property before an agreement is signed. Discussion.

6. Treasurer's Report – Charlene Murphy.

Charlene reviewed the January 2007 Bank Transactions. The 2007 Budget Projections (Draft) were distributed. Charlene commented there was a previous motion that GLA Board members are responsible for providing copies of meeting minutes, reports and all other pertinent documents needed for monthly meetings at their own expense. Discussion.

MOTION: Janet motioned and Tim seconded that all GLA Board members shall be provided with all reports, meeting minutes, etc., necessary for the completion of their duties as Board members. These items will be copied by the Administrative Secretary at her usual rate of pay and picked up by each Board member at the Emigrant General Store. **Motion carried.** (1 abstention – Neil).

7. Officers' Reports.

7.1 Code of Ethics Update – LB

Laura reported that a one-page document concerning the Code of Ethics was received from the GLA attorney and will be refined by the Executive Committee.

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ACTION ITEM: E-mail Code of Ethics draft to the Board for review.

7.2 Executive Committee Report – LB
It was reported that the Executive Committee would meet one time per month to review the upcoming agenda for the purpose of insuring that nothing falls through the cracks.

7.3 Resignation of Frances Regan – LB/FR
Frances submitted his resignation to the Board (when?). The Board agreed to discuss his resignation in a private meeting following the Board meeting.

8. UNFINISHED BUSINESS - Committee Reports

8.1 Road and Weed – WS/RS

8.1.1 Proposal for sanding – William reported that the project is moving ahead. James Trisdale and others are sanding the GLA roads. There has been a problem with moisture in the sand and, as a remedy, heated dry sand (containing no moisture) will be purchased from a company in Belgrade

8.2 Community – LB/FR

8.2.2 Eleanor Shieffelin Complaint
Charlene reported the response document is almost completed for mailing.

8.2.3 Valery and Daniel O'Connel's Easement Issue
Laura reported the response document is almost completed for mailing.

8.2.4 Ev Johnston Complaint Update
Timothy reported that the document is almost completed for mailing.

8.3 Budget Committee – Executive Committee

8.3.1 2007 Budget Projections (Draft) - CRM
MOTION: Charlene motioned and William seconded to approve the updated 2007 GLA Budget draft, dated ? . **Motion carried unanimously.**

8.4 Master Plan Commity Report- NK

8.4.1 MP Mailing.
Neil reported that changes reflecting landowner input have been made to the Master Plan and the mailing will go out on February 6.

8.4.2 Placing Master Plan and MP Maps on GLA Website
MOTION: Neil motioned and Charlotte seconded to approve placing the PDF file of the Master Plan and maps on the GLA website on February 7, 2007. **Motion carried unanimously.**

9. NEW BUSINESS - Committee Reports

9. 1 Project Review– TB/RS

9.1.1 98-B1 and Lot 98-D (SG)/K. Ramp Application for 2 Wells
MOTION: Tim motioned and Rich seconded to approve Kathleen Ramp's drilling application for Lot 98-B-1 (SG) for the location of a

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well at N45 degrees 20.333' , W 110 degrees 51.119' with the following conditions:
1. Should the proposed well be unsuccessful, Kathleen Ramp shall immediately contact the Project Review Committee to review an alternate well location for approval prior to drilling.
2. Any abandoned well must be handled according to state regulations which require one of the following actions to prevent possible groundwater contamination: (a) the well casings be pulled and the holes be filled with bentonite; (b) the well casings be cut off 3 feet below grade and the holes be filled with bentonite.
3. All disturbed land will be reseeded.
4. When complete, a well log will be provided to the GLA.
5. Annual 2007 assessments must be paid before drilling may begin.
6. The well must be set back a minimum of 100 feet from the drainfield and a minimum of 50 feet from the septic tank. **Motion carried unanimously.**

MOTION: Tim motioned and Rich seconded to approve Kathleen Ramp's well-drilling application for Lot 98-D (SG) for the location of a well at N45 degrees 20.355, W 110 degrees 51.326' with the following conditions:
1. Should the proposed well be unsuccessful, Kathleen Ramp shall immediately contact the Project Review Committee to review an alternate well location for approval prior to drilling.
2. Any abandoned well must be handled according to state regulations, which require one of the following actions to prevent possible groundwater contamination: (a) the well casings be pulled and the holes be filled with bentonite; (b) the well casings be cut off 3 feet below grade and the holes be filled with bentonite.
3. All disturbed land will be reseeded..
4. When complete, a well log will be provided to the GLA.
5. Annual 2007 assessments must be paid before drilling may begin.
6. The well must be set back a minimum of 100 feet from the drainfield and a minimum of 50 feet from the septic tank. **Motion carried unanimously.**

9.1.2 Kathleen Ramp Request for Waiver of Impact Fee and Sanitization Bond for Lot 98-D (SG) Well Application.
MOTION: Tim motioned and Rich seconded to deny Kathleen Ramp's request for a waiver of the impact and sanitation fees for her pending project application for drilling a well on Lot 98-D (SG). **Motion carried unanimously.**

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9.2 Recreation – Janet Naclerio/Edward Anderson (Co-Chairs)

9.2.1 Letter of Appreciation to PVRC (Removed from Agenda.)

9.2.2 Update re: Donation of Building to PVRC.

A meeting of the PVRC members is in the process of being scheduled.

9.3 Road /Weed – William Smith/Rich Spallone (Co-Chairs).

9.3.1 Discuss GLA road budget. Tabled.

9.3.2 Vehicle liability insurance - CRM

ACTION ITEM: Charlene will check with our insurance company to determine if other drivers are covered under the policy when JT is not driving.

9.3.4 2007 Projected Road Work Checklist. Tabled.

9.4 Website – Edward Anderson

Edward distributed 3 handouts (GLA Landowners Database, GLA Database Survey, GLA Landowners Database.) Discussion.

9.5 Election – Charlene and ? (Co-chairs)

9.5.1 Brief review of annual meeting/discuss facilitation assistance. Tabled until April meeting.

ACTION ITEM: Board members who have comments/suggestions concerning how to improve the annual meeting, should e-mail them to Denise.

10. Comment Period for Attending Landowners. None.

11. Meeting Adjournment and Next Meeting. The meeting was adjourned at 9:35 p.m. with no further business. Next Meeting: March 5, 2007, 6:45 p.m.. Location to be announced.

NEW ACTION ITEMS:

RDWD020507	*Rich:* Contact specific landowners re: Forest Service weed spraying proposal.
EXC020507	*Exec Committee:* E-mail Code of Ethics draft to Board.
EXC020507	*Charlene:* Send approved budget to Board and Denise, etc.
MP020507	*Neil:* Forward Master Plan and maps for GLA Website
PR020507	*Tim/Denise:* Draft/send approval and disapproval notices to K. Ramp.
RDWD020507	*Charlene:*Check with insurance company to determine if other drivers are covered under the policy when JT is not driving.
EL020507	*Board:* Send any comments/suggestions re: how to improve annual meeting to Denise via e-mail.

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Draft 02 05 07
Approved:

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Glastonbury Landowners Association
Board of Directors Meeting Agenda
February 5, 2007

1. **Call to order; opening prayer**
2. **Set Agenda**
3. **Reading and Disposition of Minutes (1/8/07; 12/5/06; 12/11/06)**
4. **Treasurer's Report –Charlene**
5. **Officers' Reports**
   - **5.1 Code of Ethics Update - LB**
6. **UNFINISHED BUSINESS - Committee Reports**
   - **6.1 Project Review - TB/RS**
   - **6.2 Road and Weed – WS/RS**
     - **6.2.1 Vote approval of posting any GLA road signs not previously approved**
     - **6.2.2 Follow-up on guard rail damage – WS**
     - **6.2.3 Proposal for sanding**
   - **6.3 Community – LB/FR**
     - **6.3.1 Discuss Action Strategy for Unresolved Complaints.**
     - **6.3.2 Eleanor Schieffelin Complaint.**
     - **6.3.3 Valery & Daniel O'Connel's Easement Issue - LB**
     - **6.3.4 Ev Johnston Complaint Update - TB**
   - **6.4 Budget -Charlene M**
   - **6.5 Master Plan - NK**
     - **6.5.1 MP Mailing**
   - **6.6 Recreation – JN/EA (Co-Chairs)**
     - **6.6.1 Letter of Appreciation to PVRC**
     - **6.6.2 Update re: Donation of Building to PVRC**
   - **6.7 Web Site – EA (Chair)**
   - **6.8 Election – Charlene / ? (Co-Chairs)**
     - **6.8.1 Brief Review of Annual Meeting/Discuss Facilitation Assistance**
7. **NEW BUSINESS - Committee Reports**
   - **7.1 Project Review– TB/RS**
     - **7.1.1 Lot 98-D and 98-B1 (SG)/K. Ramp Application for 2 Wells**
   - **7.2 Road/Weed – WS/RS**
     - **7.2.1 Propose recommendations based on meeting with M. Spencer**
     - **7.2.2 Discuss GLA road budget.**
     - **7.2.3 Vehicle insurance**
     - **7.2.4 Follow-up on weed reimbursement grant income**
     - **7.2.5 2007 Projected Road Work Checklist**
     - **7.2.6 Determine where to locate fencing for major snow drift areas.**
     - **7.2.7 Discuss logging of live trees in High South**
     - **7.2.8 Review Forest Service Request re: Weed Spraying & GLA Response**
   - **7.3 Community – LB/FR**
     - **7.3.1 Update on handling "security issues" LB/FR**
   - **7.4 Budget -Executive Committee -Charlene**
     - **7.4.1 Approval of Additional Changes to 2007 Budget**
   - **7.5 Master Plan - NK**
   - **7.6 Recreation – JN/EA (Co-Chairs)**
   - **7.7 Web Site – EA (Chair)**
8. **Comment Period for Visiting Landowners.**
9. **Review List of Unfinished Business Carried Forward.**
10. **Meeting Adjournment. Next Meeting Date: March 5, 2007 at Golden Ratio Cafeteria.**
    (If the meeting location changes, it will be posted on the GLA website on the day of the meeting.) 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 item #2 above.

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Glastonbury Landowners Association, Inc.

Board of Directors Meeting Minutes – *Draft*

March 5, 2007

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1. **Call to Order and Opening Prayer**
   The meeting was called to order by Laura Boise at 7:01 p.m., at Charlotte Mizzi's home in North Glastonbury. Janet Naclerio gave the opening prayer.
   PRESENT: Laura Boise (President), Timothy Brockett (Vice-President), Janet Naclerio (Secretary), Charlene Murphy (Treasurer), Edward Anderson, Orlando Johnson, Dan Kehoe, Jr., Neil Kremer, Charlotte Mizzi, Francis Regan, William Smith and Rich Spallone.
   ABSENT: None.
   ALSO ATTENDING: Denise Orr (GLA Administrative Secretary); Landowner: Alyssa Angelis.

2. **Set Agenda**

3. **Reading and Disposition of Minutes (1/8/07; 2/5/07; 12/5/06; 12/11/06) – Tabled.**

4. **Treasurer's Report – CRM (Charlene)**
   Charlene distributed and reviewed the financial reports. She also distributed "Treasurer's Report 3-5-07" containing additional information regarding GLA's tax exempt status, insurance for snow truck, snowplowing the road to Jim Kelly's house, Board liability insurance, combined PVRC and Glastonbury Insurance and an idea for chip sealing NG roads. She reported that 35% of the assessments have been received as of this date.
   ACTION ITEM: Charlene – Check with insurance company re: coverage on creek easement.

5. **Officers' Reports**
   5.1 Executive Committee – LB, TB, JN, CRM
   5.1.1 Proposed mode of delivery of Board materials
   UNANIMOUS AGREEMENT: Procedure: The Board agreed that confidential information for Board members would be mailed by USPS to Board members prior to board meetings when necessary. Non-confidential meeting materials will be left in sealed envelopes at the Emigrant Store. All other materials will be emailed to Board members. Board members will bring their own hard copies of meeting materials to meetings unless they specifically request Denise to bring them.

   5.1.2 Clarification re: Board materials to be xeroxed prior to meeting
   See 5.1.1 above

   5.1.2 Update - Code of Ethics.
   Discussion included review of Code of Ethics document revised by atty Joe Swindlehurst and forwarded to Laura on January 30 via email.
   MOTION: Timothy motioned and Dan seconded to accept and adopt the "Board of Directors Ethics/Conflict of Interest Policy" as official policy and code for Board members. **Motion carried. (1 abstention from Orlando)**

   5.1.3 Procedure/flowchart for routing landowner concerns
   Ronda reviewed landowner concerns and proposed a flow chart for receiving and handling them. Discussion.

   5.1.4 PVRC Bylaws *(This item replaces 7.4 below)*
   Laura reported that Bylaws for the PVRC were under review. Charlotte reviewed some of the PVRC history. Tim reported that he is researching how non-profit status can be acquired.

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ACTION ITEM: Charlotte: Bring lists of bylaw recommendations for the PVRC from residents and nearby landowners to the next meeting.
ACTION ITEM: Timothy, Laura, Janet, Charlene, Edward, Charlotte and Orlando to meet at Charlotte's home on Friday, 7 p.m., to discuss PVRC bylaws, etc.

5.1.5 Status of Finding a new Location for Board Meetings *(Added to Agenda)*
Laura reported: Emigrant Hall could be rented for $50/meeting. St. John's Church in Emigrant had been contacted about our interest in holding Board meetings in their meeting area; their response is pending.

6. UNFINISHED BUSINESS - Committee Reports

7. NEW BUSINESS - Committee Reports
7.1 Project Review– TB/RS
7.1.1 Parcel 40-B (SG) – R. Wallace Home Construction
Prior to discussion of the project on 40-B (SG), the board discussed Robert's previous application for lot 40-C (SG) (approved in Oct. 2006). There is a concern that the driveway for this home is not in compliance with driveway standards.
ACTION ITEM: Tim or Rich will contact R Wallace to discuss bringing 40-C (SG) home driveway up to standard.
Review of 40-B (SG) Home Construction
Discussion included a motion that failed.
MOTION: Tim motioned and Charlotte seconded that Robert's application can't be approved until previous violations with 40-C (SG) are corrected. This includes violations to the GLA Standards, Covenants, Master Plan or anything that isn't in compliance with the same. **Motion fails** (abstentions from Neil, Charlene, Dan, Janet and Orlando).
UNANIMOUS AGREEMENT: The board agreed that this application is put on hold until the April 2, 2007 board meeting.
ACTION ITEM: Board to send email suggestions to Tim concerning revisions to the above motion. The Board will then revisit this motion at the April Board meeting.

7.1.2 Parcel 32-A (NG) – E. Anderson Well Application
Tim reported that E. Anderson's well is in compliance with the GLA standards.
MOTION: Tim motioned and Charlene seconded to approve the application for Edward. Anderson's drilling on Parcel 32-A (NG) for a well at the location of N45 degrees 22.485 with the following conditions:
1. Should the proposed well be unsuccessful, Edward Anderson shall immediately contact the Project Review Committee to review an alternate well location for approval prior to drilling.
2. Any abandoned well must be handled according to state regulations which require one of the following actions to prevent possible groundwater contamination: (a) the well casings be pulled and the holes be filled with bentonite; (b) the well casings be cut off 3 feet below grade and the holes be filled with bentonite.
3. All land disturbed will be reseeded.
4. When completed, a well log will be provided to the GLA.
5. Any future drainfield must be set back a minimum of 50 feet from the well.
Discussion. **Motion carried unanimously.**

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7.2 Road/Weed – WS/RS

7.2.1 Review recommendations based on meeting with M. Spencer - TB
Tim met with Mark Inman, Park County Planning Commissioner, and reported that he learned that the commissioners foresee a lot of growth in Paradise Valley and transportation challenges with emergency vehicles. The biggest issues the planners are focusing on have to do with controlling growth and making road and traffic efficient.
ACTION ITEM: Board members and landowners will get together to develop a position paper on behalf of Glastonbury landowners and post it on the county's website and GlA's website.

7.2.2 Review Public Road Easement for Stenberg Subdivision – James Kozlik
James Kozlik, who was assisting in the previously-approved Stenberg subdivision on Lot 22-A (NG), reported that the county has a new subdivision regulation that requires road access to a subdivision be dedicated as public right-of-way. Since all GLA roads are private, James asked the board to consider changing GLA roads from private to public in order to allow landowners to meet the new subdivision regulations. Discussion.
ACTION ITEM: James Kozlik and William Smith will write a fact sheet regarding the new county subdivision regulations, and forward it to the Board for their review.

7.2.3 Discuss GLA road budget – CRM
William Smith reported that the road budget is working out o.k.

7.2.4 Report re: weed reimbursement grant income – WS
William Smith reported that torodon (weed poison) will be delivered to Ed Schilling, who will store it for the GLA. Ed will attend a Road/Weed Committee meeting and propose an amount that landowners can pay him for spraying torodon on private land.
ACTION ITEM: William: Report Ed Schilling's torodon proposal amount at April meeting.

7.2.5 2007 Projected Road Work Checklist - WS/RS – Tabled.

7.2.6 Update: GLA's contact of landowners re: Request of Forest Service to Weed Spray - WS
ACTION ITEM: Executive Board members will handle contacting landowners re: the request of the Forest Service to weed spray.

7.2.7 Update re vehicle liability insurance – CRM
Charlene reported that she has handled GLA liability insurance.

7.2.8 Signature on GLA Responses to Complaint Letters - LB
Unanimous Agreement: The Board agreed that when it issues a response letter to a complaint, it will come from the entire GLA Board of Directors unless the Board decides that the signature should come from an individual Board member.

7.3 Master Plan – NK

7.3.1 Update re: help needed for MP Community Meeting on March 24
Discussion. Board members volunteered to help with meeting tasks.

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7.4 Recreation – JN/EA (Co-Chairs) See 5.1.4 above

7.4.1 Update re: Donation of Building to PVRC

Janet distributed an informational sheet titled "PVRC Ideas."
Discussion occurred re: the potential donation of a building to the PVRC and various considerations and questions concerning the donation.

7.5 Web Site – EA (Chair) – Tabled.

8. Comment Period for Visiting Landowners. None.

9. Meeting Adjournment and Next Meeting.

The meeting was adjourned at 10:45 p.m. with no further business. Next Meeting: April 2, 2007, 6:45 p.m. Location to be announced.

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Glastonbury Landowners Association
Board of Directors Meeting Agenda
March 5, 2007

IMPORTANT NOTE:
THE LOCATION OF THE GLA BOARD OF DIRECTOR MEETINGS IS IN THE PROCESS OF CHANGING. THE MARCH 5TH MEETING LOCATION WILL BE POSTED ON THE GLA WEBSITE BY SUNDAY, MARCH 4th.

1. **Call to order; opening prayer**
2. **Set Agenda (*All proposed agenda items must be submitted to the appropriate Board Committee Chair or Officer at least 15 days prior to the meeting. If, at the beginning of the meeting, the Board receives additional items of a timely nature, it will determine if these items should be added to the agenda.)***
3. **Reading and Disposition of Minutes (1/8/07; 2/5/07; 12/5/06; 12/11/06)**
4. **Treasurer's Report – CRM (Charlene)**
5. **Officers' Reports**
   - **5.1 Executive Committee – LB, TB, JN, CRM**
     - **5.1.1 Proposed mode of delivery of Board materials**
     - **5.1.2 Clarification re: Board materials to be xeroxed prior to meeting**
     - **5.1.2 Update - Code of Ethics**
     - **5.1.3 Procedure/flowchart for routing landowner concerns**
6. **UNFINISHED BUSINESS - Committee Reports**
7. **NEW BUSINESS - Committee Reports**
   - **7.1 Project Review– TB/RS**
     - **7.1.1 Parcel 40-B (SG) – R. Wallace Home Construction**
     - **7.1.2 Parcel 32-A (NG) – E. Anderson Well Application**
   - **7.2 Road/Weed – WS/RS**
     - **7.2.1 Review recommendations based on meeting with M. Spencer - TB**
     - **7.2.2 Review Public Road Easement for Stenberg Subdivision – James Kozlik**
     - **7.2.3 Discuss GLA road budget – CRM**
     - **7.2.4 Report re: weed reimbursement grant income - WS**
     - **7.2.5 2007 Projected Road Work Checklist - WS/RS**
     - **7.2.6 Update: GLA's contact of landowners re: Request of Forest Service to Weed Spray - WS**
     - **7.2.7 Update re vehicle liability insurance – CRM**
     - **7.2.8 Signature on GLA Responses to Complaint Letters -LB**
   - **7.3 Master Plan – NK**
     - **7.3.1 Update re: help needed for MP Community Meeting on March 24**
   - **7.4 Recreation – JN/EA (Co-Chairs)**
     - **7.4.1 Update re: Donation of Building to PVRC**
   - **7.5 Web Site – EA (Chair)**
8. **Comment Period for Visiting Landowners.**
9. **Meeting Adjournment. Next Meeting Date: April 2, 2007.**

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3/5/07 MK

Treasurer's Report 3-5-07

Re: GLA tax exempt status

Tom Shellenburg – Landowner's Associations never pay federal income taxes because they are "Not for Profit" organizations
Helena has us listed as non-profit but does not list which kind- that requires federal application
The IRS has never received an application for any specific non-profit status

GLA Insurance for Snowplow Truck
With Progressive Ins Co. under the Western States Ins Co. ($880/year)
It is easy to add another driver to the policy, **if they are older and have a clean driving record** the premiums do not go up. Another driver can be easily added as needed.
Doug Nash: another snowplower who helped us out when JT was not available in Feb. Doug uses his own truck and charges $40/ hour.

JT using our truck charges $20/hour. JT reminded us that driving a heavy truck takes experience and $3800 in damage was done to the truck by an experienced driver in the past.

Snowplowing road to Kelly's house:
Covenants, Section 8.01 on page 18 states: The Association road maintenance responsibility is limited by and conditioned upon the Landowner's individual and collective payment of and aggregate amount of the 'annual community assessment' as provided in Section 11 The association is not obligated to provide maintenance or snowplowing in excess of the amount that has been paid by Landowners through the annual assessment.

Board Liability Insurance
With Western States Ins Co. $1,340 per year

Combined PVRC and Glastonbury Ins
With Key Ins Co in Livingston $6,100
(Used to be with Western States but they were going to raise premiums to over $10,000 and JT found cheaper rates with Key Ins Co)
COVERS: Common Lands, 20 acres in NG, and 20 acres in SG, liability for fire pond in SG, and all roads and streets in N&S Glast.
??should creek easements/access be added??
BUT it does not cover soccer fields because this had not been updated.
They are working on a quote for the soccer fields and building there. They asked if there were bleachers and if the parking lot was fenced off, size and construction of building (cinder block or stick built)
They are also working on a quote for a community center building –see PVRC notes

An idea for chip sealing NG roads
Old estimate about $60,000 to chip seal (3.2 miles at 15 cents per sq. ft.)
Could save $15,000 over 4 years to pay for this

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Glastonbury Landowners Association, Inc.

Board of Directors Meeting Minutes – *Draft*

April 2, 2007

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1. **Call to order and opening prayer.** The meeting was called to order by Laura Boise at 7 p.m., at Golden Ratio Woodworks in Emigrant.
   PRESENT: Laura Boise (President), Tim Brockett (Vice-President), Janet Naclerio (Secretary), Charlene Murphy (Treasurer), Gerald Dubiel, Dan Kehoe (left at 9:30 p.m./proxy to Neil), Eleanor Scheffelin (replacement), Edward Anderson (left at 10:30, gave proxy to Charlotte), Charlotte Mizzi, Paul Ranttalo, William Smith and Rich Spallone.
   ABSENT: Orlando Johnson
   ALSO ATTENDING: Denise Orr (GLA Administrative Secretary); **Landowners:** Robert Wallace, Ian Scott and Alyssa Angelis.

2. **Set Agenda**

3. **Treasurers' Report – Charlene Murphy**
   3.1 Monthly Reports: Charlene reviewed "Check Detail, March 2007" and "Check Deposit, March 2007" and the "2007 Budget Variance Report, January – March 2007."
   UNANIMOUS AGREEMENT: The Board agreed to accept the above reports.

   3.2 Update re: potential liens
   Charlene reviewed status of old liens and reported that 15 new 60-day lien warning letters were sent out to landowners /past due assessments of $264 or more. 6 landowners have responded as of 4/2/07.

   3.3 Discuss possible use of collection agency or other solutions
   Discussion included reasons why 20 landowners w/liens have not paid assessments (eg. Hardship cases; refusal to pay out of protest, etc.) and contacting these landowners to negotiate payment plans. Laura volunteered to call landowners.
   ACTION ITEM: Charlene/Tim – bring a proposal concerning how the GLA can approach collection of past due assessment to the Board at the May meeting.

   3.4 Update on Insurance
   Charlene reviewed information on insurance for the GLA. See "Treasurer's Report, April 2, 2007" that Charlene distributed to Board members.

   3.5 Bookeeper Resignation *(added to agenda)*
   Ronda Alexander is resigning from the bookkeeper position due to health issues. She is willing to continue as bookkeeper until a replacement is found and trained.
   Discussion included sending out an announcement w/job description to the community.

4. **Officers' Reports**
   4.1 Executive Committee – LB, TB, JN, CRM
   4.1.1 Procedure/flowchart for routing landowner concerns. Tabled

   4.1.2 Read Mike Inman's letter about the County's position on the road easement issue – LB
   Tim reviewed the April 2, 2007 Park County Memo.
   ACTION ITEM: Tim – Research & get clarification re: the Park County memo and report back to the Board.
   Discussion was continued in agenda item 5.1.2 below.

   4.1.3 Update on PVRC Bylaws
   Discussion.
   ACTION ITEM: Board – send final input to Laura PVRC Committee.

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ACTION ITEM: Laura – send proposed Bylaws to Board once final input is received.

4.1.4 Discuss whether it's necessary to hold a special Board meeting to review the allegations made at 3/24/07 Master Plan meeting – TB

Tim reviewed a "fact sheet" that he compiled concerning allegations made by Robert Wallace regarding Tim's alleged threat to sue him over Covenant violations by tenants-in-common on Robert's Parcel 84 (SG). Tim reviewed that he had actually told Robert that a neighbor may sue him concerning these violations. Robert Wallace explained his side of the story. He also stated he had emailed his tenants-in-common to handle Covenant violations on Parcel 84 (SG), but that he didn't assume responsibility for those violations. Robert questioned whether Tim should remain as a Board member as he felt that Tim had threatened him none-the-less. Ian Scott asked the Board for Tim's resignation. Discussion. Robert Wallace stated he didn't want to pursue the above issue and deferred to the GLA Board regarding Tim's position on the Board.

UNANIMOUS AGREEMENT: The Board agreed that it would not hold a special meeting or to pursue the issues associated with the above dispute.

5. UNFINISHED BUSINESS - Committee Reports

5.1 Project Review– TB/RS

5.1.1 Parcel 40-B (SG) – R. Wallace Home Construction

Tim reviewed how this application had been put on hold at the March 5, 2007 board meeting because Robert had not fulfilled the preliminary review conditions regarding his driveway on 40-C (SG) that he had agreed to fulfill on October 10, 2006. Since the March 5, 2007 meeting, Robert has fulfilled the requirements and meets the preliminary review conditions. Discussion re: 40-C and 40-B (SG) applications.

MOTION: Tim motioned and Rich seconded to approved Robert Wallace's 40-B (SG) construction application for a home, driveway and septic system with the following conditions: (1) Necessary septic permit is obtained prior to septic system construction; (2) Necessary electrical permit is obtained prior to electrical work starting; (3) That a plumbing permit is obtained prior to plumbing system construction; (4) That disturbed land be reseeded after construction and before the house is sold; (5) That a well application be submitted and approved before well drilling commences, and; (6) That the center of the house be located at N 45 degrees 19.647 minutes and W 110 degrees 48.604 minutes.

Discussion.

Motion Carried Unanimously.

5.1.2 Create a Committee to begin Researching the Public Road Easement - NK

Discussion. The Board agreed to have Neil, Rich, Tim and William create a temporary committee to research the public road easement issue.

ACTION ITEM: Temporary Public Road Easement Research Committee – Meet with Mark Hartwig, attorney, to determine how to contact landowners about this issue. Bring recommendations and proposals to the next Board meeting.

5.1.3 Revisit 3/5/07 processing applications w/Covenant violations motion, etc. - TB

The Board reviewed and discussed Tim's motion from the March 5, 2007 Board Meeting and his drafted motion dated April 2, 2007 (below) which he emailed and also distributed to the Board.

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"Motion and Proposed Procedure for How the GLA Handles Applications for Landowners with Violations" April 2, 2007, authored by Timothy Brockett

In keeping with Section 3:19 of the Glastonbury Covenants, a landowner shall be in compliance with the GLA Covenants, Standards, preliminary project review approval conditions and Master Plan for all structures and improvements to their property before receiving approval for a new project. In the case where a clear violation does exist, the landowner shall make a good faith effort to rectify the violation.

PROCEDURE:

1) The Project Review Committee presents the application to the Board and provides documentation of the Covenant and/or other violation (s) as detailed in the above motion. Documentation may include photos and letters of complaint submitted by nearby landowners to the Board and any letters sent by the Board to the landowner regarding the violation (s).

2) The Board reviews the information to determine if the application should be put on hold until the landowner has made a "good-faith effort" to correct any clear violation(s) of the Covenants, Standards, Master Plan, etc. A vote by the Board shall follow.

3) If the Board determines that the application shall be put on hold, then the following steps shall take place:

   a) The Board shall discuss possible action that it will recommend be taken to correct the violation(s), considering what is reasonable and feasible for the particular situation.

   b) A letter shall be written from the Project Review Committee and the Board to the applicant that details the Covenant and/or other violation(s) and explains what needs to be done in order for the application to be considered by the Board for review.

   c) When an applicant has taken action to correct the violation(s), the Project Review Committee will be contacted by the applicant. The Project Review Committee shall inspect the site and report to the Board.

   d) The Board shall review the report and determine if a good-faith effort has been made to remedy the violation(s). A vote shall then be taken to determine if the Board shall proceed to process the project application.

4) If the Board determines that the applicant is not in violation of the Covenants, Standards, Master Plan, etc., it shall proceed to review and process the application.

MOTION: Tim motioned and Rich seconded to approve Tim Brockett's proposed "Motion and Procedure for How the GLA Board Handles Applications for Landowners with Violations" dated April 2, 2007, with the following addition to be included as the first line of Procedure #1: "The Project Review Committee will first meet with the applicant on site to discuss the possible violation." **Motion Carried. (1 abstention – Dan Kehoe)**

Discussion.

MOTION: Tim motioned and Eleanor motioned to amend the above motion by adding the following line to Procedure # 3: "The Board does not consider it to be the responsibility of the applicant when violations are committed by the applicant's tenants in common." With this amendment we accept the entire motion amended in its totality. **Motion carried unanimously.**

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"Procedure for How the GLA Handles Applications for Landowners with Violations" Approved 4/2/07 (Based on above motion & amendments)

In keeping with Section 3:19 of the Glastonbury Covenants, a landowner shall be in compliance with the GLA Covenants, Standards, preliminary project review approval conditions and Master Plan for all structures and improvements to their property before receiving approval for a new project. In the case where a clear violation does exist, the landowner shall make a good faith effort to rectify the violation.

PROCEDURE:

1) The Project Review Committee will first meet with the applicant on site to discuss the possible violation. If there is a violation, the Committee will present presents the application to the Board and provides documentation of the Covenant and/or other violation s) as detailed in the above motion. Documentation may include photos and letters of complaint submitted by nearby landowners to the Board and any letters sent by the Board to the landowner regarding the violation(s).

2) The Board reviews the information to determine if the application should be put on hold until the landowner has made a "good-faith effort" to correct any clear violation(s) of the Covenants, Standards, Master Plan, etc. A vote by the Board shall follow.

3) The Board does not consider it to be the responsibility of the applicant when violations are committed by the applicant's tenants in common. If the Board determines, however, that the application shall be put on hold, then the following steps shall take place:

a) The Board shall discuss possible action that it will recommend be taken to correct the violation(s), considering what is reasonable and feasible for the particular situation.

b) A letter shall be written from the Project Review Committee and the Board to the applicant that details the Covenant and/or other violation(s) and explains what needs to be done in order for the application to be considered by the Board for review.

c) When an applicant has taken action to correct the violation(s), the Project Review Committee will be contacted by the applicant. The Project Review Committee shall inspect the site and report to the Board.

d) The Board shall review the report and determine if a good-faith effort has been made to remedy the violation(s). A vote shall then be taken to determine if the Board shall proceed to process the project application.

4) If the Board determines that the applicant is not in violation of the Covenants, Standards, Master Plan, etc., it shall proceed to review and process the application.

5.4 Approving Past Minutes Via Email *(Added to Agenda)*

UNANIMOUS APPROVAL: The Board will review and approve past meeting minutes via email when unable to do this at Board meetings. Any suggested changes/edits to the initial draft minutes should be emailed to Denise who will include them in final drafts to be emailed to the Board for final approval.

6. NEW BUSINESS - Committee Reports

6.1 Project Review – TB/RS

6.1.1 41-C & B (SG) Aza Ziegler Applications for 2 wells

Discussion.

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Lot 41-C (SG) Well Application, Aza Ziegler
MOTION: Tim motioned and Rich seconded to approve Aza Ziegler's application for a well on Lot 41-C (SG) with the following conditions: (1) Any abandoned well must be handled according to State regulations which require one of the following actions to prevent possible groundwater contamination; (a) the well casings be pulled and the holes be filled with bentonite; (b) the well casings be cut off 3 feet below grade and the holes be filled with bentonite, (2) when completed, a well log will be provided to the GLA, and; (3) disturbed land be reseeded after construction. **Motion carried unanimously.**

Lot 41-B (SG) Well Application, Aza Ziegler
MOTION: Tim motioned and Charlene seconded to approve Asa Ziegler's application for a well on Lot 41-B (SG) with the following conditions (1) That necessary septic permit is obtained prior to septic system construction; (2) That plumbing permit is obtained prior to plumbing system construction; (3) That disturbed land be reseeded after construction; (4) that project is in compliance with all subdivision covenants; (5) that assessment fees are made current and the project impact fee & sanitation bond is paid as follows: Annual assessments for Lots 41 B & C; $132 + $132; Project Impact fee: $425, Refundable Sanitation Bond: $250. **Motion carried.**

6.1.2 56-A2 (SG) Alan Carter Residential Construction application
Neil Kremer reported that Alan Carter is the new owner of Lot 56-A2 as 3/26/07. Tim reviewed the application with Alan's revised driveway location.
MOTION: Tim motioned and Eleanor seconded to approve Alan Carter's updated home application, including a revised driveway location with the following conditions: (1) that necessary septic permit is obtained prior to septic system construction; (2) that necessary electrical permit is obtained prior to electrical work starting; (3) That plumbing permit is obtained prior to plumbing system construction, and; (4)) That disturbed land be reseeded after construction. **Motion carried. (1 abstention – Neil)**

6.2 Road/ Weed – WS/RS

6.2.1 Fees for torodon (stored by Ed Schilling) for private landowners - WS Tabled.

6.2.2 2007 Projected Road Work Checklist - WS/RS Tabled.

6.2.3 Update: Forest Service Request to Weed Spray - WS Tabled.

6.2.4 Report re: guard rail – WS Tabled.

6.2.5 Proposal for chip sealing – WS/RS/OJ Tabled.

6.2.6 Road Access Fact Sheet – WS/JK Tabled.

6.2.7 Vote approval of posting any GLA road signs not previously approved - WS
ACTION ITEM: William and Rich will email information to the Board regarding the above agenda items 6.2.1 – 6.2.7.

6.2.8 Road Grading on Dry Creek Road – NK *(added to agenda)*
Neil reported that the recent grading "flattened out" rather than "crowned" the road. Discussion.

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ACTION ITEM: Neil – Call County Commissioners Ed Hillman and Larry Lahren to discuss Dry Creek Road grading issue as reported above.

6.3 Master Plan – NK

6.3.1 Update re: 3/24/07 Master Plan Meeting and Landowner Vote of Approval
Neil reviewed that the Master Plan was approved and was filed with "Exhibit B" attachment (describing voting details) at the Park County Courthouse in Livingston, MT.
ACTION ITEM: Denise– Send copies of the approved Master Plan that has been filed with the County to all Board members.
ACTION ITEM: Edward – post new Master Plan on GLA website.

6.4 Recreation – JN/EA (Co-Chairs)

6.4.1 Update re: Donation of Building to the PVRC – WS/TB
Discussion included details concerning PVRC possibly receiving multifunctional building from a local donor and the possibility that it may also be sold to a landowner.

6.5 Community Committee

6.5.1 Discuss facilitation training for Board Members. Tabled.

6.5.2 Noise complaint re: gun shooting by neighbor – ES & CRM
Discussion included complaint regarding loud gun shooting from an unknown source in the North Glastonbury neighborhood near Gemini Road.
ACTION ITEM: Rich – Research the gun shooting regulations with the county and follow up with neighbors in the area where the shooting occurred.

6.5.3 ATV's (All Terrain Vehicles) on GLA roads – CRM
Charlene reported that landowner Andy Corey complained that landowner Sabrina Hanan told him we couldn't ride his ATV (Honda pilot?) on Glastonbury Roads because it scared her horse. Discussion included: ATVs can be driven on GLA roads when following county regulations, which include the vehicle must be registered and the driver must bear a license to drive an ATV and drive within posted speed limits.
ACTION ITEM: Board – Revisit this issue after reviewing county regulations and past policies set by the GLA for driving on Glastonbury roads.

6.6 Web Site – EA (Chair) Tabled.

7. Comment Period for Visiting Landowners.

8. Meeting Adjourned at 11:30 p.m. without further business. Next meeting: May 7, 2007.

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Glastonbury Landowners Association
Board of Directors Meeting Agenda
April 2, 2007

NOTE: THE NEW LOCATION OF THE GLA BOARD OF DIRECTOR MEETINGS IS ST. JOHN'S CHURCH (ACROSS THE STREET FROM THE EMIGRANT POST OFFICE)

1. **Call to order; opening prayer**
2. **Set Agenda (*All proposed agenda items must be submitted to the appropriate Board Committee Chair or Officer at least 15 days prior to the meeting. If, at the beginning of the meeting, the Board receives additional items of a timely nature, it will determine if these items should be added to the agenda.)***
3. **Treasurer's Report – CRM (Charlene)**
   - **3.1 Monthly Reports**
   - **3.2 Update re: potential liens**
   - **3.3 Discuss possible use of collection agency or other solutions**
   - **3.4 Update on Insurance**
4. **Officers' Reports**
   - **4.1 Executive Committee – LB, TB, JN, CRM**
     - **4.1.1 Procedure/flowchart for routing landowner concerns**
     - **4.1.2 Read Mike Inman's letter about the County's position on the road easement issue-LB**
     - **4.1.3 Update on PVRC Bylaws**
     - **4.1.4 Discuss whether it's necessary to hold a special Board meeting to review the allegations made at 3/24/07 MP meeting - TB**
5. **UNFINISHED BUSINESS - Committee Reports**
   - **5.1 Project Review– TB/RS**
     - **5.1.1 Parcel 40-B (SG) – R. Wallace Home Construction**
     - **5.1.2 Create a committee to begin researching the Public Road Easement- NK**
     - **5.1.3 Revisit 3//5/07 processing applications w/Covenant violations motion, etc. -TB**
6. **NEW BUSINESS - Committee Reports**
   - **6.1 Project Review– TB/RS**
     - **6.1.1 41-B1 (SG) Aza Ziegler Well Application**
     - **6.1.2 56-A2 (SG) Alan Carter Residential Construction application**
   - **6.2 Road/ Weed – WS/RS**
     - **6.2.1 Fees for torodon (stored by Ed Schilling) for private landowners - WS**
     - **6.2.2 2007 Projected Road Work Checklist - WS/RS**
     - **6.2.3 Update: Forest Service Request to Weed Spray - WS**
     - **6.2.4 Report re: guard rail - WS**
     - **6.25 Proposal for chip sealing – WS/RS/OJ**
     - **6.2.6 Road Access Fact Sheet – WS/JK**
     - **6.2.7 Vote approval of posting any GLA road signs not previously approved - WS**
   - **6.3 Master Plan – NK**
     - **6.3.1 Update re: 3/24/07 Master Plan Meeting and Landowner Vote of Approval**
   - **6.4 Recreation – JN/EA (Co-Chairs)**
     - **6.4.1 Update re: Donation of Building to the PVRC – WS/TB**
   - **6.5 Community Committee**
     - **6.5.1 Discuss facilitation training for Board Members**
     - **6.5.2 Noise complaint re: gun shooting by neighbor – ES & CRM**
     - **6.5.3 ATV's on GLA roads – CRM**
   - **6.6 Web Site – EA (Chair)**
7. **Comment Period for Visiting Landowners.**
8. **Meeting Adjournment. Next Meeting Date: May 7, 2007.**

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4/2/07 MTG

Treasurer's Report April 2, 2007

I. Help with data base!

NG 6-A previous owner-Dave Thorpe Who owns this now?

II. New Liens:

15 new, 60-day Lien Warning letters were sent out to landowners who owe more than $264 past due

6 of these 15 have responded so far.

Old Liens:

There are 20 landowners with previous liens totaling about $63,000
Only one of these has a payment plan.

Six other landowners have payment plans.

Question: Has the idea of a collection agency been discussed in the past. Any ideas?

III. New Bookkeeper needed:

Ronda Alexander has no stop for health reasons. She is willing to stay on until someone else is trained. Any ideas?

IV. Insurance

A. Board liability ins. with Western States Ins. Co.
$1,341

B. Glastonbury roads, common lands, fire pond ins with Key Ins Co.
Covers creek access up to high water mark
$6,100

C. Soccer Fields-liability of spectators & building replacement with Key Ins. Co.-add this onto policy now
About $500 per year

D. present coverage is $1,000 medical – the agent recommends $5,000 medical can change this at time of renewal in July.

E. INS. QUOTE on proposed Community Center

$1,250 replace building
200 liability
75 extra if used for basketball &/or gym
total $1,525 (building 120' X 60' $125,000 worth)
($1,000 per medical liability)

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Newsletter item, to be stuffed into April 2007 statements

Treasurer's Update – from Charlene Murphy
Total Budget: $96,828.00

64,000.00 roads, weeds, snowplowing = **66% of total budget**

(30,225.00 of the above road budget is spent on road paving loan**)

7,941.00 insurance

7,550.00 bookkeeper and admin. secretary

17,000.00 property taxes, state fees, attorney expenses, meeting room rent, postage, copies, accountant yearly fee, database updating, annual meeting expenses, website maintenance, special projects: Master Plan, Policy & Procedures Manual, etc.

**The Community of Glastonbury paved about five miles of its roads in 2001. We got the asphalt paving material at 2/3 cost because it was left over from a local project in the valley. We got a great, 8.5% interest, non-secured loan from the Bank of the Rockies. We will be paying on this loan until 2016.

Other expenses include administrative costs. All board members work without compensation. We have two part-time, paid employees, a bookkeeper and an administrative secretary.

I have been serving as the GLA treasurer since Dec. 2007, I feel confident that our assessments are spent wisely and prudently. We cut costs whenever possible. I would be happy to answer questions and furnish you with a detailed copy of the budget if you request it. Please email me at crh53@mcn.net or write to Charlene Murphy c/o GLA, PO Box 312, Emigrant, MT. 59027.

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Robert Wallace SG 40-B application.

Chronology and Motion to Approve

Monday March 5th GLA Board Meeting – Robert Wallace's application is put "on hold" until the next Board meeting because he has not fulfilled the Preliminary Review conditions regarding his driveway on SG 40-C that he agreed to on October 10th, 2006

Tuesday March 6th – I spoke with Robert Wallace and he agreed to bring his driveway on SG 40C into compliance.

Sunday March 11th – Rich Spallone, William Smith and I visit Robert Wallace at SG 40C. We review his driveway and visit his proposed house site at SG 40B. Robert again agrees to bring his driveway into compliance and shows us the progress he has made. We agree to present an email motion to the GLA Board that will allow him to get started on clearing the land and foundation work on SG 40B. The motion is as follows:

Robert Wallace's application to build a house on SG 40B be granted preliminary approval that is effective immediately and is good until the GLA Board meets on April 2nd, 2007.

Monday March 12th - The Motion is approved and Robert Wallace is informed of the results.

Monday April 2nd – I visited SG 40C and saw that the driveway now meets the Prelirninary Review conditions that Robert Wallace agreed to on October 10th, 2006. When the house is completed we will verify that the driveway meets GLA Road and Driveway Standards.

Robert Wallace does not yet know where his well will be located but he has paid the necessary fees commensurate with a well application. Thus I make a motion that:

We approve the application for a house, driveway and septic system on SG 40B with the following conditions:

1) Necessary septic permit is obtained prior to septic system construction.
2) Necessary electrical permit is obtained prior to electrical work starting.
3) That a plumbing permit is obtained prior to plumbing system construction.
4) That disturbed land be reseeded after construction and before the house is sold.
5) That a well application be submitted and approved before well drilling commences.
6) That the center of the house be located at N 45 degrees 19.647 minutes and W 110 degrees 48.604 minutes.

Submitted by Tim Brockett

PR Committee Co-Chairs: Tim Brockett + Rich Spallone

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4/2/07 Meeting

Fact Sheet for Agenda Item # 4.1.4 dated April 2nd, 2007

On **Saturday, March 24th**, 2007 an allegation was made by Robert Wallace at the Master Plan meeting. Robert alleged that an unnamed GLA Board member recently threatened to "sue his pants off". Ian Scott then called for that board member's resignation. This series of events left many community members with the impression that a GLA Board member personally threatened to file a lawsuit against Robert Wallace.

On **Sunday, March 25th**, the board member that the allegations were made against responded with an email to fellow board members. It is as follows:

Good Morning Board Members,

Robert Wallace made an allegation at the Master Plan meeting that an unnamed board member told him that "he will get his pants sued off" for covenant violations on SG-84. Robert Wallace owns that land as a tenant-in-common with several other people. There have been several complaints to the Board regarding abandoned vehicles, trash and a shipping container on this land over the past year. The Board decided to write Robert Wallace and the other Tenants-in-common a complaint letter. Charlene finished it and Denise now has it.

Rich Spallone, William Smith and I spoke with Robert Wallace regarding his driveway violation when this comment came up. To the best of my knowledge the conversation went as follows.

Tim: Robert, The GLA Board has received complaints regarding covenant violations on a parcel that own, SG-84. Are you a part owner of that parcel?

Robert: Yes, but I am not responsible for the mess that others have left.

Tim: If one of the other owners did not pay their taxes then the IRS would slap a lien on that property. You would be held responsible for your fellow tenants-in-common actions.

Robert: You cannot hold me responsible for the actions of people I do not even know. That is not fair.

Tim: Do you understand that the GLA Covenants allow adjacent landowners to file suit against covenant violators? The GLA must provide 30 days written notice to the violators before a neighbor can sue.

Robert: The GLA is going to sue me for the actions of others? This is not fair. Why are you are picking on me?

Tim: The GLA is not interested in suing anyone. What I am trying to tell you is that once you are given 30 days written notice of covenant violations on land that you own, neighbors are legally entitled to file suit against you in Park County Court. I know one of your neighbors and he may just ***sue your pants off***.

At this point Robert quiets down and William Smith starts to talk to him. William urges Robert to get in contact with his neighbors, the tenants-in-common and work to get the mess cleaned up. If they refuse, then Robert should write a letter to them and put as much distance as possible, between himself and his neighbors.

To the best of my recollection this is what Robert is referring to when he commented about a board member "suing his pants off".

Sincerely,

Tim Brockett

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On **Wednesday March 28th** Robert Wallace sent an email to several GLA board members. In the following excerpt his recollection of his conversation with Tim Brockett, Rich Spallone and William Smith on March 24th is as follows:

(1) During a recent conversation with me, Mr. Brockett explained why he had introduced a motion that would stop my project (40-B) dead in it's tracks.

Just coincidence, he said, and went on to say that the motion was not just for that project, but for other projects he had in mind. Although the PRC was now going to give me permission to go ahead on 40-B at this time, all my future projects would be denied because I was in violation on my Tract 84 in High South Glastonbury.

What violation? I asked.

His response: You personally are not in violation but your tenants-in-common on Tract 84 have violations, and these will be seen by the GLA/PRC as your violations and we will therefore stop all your future building here.

My reply: Surely the GLA would not use this ruling to force me to clean up violations by my neighbors. I have no authority to compel my neighbors to conform. This is expecting the impossible.

His response: The GLA sees it this way, Park County sees it this way. Then he threatened me with a lawsuit by his super-wealthy friend in High South who would sue me big time to make sure that these violations are taken care of.

End of fact sheet.

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March 2007 Bank Transactions

Date	Check #	Code	Paid to whom	Check total	Deposits	Balance in account
			Previous Balance			**$29,170.37**
3/1/07	1091		DeerHeart	$ 189.70		$28,980.67
		K02	$ 11.25 - Parcel Ownership Issue - Thompson NG 41			
		E03	$ 8.80 - Master Plan Mailing Labels			
		K02	$ 63.75 - Receivables			
		K02	$ 15.00 - Account Reconciliation			
		K02	$ 52.50 - Financial Reporting			
		K02	$ 7.50 - Tax Preparation Reports			
		G03	$ 15.00 - Past Due Accounts Report - Liens			
		E03	$ 15.90 - Master Plan Members in Good Standing Repot			
3/3/07	1092	K11	John Fanuzzi - Jan/Feb Board Mtg Rental	$ 40.00		$28,940.67
3/9/07	1093	K-11	Denise Orr - GLA File Storage	$ 40.00		$28,900.67
3/12/07	EFT	K09	Bank of the Rockies - Safe Deposit Box	$ 12.50		$28,888.17
3/12/07	1094		Denise Orr	$ 988.00		$27,900.17
		K01	$ 325.00 - Administrative Secretary			
		G03	$ 52.00 - Liens			
		E03	$ 104.00 - Master Plan Meeting			
		K08	$ 507.00 - Monthly Board Meetings			
3/13/07	1095	K11	St John's Episcopal Church - Nine 2007 Monthly Board Meetings @ $25.00 each	$ 225.00		$27,675.17
3/14/07	Dep		Deposit		$ 3,995.79	$31,670.96
		100	$ 3,995.79 - Assessment Fees			
		SB02	$ 250.00 - Sanitation Bond/House			
		SB05	$ 100.00 - Sanitation Bond/Well			
		TX	($350.00) - Transfer to Sav - San Bonds			
3/21/07	1096		Void			
3/23/07	Dep	100	Assessment Fees		$ 1,335.03	$33,005.99
3/27/07	1097	D03	Park Electric - PVRC Electricity	$ 25.10		$32,980.89
3/28/07	Dep	100	Assessment Fees		$ 3,904.63	$36,885.52
			Savings	$ 4,768.58	**Ckg & Sav**	**$41,654.10**
			Pending Project Review Impact Fees	$ -		
			Sanitation Bonds	$ 6,575.00		
			Reserve Funds	$ 7,500.00		
			Total Savings	**$ 18,843.58**		
			Road Pavement Loan Outstanding Balance	**$197,979.26**	(As of 2-15-07)	

Updated 3/29/2007

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For 4/2/07 MG

03/29/07

Glastonbury Landowner's Association

2007 Budget Variance Report

January - March 2007

	Jan - Mar 07	Budget	$ Over Budget	% of Budget
Ordinary Income/Expense				
Income				
100. Parcel Assessment Fees				
101. Dwelling Prior to 2000	60.00			
108. Dwelling 2006	2,198.22			
109. Dwelling 2007	14,819.14	31,146.96	-16,327.82	47.58%
125. Land Prior to 2000	60.00			
128. Land 2002	20.00			
129. Land 2003	120.00			
130. Land 2004	120.00			
131. Land 2005	132.00			
132. Land 2006	3,249.46			
133. Land 2007	26,390.46	48,675.96	-22,285.50	54.22%
150. GAV	1,776.25	7,105.00	-5,328.75	25.0%
160. Finance Chrgs Late Accnts	153.26			
161. Penalties Late Accounts	152.20			
Total 100. Parcel Assessment Fees	49,250.99	86,927.92	-37,676.93	56.66%
200. Project Review Fees				
201. Application Fee	100.00	575.04	-475.04	17.39%
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	150.00	300.00	-150.00	50.0%
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	425.00	1,700.04	-1,275.04	25.0%
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	925.00	5,400.12	-4,475.12	17.13%
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	53,776.97	96,428.04	-42,651.07	55.77%

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Glastonbury Landowner's Association

2007 Budget Variance Report

January - March 2007

	Jan - Mar 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	75.30	2,099.96	-2,024.66	3.59%
Total D00. Recreation	75.30	2,099.96	-2,024.66	3.59%
E00. Master Plan				
E03. Administration	1,527.36	999.96	527.40	152.74%
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	2,174.86	1,900.00	274.86	114.47%
F00. Website				

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Glastonbury Landowner's Association

2007 Budget Variance Report

January - March 2007

	Jan - Mar 07	Budget	$ Over Budget	% of Budget
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	67.00	750.00	-683.00	8.93%
Total G00. Liens	67.00	1,000.00	-933.00	6.7%
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	728.00	4,550.04	-3,822.04	16.0%
K02. Contractors - Bookkeeper	785.45	3,000.00	-2,214.55	26.18%
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	1,273.41	2,850.00	-1,576.59	44.68%
K09. Bank Service Charges	12.50			
K10. Cash Advance	-65.61			
K11. Rent	345.00	579.96	-234.96	59.49%
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	4,379.40	19,836.96	-15,457.56	22.08%
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	26,995.07	96,427.96	-69,432.89	28.0%
Total Income/Budget	53,776.97	96,428.04	-42,651.07	55.77%

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Glastonbury Landowners Association

Board of Directors Meeting Minutes

May 7, 2007

FINAL

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1. **Call to order and opening prayer.**
The meeting was called to order by Laura Boise at 7:06 p.m., at St. John's Church.
PRESENT: Laura Boise (President), Eleanor Schieffelin (Vice-President), Janet Naclerio (Secretary), Charlene Murphy (Treasurer), Alyssa Allen, Edward Anderson, Charlotte Mizzi, Orlando Johnson, Neil Kremer, William Smith and Rich Spallone.
ABSENT: Dan Kehoe; Orlando Johnson (departed 8:55 pm).
ALSO ATTENDING: Denise Orr (GLA Administrative Secretary); Landowners: Linda Montana & Stephen Rolf; Frances Owen, Kristina Sones, Arlene Hoag, Miram & Charles Barker, Michael & Sheila Laverty and Ian Scott.

2. **Set Agenda**

3. **Treasurer's Report – Charlene Murphy**
3.1 Monthly Reports: Reviewed "April Bank Transactions" and "Budget Variance" reports
3.2 Quarterly newsletter. Board discussed positive landowner response concerning the quarterly newletter.
ACTION ITEM: Edward to post newsletter on GLA website.
ACTION ITEM: Board members should be thinking of new topics to put in future newsletter.
3.3 Bookkeeper position proposal
The Board reviewed two applications for the bookkeeper position..
ACTION ITEM: Laura will request our current bookkeeper to interview two applicants for the bookkeeper position and forward her recommendation to the Board.
3. 4 Discuss acquiring a new loan for chip sealing. Charlene reported her research on a possible loan extension. Discussion.
ACTION ITEM: William Smith, Rich Spallone and Ian Scott will work together on a chip sealing proposal & flow chart with payment options.

4. **Officers' Reports**
4.1 Executive Committee – LB, JN, CRM
4.1.1 Procedure/flowchart for routing landowner concerns
Laura briefly reviewed "Flowchart for Committee Chairs" distributed to each Board member. She reviewed that landowners who are unable to work out their complaints with their neighbors should *first* submit their concerns to the appropriate Board Committee instead of presenting them to the Board during a meeting.
4.1.2 Vote re: Vice-President
UNANIMOUS AGREEMENT: Eleanor Schieffelin is approved to fill the Vice President position on the GLA Board.

5. **UNFINISHED BUSINESS – Committee Reports**
5.1 Community Committee – LB
5.1.1 Report on research re: county policy on gun shooting,,etc. – RS
(RE: Follow up to Eleanor Schieffelin's complaint re: neighborhood gun shot noise) Rich reported that his research revealed there are no rules or regulations that the city can

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enforce outside of city limits, etc. Board discussion included that the GLA Covenants, Section 5.05, site excessive noise and safety issues
ACTION ITEM: Laura will visit neighbor in question.
5.1.2 Research on ATV's on GLA roads – CRM/DO. Tabled.

6. NEW BUSINESS - Committee Reports
6.1 Project Review– AA/RS
6.1.1 Report on meeting w/M. Hartwig – NK/RS/WS
William clarified that GLA had not intended to meet with Hartwig; but landowners could contact Hartwig if they desired to speak to him.
6.1.2 Proposal: informing landowners re: public easement issue -NK/RS/WS
Discussion included, (a) Concern that the County wants the GLA to dedicate our private roads to public use, and; (b) the GLA will need to contact our attorney re: a response statement to Planning Board..
UNANIMOUS AGREEMENT: The Board agreed to inform GLA landowners concerning the public easement issue and how it encroaches upon private property rights
ACTION ITEMS: William, Ian Scott and Valerie O'Connel will compile points that explain how private property rights will be impacted by this issue and submit to Laura.
6.1.3 Lot 26 B-1 (NG) Ken & Anne Haug: Manufactured Home Placement & Variance – Tabled.
6.1.4 Lot 25-2 (NG) Michael & Sheila Laverty: Home Construction & Variance
Discussion and review of reasons for allowing a variance to the setback requirements of the house.
MOTION: Alyssa motioned and Laura seconded to approve Michaele & Sheila Laverty's home construction on Lot 25-2 (NG) based on the following conditions: (a) The Project Review Committee will be informed when the house and driveway are staked out to verify that setbacks as described are being met; (b) A septic permit is obtained prior to septic system construction; (c) An electrical permit is obtained prior to starting electrical work; (d) A plumbing permit is obtained prior to plumbing system construction, and; (e) Disturbed land be reseeded after construction. **Motion carried unanimously.**

6.2 Road/ Weed – WS/RS
6.2.1 Update re: Torodon fees for private landowners - WS. Tabled.
6.2.2 2007 Projected Road Work Checklist - WS/RS
Discussion included: (a) Recent grading on Capricorn; (b) Displacement of SG gravel; (c) Report from Francis Owen regarding unsafe drivers on SG roads, and; (d) The possibility of placing mirrors on blind corners.
ACTION ITEM: William to invite W. Wunsch to Road Committee meeting.
ACTION ITEM: Frances Owen to call W. Wunsch re: employees driving unsafely.
6.2.3 Update: Forest Service Request to Weed Spray - WS
Discussion included: (1) Rich and Laura don't have time to contact all potentially affected landowners; (2) Frances Owen's concern that FS spraying will kill many grass and wildflowers, etc.

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MOTION: William motioned and Eleanor seconded that the GLA write a letter to the Forest Service explaining that the GLA would give the Forest Service permission to weed spray on GLA common use land *only*. **Motion carried.**

6.2.4 Report re: guard rail – WS. Tabled,

6.25 Proposal for chip sealing – WS/RS/OJ. Tabled.

6.2.6 Road Access Fact Sheet – WS/JK. Tabled.

6.2.7 Vote approval of posting any GLA road signs not previously approved - WS

Discussion included proposal to provide labor and materials to install a total of 25 roads signs within North and South Glastonbury.

MOTION: William motioned and Rich seconded to approve a total cost of $1,000 to put up road signs, which would cover the following: (a) James Trisdale to purchase one 10 ft long 4x4 treated wood post along with fastening hardware per sign, and install a total of 25 signs; (b) These signs will be erected along the edge of Glastonbury community roads throughout North and South Glastonbury at locations to be designated on maps furnished by William Smith with assistance from JT and James Kozlik, and; (c) JT will furnish all labor and equipment to dig the holes, fasten each sign securely to the 4x4 treated wood post, erect the post plumb, and backfill and compact the excavated earth to ensure the sign and post are stable and durable. **Motion carried unanimously.**

6.2.8 Weed Fair, May 19th at Emigrant Hall

ACTION ITEM: Forward Weed Fair information for telephone tree distribution.

6.3 Master Plan – NK

6.3.1 Discuss Plan of Action re: MP Mandate on Shelter Clean-Up - CRM

Based on the portion of the Master Plan which states that shelters needing clean-up, must submit a plan to the GLA Board for approval within one year of passing the Master Plan, the Board discussed contacting appropriate shelters.

ACTION ITEM: Alyssa to GLA draft a letter to shelters.

ACTION ITEM: Neil to research shelters that might need above letter.

ACTION ITEM: Neil/Denise copy Master Plan for each Board member.

6.4 Recreation – JN/EA (Co-Chairs)

6.4.1 Update re: Donation of Building to the PVRC – WS/RS

William reported that the donor of the building had a serious accident, therefore, William is not planning to pursue contacting the donor for the time being. It appears that the GLA still has a good chance of receiving the building.

ACTION ITEM: William, Rich and Charlene will inspect the building site at some point and determine cost analysis of transporting and constructing.

6.4.2 Update on Status of PVRC Bylaws – LB

Laura reported: (1) The PVRC needs to file a different tax return within 45 days if Bylaws are not adopted, and; (2) An attorney appointment has been made to review the Bylaws.

ACTION ITEM: Pending a return call from Department of State, Laura will contact Montana Department of Revenue to acquire a tax extension.

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6.5 Community Committee

6.5.1 Discuss facilitation training for Board Members.
Laura reported that Penelope Price has offered to assist in facilitation training.

6.5.2 Update on Complaint re: SG, Parcel 84 – CRM
Charlene reported certain responses to GLA letter written to Parcel 84 landowners and that Mary Wallace was trying to assist in resolving the issue.
ACTION ITEM: Denise to e-mail original complaint letter re: Parcel 84 letter to Mary Wallace.

6.5.3 Valery & Daniel O'Connel's Easement Issue - LB
Discussion.
ACTION ITEM: Laura will walk the creek area with Valerie and write a new response.
ACTION ITEM: Valerie will research the Forest Service rules re: the use of easements around creeks.

6.5.4 Charles Barker Complaint re: Parcel 42 (SG)/M. Holland & E. Orsen
Charles reported that his neighbor, claiming open range rights, allows his horse to roam on Charles' property. Discussion included GLA Covenants override open range rights, suggestions to Charles concerning handling the issue and a request that he submit a formal complaint if he is unable to resolve his complaint with his neighbor.

6.5.5 Pouwell Gelderloos Complaint re: Taurus Road Problem
ACTION ITEM: William to contact Mike Atkins.

6..6 Election Committee – CRM (Chair) and pending co-chair
Annual Election Date: Charlene reported that the Annual Meeting is scheduled for November 10 and Emigrant Hall is not available on that date. Per the Boards' approval, she rescheduled the meeting for November 17, 2007.
ACTION ITEM: Denise to change election documents to reflect new date for the Annual Meeting.
ACTION ITEM: Edward to post new date on website meeting date list.

7. **Comment Period for Visiting Landowners.** Landowners comments noted in items above.
8. **Meeting Adjournment and Next Meeting.** The meeting was adjourned at 10:50 p.m. with no further business. Next Meeting: Jun 4, 2007, 6:45 p.m., at St. John's Church

NEW ACTION ITEMS

TR050707.1 *Edward:* to post newsletter on GLA website.

TR050707.2 *Board:* Think of new topics to put into newsletter in the future.

TR050707.3 *Laura:* Contact Ronda re: interviewing applicants for bookkeeper.

TR050707.4 *William, Rich and Ian Scott:* Work together on a chip sealing proposal & flow chart with payment options.

ER050707.1 *Denise:* Change contact list, etc., to reflect new Vice-President.

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ER050707.2	*Edward:* Change website contact list to reflect new Vice-President.
CC050707 .1	*Laura:* Visit NG neighbor re: gunshot noise.
CC050707.2	*William, Ian Scott and Valerie O'Connell:* Compile points that explain how private property rights will be impacted by county regulations & submit to Laura.
PR050707	*Alyssa/Denise:* Draft/send approval form for Laverty.
RDWD050707.1	*William:* invite W. Wunsch to Road Committee meeting.
RDWD050707.2	*Frances Owen:* call W. Wunsch re: employees driving unsafely.
RDWD050707.3	*?* : Write letter to the Forest Service based on motion regarding weed spraying.on common use land only.
RDWD050707.4	*William/Rich:* Facilitate posting road signs based on conditions of approval
RDWD050707.5	*?:* Forward Weed Fair information to Telephone Tree for distribution.
MP050707.1	*Alyssa:* Draft GLA letter to shelters w/clean-up and safety issues,
MP050707.2	*Neil:* Research which shelters that might need above letter.
MP050707.3	*Neil/Denise:* Copy Master Plan for each Board member.
RC050707.1	*William, Rich and Charlene* Inspect the building site at some point and determine cost analysis of transporting and constructing.
RC050707.2	*Laura:* Pending a return call from Department of State, contact Montana Department of Revenue to acquire a tax extension.
CC050707.3	*Denise:* E-mail original complaint letter re: Parcel 84 letter to Mary Wallace.
CC050707.4	*Laura:* Walk the creek area with Valerie and write a new response.
CC050707.5	*Valerie:* Research the Forest Service rules re: use of easements around creeks.
CC050707.6	*William:* Contact Mike Atkins.
ED050707.1	*Denise:* Change election documents to reflect new annual meeting date.
ED050707.2	*Edward:* Post new annual meeting date on website.

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Glastonbury Landowners Association
Board of Directors Meeting Agenda
May 7, 2007

NOTE: THE NEW LOCATION OF THE GLA BOARD OF DIRECTOR MEETINGS IS ST. JOHN'S CHURCH (ACROSS THE STREET FROM THE EMIGRANT POST OFFICE)

1. **Call to order and opening prayer.**
2. **Set Agenda** ***(All proposed agenda items must be submitted to the appropriate Board Committee Chair or Officer at least 15 days prior to the meeting. If, at the beginning of the meeting, the Board receives additional items of a timely nature, it will determine if these items should be added to the agenda.)***
3. **Treasurer's Report – CRM**
   - **3.1 Monthly Reports**
   - **3.2 Quarterly newsletter**
   - **3.3 Bookkeeper position proposal**
   - **3.4 Discuss acquiring a new loan for chip sealing**
4. **Officers' Reports**
   - **4.1 Executive Committee – LB, JN, CRM**
     - **4.1.1 Procedure/flowchart for routing landowner concerns**
     - **4.1.2 Follow-up clarification re: County's intentions on Public Road Easement Issue**
     - **4.1.3 Vote re: Vice-President**
5. **UNFINISHED BUSINESS – Committee Reports**
   - **5.1 Community Committee – LB**
     - **5.1.1 Report on research re: county policy on gun shooting, etc. – RS**
     - **5.1.2 Research on ATV's on GLA roads – CRM/DO**
6. **NEW BUSINESS - Committee Reports**
   - **6.1 Project Review– AA/RS**
     - **6.1.1 Report on meeting w/M. Hartwig – NK/RS/WS**
     - **6.1.2 Proposal: informing landowners re: public easement issue -NK/RS/WS**
     - **6.1.3 Lot 26 B-1 (NG) Ken & Anne Haug: Home Construction - AA**
     - **6.1.4 Lot 25-2 (NG) Michael & Sheila Laverty: Home Construction - AA**
   - **6.2 Road/ Weed – WS/RS**
     - **6.2.1 Update re: Torodon fees for private landowners - WS**
     - **6.2.2 2007 Projected Road Work Checklist - WS/RS**
     - **6.2.3 Update: Forest Service Request to Weed Spray - WS**
     - **6.2.4 Report re: guard rail – WS**
     - **6.2.5 Proposal for chip sealing – WS/RS/OJ**
     - **6.2.6 Road Access Fact Sheet – WS/JK**
     - **6.2.7 Vote approval of posting any GLA road signs not previously approved - WS**
   - **6.3 Master Plan – NK**
     - **6.3.1 Discuss Plan of Action re: MP Mandate on Shelter Clean-Up - CRM**
   - **6.4 Recreation – JN/EA (Co-Chairs)**
     - **6.4.1 Update re: Donation of Building to the PVRC – WS/RS**
     - **6.4.2 Update on Status of PVRC Bylaws – LB**
   - **6.5 Community Committee**
     - **6.5.1 Discuss facilitation training for Board Members.**
     - **6.5.2 Update on Complaint re: SG, Parcel 84 – CRM**
   - **6.6 Web Site – EA (Chair)**
7. **Comment Period for Visiting Landowners**
8. **Meeting Adjournment. Next Meeting Date: June 4, 2007.**

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Glastonbury Landowner's Association

2007 Budget Variance Report

January - April 2007

	Jan - Apr 07	Budget	$ Over Budget	% of Budget
Ordinary Income/Expense				
Income				
100. Parcel Assessment Fees				
101. Dwelling Prior to 2000	60.00			
107. Dwelling 2005	69.84			
108. Dwelling 2006	2,290.55			
109. Dwelling 2007	16,245.39	31,146.96	-14,901.57	52.16%
125. Land Prior to 2000	60.00			
128. Land 2002	20.00			
129. Land 2003	120.00			
130. Land 2004	234.78			
131. Land 2005	226.83			
132. Land 2006	3,473.80			
133. Land 2007	28,540.21	48,675.96	-20,135.75	58.63%
150. GAV	1,776.25	7,105.00	-5,328.75	25.0%
160. Finance Chrgs Late Accnts	188.04			
161. Penalties Late Accounts	175.36			
Total 100. Parcel Assessment Fees	53,481.05	86,927.92	-33,446.87	61.52%
200. Project Review Fees				
201. Application Fee	100.00	575.04	-475.04	17.39%
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	300.00	300.00	0.00	100.0%
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	850.00	1,700.04	-850.04	50.0%
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	1,500.00	5,400.12	-3,900.12	27.78%
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	116.12	300.00	-183.88	38.71%
Total 500. Interest Earned	116.12	300.00	-183.88	38.71%
700. Other Income				
703. Website Reality Listing	15.00			
Total 700. Other Income	15.00			

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Glastonbury Landowner's Association

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January - April 2007

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Total Income	58,618.12	96,428.04	-37,809.92	60.79%
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%
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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	1.74	275.04	-273.30	0.63%
B05. Legal Fees	0.00	100.00	-100.00	0.0%
Total B00. Project Review	1.74	1,675.00	-1,673.26	0.1%
C00. Complaints				
C01. Contractors	0.00	70.00	-70.00	0.0%
C03. Administration	0.78			
C04. Legal Fees	138.75	200.00	-61.25	69.38%
C05. Miscellaneous	0.00	30.00	-30.00	0.0%
Total C00. Complaints	139.53	300.00	-160.47	46.51%
D00. Recreation				
D03. PVRC				
D03A. PVRC Electricity	100.40	600.00	-499.60	16.73%
D03B. PVRC Insurance	0.00	500.00	-500.00	0.0%
D03. PVRC - Other	5.07			
Total D03. PVRC	105.47	1,100.00	-994.53	9.59%

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Glastonbury Landowner's Association

2007 Budget Variance Report

January - April 2007

	Jan - Apr 07	Budget	$ Over Budget	% of Budget
Total D00. Recreation	105.47	1,100.00	-994.53	9.59%
E00. Master Plan				
E03. Administration	1,870.38	999.96	870.42	187.05%
E04. Legal Fees	647.50	800.04	-152.54	80.93%
E05. Miscellaneous	223.33	100.00	123.33	223.33%
Total E00. Master Plan	2,741.21	1,900.00	841.21	144.27%
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	147.68	409.04	-261.36	36.1%
Total G00. Liens	147.68	659.04	-511.36	22.41%
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	1,029.38	4,550.04	-3,520.66	22.62%
K02. Contractors - Bookkeeper	995.45	3,000.00	-2,004.55	33.18%
K03. Contractors - Accountant	0.00	105.00	-105.00	0.0%
K04. Contractors - Database	97.50	750.00	-652.50	13.0%
K05. Contractors - Attorney	647.50	500.00	147.50	129.5%
K06. Office Supplies	224.29	600.00	-375.71	37.38%
K07. Postage and Delivery	497.27	414.96	82.31	119.84%
K08. Monthly Board Meetings	1,601.95	2,850.00	-1,248.05	56.21%
K09. Bank Service Charges	36.50			
K10. Cash Advance	-65.61			
K11. Rent	365.00	579.96	-214.96	62.94%
K12. Insurance				
K12A. GLA Board Liability Ins	1,341.00	1,341.00	0.00	100.0%
K12B. GLA Community Ins	0.00	6,100.00	-6,100.00	0.0%
Total K12. Insurance	1,341.00	7,441.00	-6,100.00	18.02%
K13. Taxes	120.00	317.00	-197.00	37.86%
K14. Licenses and Permits	55.00	70.00	-15.00	78.57%
Total K00. General Operating Expenses	6,945.23	21,177.96	-14,232.73	32.8%
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%

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Glastonbury Landowner's Association

2007 Budget Variance Report

January - April 2007

	Jan - Apr 07	Budget	$ Over Budget	% of Budget
M07. Miscellaneous	80.00			
Total M00. Annual Meeting/Elections	327.00	1,650.98	-1,323.98	19.81%
Total Expenses/Budget	30,240.62	96,428.04	-66,187.42	31.36%
Total Income/Budget	58,618.12	96,428.04	-37,809.92	60.79%

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Treasurer's report May 7, 2007

1. Quarterly Newsletter
   Good response so far.
   Costs-Ronda does not send out statements to those who have a zero balance, so there was some additional costs to the newsletter
      Copies-$39.00
      Extra postage -$56.94, due to weight & those with zero balance

2. Bookkeeper update and proposal

3. loan extension for chip sealing
   provide current financial statement
   last 2 years tax returns
   list of officers and other board members
   cash flow projections for the year
   future assessments
   2 or 3 bids
   Use the 20-acre lots and future assessments as "collateral"

See other side for possible loan, $75,000 at 8.5% interest for 5 or 8 yrs.

4. MP expenses 2005 & 2006 = $1,501.02
   2007 = 2,741.21
   total = $4,242.23
   2003 & 2004 ask about attorney fees
   1997 – 2002 – figure out if 50% or 100% of submitted bills were paid
   should be $12,000 – 14,000 left of money raised from 1995-1997

5. Update complaint letter SG84

read Burns letter-his shelter is not a part of the problem
copy of original letter from Everett Johnson for Mary Wallace
Branson's trailer 100 yards from road
Lundberg has old trailer- flat tires, cargo container
LaShomb-piles of wood & stuff, some under blue tarps – looks unsightly

6. Date for annual meeting

(over)

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Note Date:	May 02, 2007
Maturity Date:	Jun 02, 2012
Principal Advance:	$75,000.00
Amount Financed:	$75,000.00
Finance Charge:	$17,664.57
APR:	8.5000%
Total Principal:	$75,000.00
Total Interest:	$17,664.57
Total of Payments:	**$92,664.57**

Payment Schedule

Description	Date	Frequency		Number	Amount
Regular Payment	Jun 02, 2007	Monthly	5yrs	60	$1,519.10
Regular Payment	Jun 02, 2012	Monthly		1	$1,518.57

Total Principal:	$75,000.00
Total Interest:	$16,590.39
Total of Payments:	**$91,590.39**

Payment Schedule

Description	Date	Frequency		Number	Amount
Regular Payment	Jun 02, 2007	Quarterly	5yrs	19	$4,579.53
Regular Payment	Mar 02, 2012	Quarterly		1	$4,579.32

Total Principal:	$75,000.00
Total Interest:	$28,997.47
Total of Payments:	**$103,997.47**

Payment Schedule

Description	Date	Frequency		Number	Amount
Regular Payment	Jun 02, 2007	Monthly	8yrs	96	$1,072.15
Regular Payment	Jun 02, 2015	Monthly		1	$1,071.07

Total Principal:	$75,000.00
Total Interest:	$28,695.60
Total of Payments:	**$103,695.60**

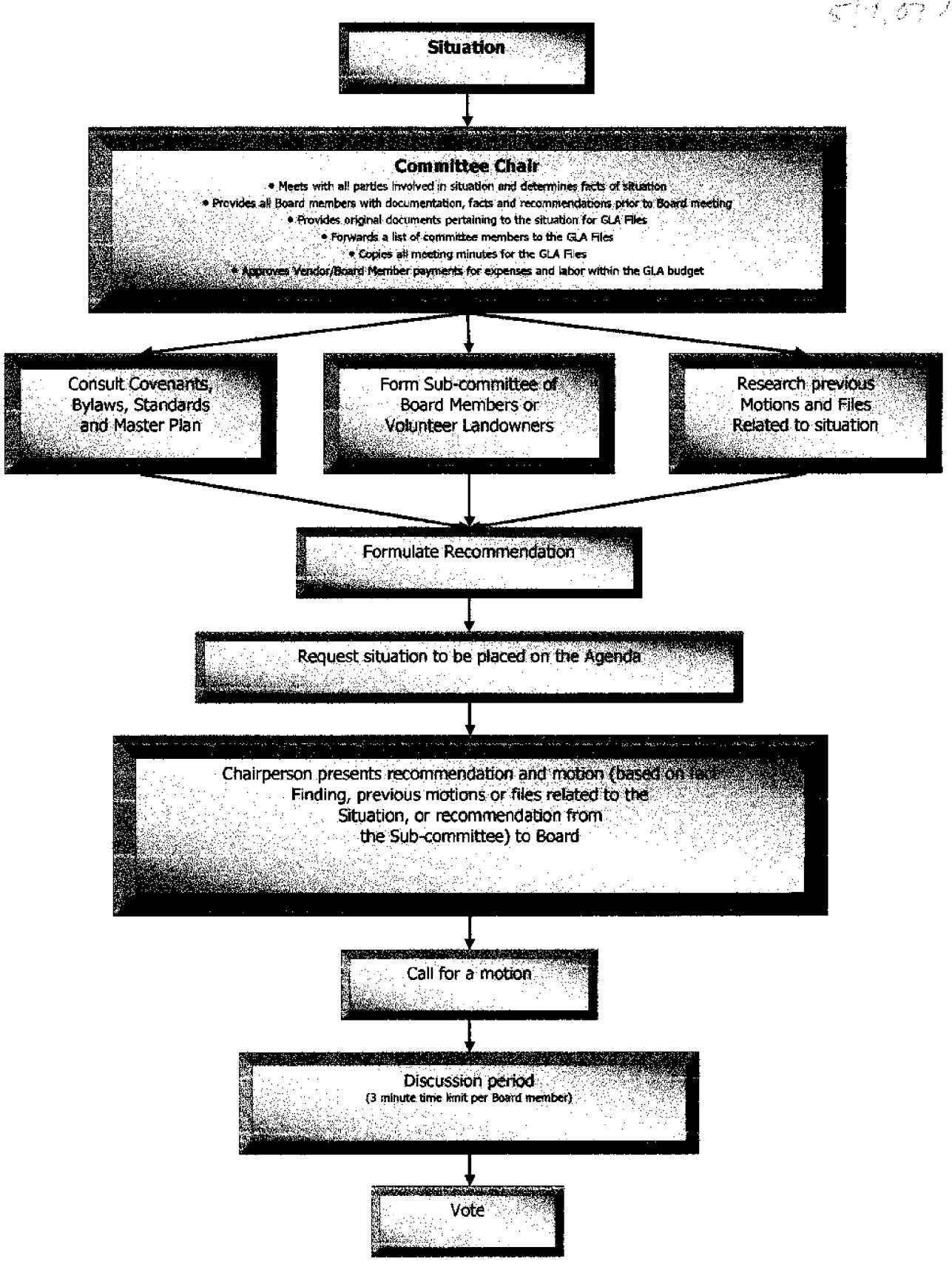
Payment Schedule

Description	Date	Frequency		Number	Amount
Regular Payment	Jun 02, 2007	Quarterly	8yrs	32	$3,142.30
Regular Payment	Jun 02, 2015	Quarterly		1	$3,142.00

GLA 02327

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Flowchart for Committee Chairs



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GLA 02329

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Glastonbury Landowners Association

Board of Directors Meeting Minutes

June 4, 2007

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1. Call to order and opening prayer.

The meeting was called to order by Laura Boise at 7:15 p.m., at St. John's Church.
PRESENT: Laura Boise (President), Eleanor Schieffelin (Vice-President), Charlene Murphy (Treasurer), Alyssa Angelis Allen, Edward Anderson, Charlotte Mizzi, Orlando Johnson, Neil Kremer, William Smith and Rich Spallone.
ABSENT: Janet Naclerio (Secretary), Dan Kehoe
ALSO ATTENDING: Denise Orr (GLA Administrative Secretary)
Landowners: John Brettschneider, Pat Brettschneider, Ron Wartman, Rik Pittendorfer, Kathleen Rakela, Francis Owen, Michael and Shiela Laverty.
Guest: Hertha Lund, attorney.

2. Set Agenda

3. Treasurer's Report – Charlene Murphy

3.1 Monthly Reports: Review bank transaction and budget variance reports.
MOTION: Charlotte motioned and Eleanor seconded to accept the "May 2007 Bank Transactions" and "2007 Budget Variance Report, January – May 2007." **Motion carried.**

3.2 Bookkeeper position

Discussion/vote concerning hiring a new bookkeeper.
MOTION: Alyssa motioned and Charlotte seconded to hire Arlene Hoag to fill the position of GLA Bookkeeper based on the recommendation of our outgoing Bookkeeper. **Motion carried.** (2 abstained - Charlene and Neil)

4. Officers' Reports

4.1 Executive Committee – LB, JN, CRM

4.1.1 Review/discuss new subdivision regulations – LB/NK/WS

Discussion included: (a) Potential impact of new Park County subdivision regulations on landowners; (b) Responding to the new regulations, and; (c) The Park County Planning Commission's public meeting on June 21 to address new regulations.

4.1.2 Comments from Hertha Lund, attorney

Hertha reviewed her extensive experience in representing landowners re: litigation issues with the government. The Board asked her to comment on the new subdivision regulations and other agenda items. Discussion. Following Hertha's exit, the Board discussed hiring Hertha at a discounted rate offered by her law firm and handling the expense with Master Plan reimbursement funds.
MOTION: Alyssa motioned and Charlotte seconded to hire Hertha Lund at the discounted rate of $150 hour (with a $5,000 total cap) to perform attorney services for the GLA Board. Her services will include: (a) Researching and compiling a professional response comment sheet regarding the new county subdivision regulations prior to June 21 (with an initial $1,000 retainer);

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(b) Advising the GLA Board regarding the content of discussions at public GLA Board meetings, and; (c) Advising the GLA Board concerning how to best handle complaint issues. **Motion carried unanimously.**

ACTION ITEM: Hertha will forward a draft of her contract to the Board to include the conditions she reviewed at the meeting.

ACTION ITEM: William Smith and Valerie O'Connel will forward information regarding the County subdivision regulations to Hertha..

ACTION ITEM: Hertha volunteered, *free of charge,* to present the response comments she develops re: the new subdivision laws at: (a) A public meeting to be sponsored by the GLA prior to the June 21 meeting (date to be determined), and; (b) The June 21 County Planning Commissioners meeting in Livingston.

5. UNFINISHED BUSINESS – Committee Reports

5.1 Community Committee

5.1.1 Research on ATV's on GLA roads – CRM/DO. Tabled.

5.2 Master Plan - NK

5.2.1 Letter to shelters that need exterior clean up or have safety issues - AAA
ACTION ITEM: Neil will send a draft copy of the above letter to Laura and Denise.

5.2.2 Research shelters that need letter - NK
Neil reported that he is developing a list that will be used for 5.2.1.

6. NEW BUSINESS: Committee Reports

6.1 Project Review– AA/RS

6.1.1 Lot 25-2 (NG): Sheila and Michael Laverty: Well application and variance
Due to concerns with the output from a shared well in their subdivision, the Lavertys proposed installing a new well in close proximity to the existing shared well. Discussion.
MOTION: Alyssa motioned and Charlene seconded to approve the location of the Laverty's new well as described in the variance application being approximately 26 feet from the boundary. **Motion carried.** (1 abstention - Orlando)

Unanimous Agreement: The Board pointed out to the Lavertys that their current subdivision covenants require that they participate in the expenses for the existing shared well, which they are electing not to use. The Board suggested that they make any necessary modifications to their subdivision covenants to reflect the appropriate financial obligations for the shared well.

6.1.2 Lot 26-B1 (NG): Anne and Kenneth Haug: Manufactured home placement and variance. Discussion.

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MOTION: Alyssa motioned and Neil seconded to approve Anne and Kenneth Haug's manufactured home placement on Lot 26-B1 (NG). **Motion carried.** (1 abstention – Charlene)

6.1.3 21-B (SG): Christine and Duncan Johnston: Well application and variance
Due to a seismologist's findings, the Johnstons proposed placing a well 35 feet from the boundary. Neighboring landowners were contacted and agreed in writing to accept this new placement.
MOTION: Neil motioned and Alyssa seconded to approve the location of the new well being approximately 35 feet from the boundary, and if the water use exceeds 35 gallons per minute and/or 10 acre feet per year, the Johnstons will apply for a beneficial water permit through the DNRC. **Motion carried unanimously.**

6.1.4 Parcel 57 SG: Neil and Linda Kremer: Boundary adjustment proposal
Discussion.
MOTION: Charlotte motioned and Alyssa seconded to approve the boundary adjustment as proposed by Neil and Linda Kremer, namely that 17 acres of Parcel 57 would be incorporated into Parcel 56-B (SD 402) and 3.2 acres would remain in Tract 57-A. **Motion carried.** (1 abstention – Neil)

6.1.5 Parcel 45 NG: Marcie Bodeaux / Zigmond Mayer Subdivision – TABLED.

6.1.6 Parcel 27 (SG): Kathleen Rakela's Request for Rosalee Lane on Neighboring Parcel 25 (SG) to be dedicated as a GLA Road
The Board examined the need described by Kathleen Rakela to use Rosalee Lane as a way to access certain lots in her subdivision on Parcel 27, and her request to have this road dedicated as a GLA road.
MOTION: Charlotte motioned and Eleanor seconded that Kathleen Rakela and all Parcel 25 (SG) landowners would first attempt to reach a mutual agreement allowing Kathleen to use Rosalee Lane without it being dedicated as a GLA road, including an equitable plan for handling the expenses of any necessary improvement and maintenance of the road. If all parties agree that having Rosalee Lane dedicated as a GLA road will satisfy their needs for allowing the road to be used by Kathleen, the GLA will agree to accept Rosalee Lane as a GLA road with the following conditions: (1) The portion of the road to be accepted will start where Rosalee Lane connects to Arcturus and will end at the turnaround of Rosalee Lane, and; (2) Rosalee Lane must be improved to meet the GLA Road Standards level prior to acceptance. **Motion carried.** (2 Opposed - Neil & Charlene)

6.2 Road/ Weed – WS/RS

6.2.1 Update re: Torodon fees for private landowners - WS. Tabled.

6.2.2 2007 Projected Road Work Checklist - WS/RS. Tabled.

6.2.3 Letter to Forest Service re GLA's Permission to Spray Weeds on Common Use Land Only – WS.
ACTION ITEM: Denise/Laura to draft/send letter based on prior Board motion.

6.2.4 Report re: guard rail – WS. Tabled.

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6.2.5 Proposal for chip sealing – WS/RS/OJ. Tabled.
6.2.6 Road Access Fact Sheet - Tabled.
6.2.7 Report on Fire Pond Status - WS
Discussion included: (a) The Fire Department requires a 30,000 gallon on site; (b) E-Mail Letter from Cynthia Blocker, dated May 10, 2007, on behalf of Duncan Johnston & Kirsten Hardesty, concerning problems with the pond; (c) The GLA needs to maintain the pond and actively remedy the problems mentioned in Cynthia's e-mail.
ACTION ITEM: Neil, Rich and William will check out the SG fire pond liner and hire someone (1-2hrs) to open it up and determine the scope of work that will be needed in order to maintain the pond for fire protection.

6.3 Recreation – JN/EA (Co-Chairs)
6.3.1 Update re: Inspection of Potential Building to be Donated to the PVRC – WS/RS/CRM. No report.
6.3.2 Update re: PVRC Bylaws/Extension for Filing Tax Forms - LB
Laura reported: (a) She spoke to T. Olsen of the I.R.S. and the PVRC has been granted a filing extension, and; (b) The PVRC committee will meet June 7.

6.4 Community Committee
6.4.1 Discuss facilitation training for Board Members. Tabled.
6.4.2 Report on Visit to NG Landowner re: Gunshot Noise/Safety Issue – LB.
Laura was given landowner information (Lot 82, De Wayne Patterson) and will now be able to visit.
6.4.4 John Brettschneider (landowner) re: Lot 82 (SG)
John discussed his complaint with the Board re: Lot 82 (SG).
ACTION ITEMS: (1) Denise to forward history of complaint re: Lot 82 (SG) to Complaint Committee. (2) Rich Spallone will research possible solutions and cost estimates, and; (3) The Complaint Committee will draft a letter to Lot 82 landowner, offering possible solutions and include appropriate excerpts from the Covenants.
6.4.5 Complaint Subcommittee - LB
Discussion concerning forming a committee to develop a complaint process.
MOTION: Charlene motioned and Eleanor seconded to form a committee to formulate a process that will be applied consistently to complaints received by the GLA. The Committee may possibly draft form letters concerning eyesore complaints, especially associated with shelters; letters will include appropriate GLA Bylaw excerpts.
Motion passed unanimously.
Discussion.
UNANIMOUS AGREEMENT: Laura, Neil and Orlando will be on the Complaint Process Committee and will request Dan Kehoe's assistance.

6.5 Web Site – EA (Chair). No Report.
6.6 Election Committee – CRM (Chair)
6.6.1 Determine Committee Members
Charlene reviewed that she had volunteered to chair the Election Committee on the condition that another Board member would co-chair with her. Eleanor volunteered.

7. Comment Period for Visiting Landowners.

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8. **Meeting Adjournment and Next Meeting.** The meeting was adjourned at 10:45 p.m. with no further business. **Next Meeting:** Monday, July 16, 2007, 6:45 p.m. at St. John's Church. **(later rescheduled to Wednesday, July 18)**

NEW ACTION ITEMS

OR060407 *William Smith and Valerie O'Connel:* forward information regarding the County subdivision regulations to Hertha.

MP060407.1 *Neil:* send draft copy of letter to shelters that need exterior clean up or have safety issues to Laura and Denise.

MP060407.2 *Neil:* Complete list of shelters that need clean up letter.

PR060407 *Alyssa/Denise:* Draft mail approval to project applications for Laverty, Haug, Johnston, Kremer and Rakela.

RDWD060407.1 *Denise/Laura:* Draft/send letter to Forest Service re: weed spraying.

RDWD060407.2 *Neil, Rich & William:* Check out the SG fire pond liner and hire someone for 1-2 hours to open it up and determine the scope of work that will need to be done to maintain the pond for fire protection.

CM060407.1 *Laura:* Visit NG Landowner re: gunshot noise/safety issue

CM060407.2 *Denise:* Forward history of complaint re: Lot 82 (SG) to Complaint Committee.

CM060407.3 *Rich:* Research possible solutions and cost estimates re: Lot 82 (SG) eyesores

CM060407.4 *Laura:* Draft a letter to Parcel 82 landowner, offering possible solutions and include appropriate excerpts from the Covenants.

CM060407.5 *Laura/Neil/Orlando/Dan:* Formulate complaint process.

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Glastonbury Landowners Association
Board of Directors Meeting Agenda
June 4, 2007

NOTE: THE NEW LOCATION OF THE GLA BOARD OF DIRECTOR MEETINGS IS ST. JOHN'S CHURCH (ACROSS THE STREET FROM THE EMIGRANT POST OFFICE)

1. **Call to order; opening prayer**
2. **Set Agenda** (*All proposed agenda items must be submitted to the appropriate Board Committee Chair or Officer at least 15 days prior to the meeting. If, at the beginning of the meeting, the Board receives additional items of a timely nature, it will determine if these items should be added to the agenda.)*
3. **Treasurer's Report – CRM**
   - **3.1 Monthly Reports**
   - **3.2 Bookkeeper position**
4. **Officers' Reports**
   - **4.1 Executive Committee – LB, JN, CRM**
     - **4.1.2 Review/discuss new subdivision regulations – LB/NK/WS**
5. **UNFINISHED BUSINESS - Committee Reports**
   - **5.1 Community Committee**
     - **5.1.1 Research on ATV's on GLA roads – CRM/DO**
   - **5.2 Master Plan - NK**
     - **5.2.1 Letter to shelters that need exterior clean up or have safety issues - AAA**
     - **5.2.2 Research shelters that need letter - NK**
6. **NEW BUSINESS - Committee Reports**
   - **6.1 Project Review– AA/RS**
     - **6.1.1 25-2 NG: Sheila and Michael Laverty: Well application**
     - **6.1.2 Lot 26-B1 (NG): Anne and Kenneth Haug: Manufactured home placement**
     - **6.1.3 Lot 21-B SG: Christine and Duncan Johnston: Well application**
     - **6.1.4 Parcel 57 SG: Neil and Linda Kremer: Boundary adjustment**
     - **6.1.5 Parcel 45 NG: Marcie Bodeaux / Zigmond Mayer Subdivision**
     - **6.1.6 Parcel 27-SG Kathleen Rakela Subdivision Road**
   - **6.2 Road/ Weed – WS/RS**
     - **6.2.1 Update re: Torodon fees for private landowners - WS**
     - **6.2.2 2007 Projected Road Work Checklist - WS/RS**
     - **6.2.3 Letter to Forest Service re GLA's Permission to Spray Weeds on Common Use Land Only - WS**
     - **6.2.4 Report re: guard rail - WS**
     - **6.2.5 Proposal for chip sealing – WS/RS/OJ**
     - **6.2.6 Road Access Fact Sheet - ?**
     - **6.2.7 Report on Fire Pond Status - WS**
   - **6.3 Recreation – JN/EA (Co-Chairs)**
     - **6.3.1 Update re: Inspection of Potential Building to be Donated to the PVRC – WS/RS/CRM**
     - **6.3.2 Update re: PVRC Bylaws/Extension for Filing Tax Forms - LB**
   - **6.4 Community Committee**
     - **6.4.1 Discuss facilitation training for Board Members**
     - **6.4.2 Report on Visit to NG Landowner re: Gunshot Noise/Safety Issue - LB**
   - **6.5 Web Site – EA (Chair)**
   - **6.6 Election Committee**
     - **6.6.1 Determine Committee Members**
7. **Comment Period for Visiting Landowners.**
8. **Meeting Adjournment.**

Next Meeting Date: MONDAY, JULY 16, 2007.

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Glastonbury Landowner's Association

2007 Budget Variance Report

January - May 2007

	Jan - May 07	Budget	$ Over Budget	% of Budget
Ordinary Income/Expense				
Income				
100. Parcel Assessment Fees				
101. Dwelling Prior to 2000	60.00			
107. Dwelling 2005	69.84			
108. Dwelling 2006	2,747.86			
109. Dwelling 2007	18,427.64	31,146.96	-12,719.32	59.16%
125. Land Prior to 2000	60.00			
128. Land 2002	20.00			
129. Land 2003	120.00			
130. Land 2004	234.78			
131. Land 2005	358.83			
132. Land 2006	4,295.09			
133. Land 2007	31,447.46	48,675.96	-17,228.50	64.61%
150. GAV	3,552.50	7,105.00	-3,552.50	50.0%
160. Finance Chrgs Late Accnts	292.19			
161. Penalties Late Accounts	254.56			
Total 100. Parcel Assessment Fees	61,940.75	86,927.92	-24,987.17	71.26%
200. Project Review Fees				
201. Application Fee	175.00	575.04	-400.04	30.43%
202. IF - House	750.00	750.00	0.00	100.0%
203. IF - Structures 200/800sf	0.00	300.00	-300.00	0.0%
205. IF - Well	375.00	300.00	75.00	125.0%
206. IF - Driveway	150.00	225.00	-75.00	66.67%
207. IF - Septic	150.00	225.00	-75.00	66.67%
208. IF - Package	850.00	1,700.04	-850.04	50.0%
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	2,450.00	5,400.12	-2,950.12	45.37%
300. Roads				
301. CUT - Road Paving Loan	987.35	2,200.00	-1,212.65	44.88%
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	3,987.35	3,800.00	187.35	104.93%
500. Interest Earned				
501. Savings Interest	191.07	300.00	-108.93	63.69%
Total 500. Interest Earned	191.07	300.00	-108.93	63.69%
700. Other Income				
703. Website Reality Listing	15.00			
Total 700. Other Income	15.00			
Total Income	68,584.17	96,428.04	-27,843.87	71.13%

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Glastonbury Landowner's Association

2007 Budget Variance Report

January - May 2007

	Jan - May 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	15,112.64	30,225.00	-15,112.36	50.0%
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	27,389.08	64,000.08	-36,611.00	42.8%
B00. Project Review				
B01. Contractors	0.00	1,299.96	-1,299.96	0.0%
B04. Administration	1.74	275.04	-273.30	0.63%
B05. Legal Fees	0.00	100.00	-100.00	0.0%
Total B00. Project Review	1.74	1,675.00	-1,673.26	0.1%
C00. Complaints				
C01. Contractors	0.00	70.00	-70.00	0.0%
C03. Administration	0.78			
C04. Legal Fees	138.75	200.00	-61.25	69.38%
C05. Miscellaneous	0.00	30.00	-30.00	0.0%
Total C00. Complaints	139.53	300.00	-160.47	46.51%
D00. Recreation				
D03. PVRC				
D03A. PVRC Electricity	142.00	600.00	-458.00	23.67%
D03B. PVRC Insurance	160.02	500.00	-339.98	32.0%
D03. PVRC - Other	5.07			
Total D03. PVRC	307.09	1,100.00	-792.91	27.92%
Total D00. Recreation	307.09	1,100.00	-792.91	27.92%
E00. Master Plan				

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Glastonbury Landowner's Association

2007 Budget Variance Report

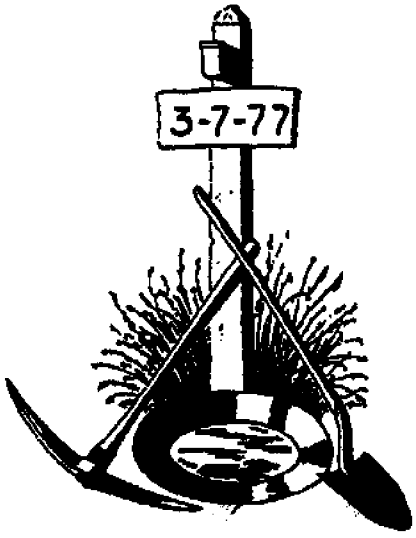
January - May 2007

	Jan - May 07	Budget	$ Over Budget	% of Budget
E03. Administration	1,870.38	999.96	870.42	187.05%
E04. Legal Fees	647.50	800.04	-152.54	80.93%
E05. Miscellaneous	223.33	100.00	123.33	223.33%
Total E00. Master Plan	2,741.21	1,900.00	841.21	144.27%
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	162.68	409.04	-246.36	39.77%
Total G00. Liens	162.68	659.04	-496.36	24.68%
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	1,029.38	4,550.04	-3,520.66	22.62%
K02. Contractors - Bookkeeper	1,168.15	3,000.00	-1,831.85	38.94%
K03. Contractors - Accountant	120.00	105.00	15.00	114.29%
K04. Contractors - Database	162.95	750.00	-587.05	21.73%
K05. Contractors - Attorney	647.50	500.00	147.50	129.5%
K06. Office Supplies	224.29	600.00	-375.71	37.38%
K07. Postage and Delivery	513.67	414.96	98.71	123.79%
K08. Monthly Board Meetings	1,601.95	2,850.00	-1,248.05	56.21%
K09. Bank Service Charges	36.50			
K10. Cash Advance	-65.61			
K11. Rent	365.00	579.96	-214.96	62.94%
K12. Insurance				
K12A. GLA Board Liability Ins	1,341.00	1,341.00	0.00	100.0%
K12B. GLA Community Ins	0.00	6,100.00	-6,100.00	0.0%
Total K12. Insurance	1,341.00	7,441.00	-6,100.00	18.02%
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	7,199.78	21,177.96	-13,978.18	34.0%
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	91.00			
Total M00. Annual Meeting/Elections	338.00	1,650.98	-1,312.98	20.47%
Total Expenses/Budget	38,279.11	96,428.04	-58,148.93	39.7%
Total Income/Budget	68,584.17	96,428.04	-27,843.87	71.13%

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MADISON COUNTY SUBDIVISION REGULATIONS

SEPTEMBER 2006



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Note:
These Regulations have been formatted to fit website requirements. Some minor alterations to the official version have been made.

Drafted by the
Madison County Planning Office and Planning Board.

Revised and Adopted by the
Madison County Board of Commissioners.

For More Information, Contact the
Madison County Planning Office
P.O. Box 278
Virginia City, MT 59755

(406) 843-5250
planner@3rivers.net

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Satisfaction of Improvements Guarantee until a specific period of time has passed, so that the performance of the guaranteed improvement can be properly evaluated.

c. Road access.

Roads providing primary access to and through a proposed subdivision must be accessible to the public, via:

(1) Rights-of-way dedicated for public use;
(2) Recorded public access and utility easements; and/or
(3) Recorded roads in subdivisions in existence before November 2000 (last Subdivision Regulations update) that have no history of ever blocking public access, and for which a homeowners association has recorded a "plat approval" covenant that assures continued public access.

"Gated Communities" are not permitted.

Subdivision roads shall be maintained by the property owners within the subdivision. Subdivisions that do not abut a public road maintained by Madison County or the State of Montana may be required to have a long-term maintenance agreement with the responsible party (e.g., Forest Service or Bureau of Land Management or other subdivision). Madison County will not be responsible for subdivision road maintenance.

Primary roads must be maintained in passable condition on a year-round basis. If Madison County doesn't have the resources to maintain a county road, the property owners within the proposed subdivision may be required to enter into a maintenance agreement with the county.

d. Relation to adjacent areas.

(1) When a proposed subdivision will adjoin unsubdivided land and reasonable access thereto must pass through the new subdivision, roads and right-of-way may be required so as to allow suitable access to the unsubdivided land. In such cases, proposed roads shall be extended to the boundary lines of the tract to be subdivided. Said access should be negotiated between the affected landowners.

Where a prescriptive easement exists, it may be required to be shown on the final plat.

(2) When a new subdivision will adjoin subdivided land, the arrangement of roads in the new subdivision may be required to

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Glastonbury Landowners Association

Board of Directors Meeting Minutes

July 18, 2007

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1. Call to order and opening prayer.

The meeting was called to order by Laura Boise at 7:07 p.m., at St. John's Church.

PRESENT: Laura Boise (President), Eleanor Schieffelin (Vice-President), Janet Naclerio (Secretary) arrived 9:40; Charlene Murphy (Treasurer), Alyssa Angelis Allen, Edward Anderson, Dan Kehoe, Neil Kremer, William Smith and Rich Spallone.

ABSENT: Orlando Johnson, Charlotte Mizzi

ALSO ATTENDING: Denise Orr (GLA Administrative Secretary)

Guest: Mike Graham (Fire Marshal)

Landowners: Val O'Connell, Frances Owen

2. Set Agenda

3. Meeting Minutes – Status of approval via e-mail

The Board reviewed its e-mail vote on the May 5 and June 4, 2007 meeting minutes.

UNANIMOUS AGREEMENT: The meeting minutes of May , 2007 and June 4, 2007 are approved based on the results of the e-mail vote by the Board. (1 Abstention from Janet for May 5 minutes; she was not present for that meeting.)

4. Treasurers' Report – Charlene Murphy

4.1 Monthly Reports: Charlene reviewed "June 2007 Bank Transactions" and "2007 Budget Variance Report, January-June 2007."

UNANIMOUS AGREEMENT: The Board agreed to accept the above reports

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Draft: 07 25 07 - Final
Approved: Via E-mail

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4.2 Procedures Manual for GLA Bookkeeper

Charlene presented an extensive manual, professionally compiled and developed by Ronda Alexander, which details all of the responsibilities and procedures for the GLA Bookkeeper. Discussion.

ACTION ITEM: Charlene and Neil will send card and flowers to Ronda in gratitude for her service and the manual, etc.

5. Officers' Reports

5.1 Executive Committee – LB/ES/JN/CRM

5.1.1 Review recent meetings re: new subdivision regulations

Discussion included how to announce the 7/19/07 County Planners Meeting at the Livingston Courthouse, in which new regulations will be discussed and open for public comment.

ACTION ITEM: Laura and William will attend the 7/19 County meeting and then hold a committee meeting to determine what changes the GLA recommends be made to the new county regulations. These changes will be sent to County Planners and will include documentation of the state law that requires all roads to grant emergency vehicle access.

ACTION ITEM: Laura will help schedule a potential meeting with County Planners on August 6 or 20th at Emigrant Hall. Charlene will inquire about booking Emigrant Hall.

ACTION ITEM: Laura will ask Hertha to request from Tara DuPuy to identify which county regulations are currently in effect.

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5.1.2 Donations Raised at June 19, 2007 Town Hall Meeting re: New County Regulations

MOTION: Eleanor motioned and William seconded to use the $500 (and no more) raised at the June 19, 2007 Town Hall Meeting as a retained to be used for GLA legal funds. **Motion carried unanimously.**

6. UNFINISHED BUSINESS – Committee Reports

6.1 Master Plan – NK

6.1.1 Review draft letter to shelters for clean up and/or safety issues – OJ/NK/LB

Discussion

6.2 Road and Weeds – WS/RS

6.2.1 Report on fire pond & discuss possible future solutions – WS/RS/NK/LB

Discussion. Neil reported on the current condition of the fire pond. Alyssa reported on her meeting with the Hardesty's, who have given easement rights to the GLA to have the fire pond on their property.

Mike Graham reported: (1) A few weeks ago, the SG fire pond was taken off the list of a valid water source for firefighters due to low water content; (2) According to new regulations , all water source sites have to be self-replenishing from a well and can never be obstructed, and; (3) The Yellowstone River cannot be used based on safetyissues.

Discussion: The Board and Mike Graham discussed the possibility of constructing a fire station in South Glastonbury with Church donated land and a well. Mike believes that funding could be acquired and local companies, such as Kenyon Noble, would probably donate materials. Mike has extensive experience in writing

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grants and offered to help to the GLA to write a grant to fund this project.
ACTION ITEM: If and when the SG fire pond is ready to be excavated, remember to contact Charlene Kaufman (her property must be crossed to reach the pond).
ACTION ITEM: Laura and Neil will research what it takes to build a fire station and will stay in touch with Mike Graham re: station projects and water rights.
ACTION ITEM: Dan to contact Barbara Hopkins re: E Johnson water rights in South Glastonbury.

6.2.2 Hydrant on Venus Way: Mike rcommented that the hydrant donated to Glastonbury a couple of years ago hasn't been installed and needs to be in compliance with water tank needs to be in compliance with water tank regulations. Discussion.
ACTION ITEM: William will contact the DEQ for a permit to dig/install the hydrant on Venus Way.

6.3 Community - LB

6.3.1 Complaint Sub-Committee – LB/NK

6.3.1.1 Status of developing complaint process – LB/NK/OJ/DK

Laura reported that this project is in process.

6.3.1.2 J. Brettschneider complaint re: Parcel 81 (SG) – LB

a) Research solutions re: Parcel 81 (SG) – RS

Discussion.
ACTION ITEM: Laura will call Hansard after Mike Atkins is contacted.
ACTION ITEM: Charlene will update Brettschneider re: the status of response from owners regarding parcel clean-up.

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6.3.1.3 E. Johnston complaints re: Parcel 81 (SG) & other matters - LB

Discussion.

ACTION ITEM: Charlene will update Johnston re: status of response of owners Regarding parcel clean up.

6.3.1.4 Parcel 82 (NG) – Visit to Parcel 82 (NG) re: gunshot noise/safety - LB

Laura reported that due to difficulties in contacting the owner, the letter regarding firing of guns in Glastonbury, will be sent to Parcel 82 (NG) owner.

6.3.1.5 Mike Rosa complaint re: travel trailers

Discussion.

ACTION ITEM: Alyssa to contact Mike Rosa to explain the GLA's policy re: travel trailers and to follow up with e-mail; copy e-mail to Denise.

6.3.1.6 Al Vinci Letter re: regulations

Board discussed.

ACTION ITEM: Laura to call Al to encourage him to direct questions to the Park County Planning Commission.

6.3.2 Vote of Approval of Signs for NG Fair

UNANIMOUS AGREEMENT: The Board agreed that the signs were in compliance with GLA sign standards and could be posted.

7. NEW BUSINESS - Committee Reports

7.1 Project Review – AA/RS

7.1.1 Parcel 45 (NG): Marcie Bodeaux/Zygmond Mayer Subdivision

Alyssa gave an overview of the subdivision plan and explained the need to handle the Application through the variance process.

MOTION: Alyssa motioned and Dan seconded to place the subdivision application for Parcel 45 (NG) from Marcie Bodeaux and Zygmond Mayer into the variance process and

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to charge $400 for the variance fee. **Motion carried unanimously.**

7.1.2 Lot 22–D (SG): Justin Woodruff addition to house

Alyssa reviewed the application.

MOTION: Alyssa motioned and Rich seconded to approve Justin Woodruff's application for an addition to his house on Lot 22-D (SG) with the conditions that electrical and plumbing permits be obtained and any disturbed land be reseeded after construction. **Motion carried unanimously.**

7.1.3 Lot 54–A (SG): Zeccolo house/well/driveway/septic

Alyssa reviewed the application.

MOTION: Alyssa motioned and Rich seconded to approve the Zeccolo house/well/driveway/septic Application on Lot 54-A (SG) with the following conditions: (1) The proper electrical, septic, and plumbing permits be obtained; (2) Any disturbed land be reseeded after construction, and; (3) A road Approach permit for the driveway be obtained from the county. **Motion carried.** (Abstained – Neil and Janet)

7.1.4 Lot 88–A (SG): Tim Brockett well application

Alyssa and Rich reviewed the application.

MOTION: Alyssa motioned and Rich seconded to approve Tim Brockett's well application on Lot 88-A (SG) with the following conditions: (1) Should the proposed well be unsuccessful, Tim will immediately contact the Project Review Committee to review an alternate well location for approval prior to drilling. (2) Any abandoned well must be handled according to State regulations which require one of the following actions to prevent possible groundwater contamination: (a) the well casings be pulled and the holes be filled with bentonite; (b) the well casings be cut off 3 feet below grade and the holes be

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filled with bentonite. (3) All disturbed land will be reseeded. (4) When complete, a well log will be provided to the GLA. **Motion carried unanimously.**

7.2 Road/Weed–WS/RS

7.2.1 Update re: Torodon fees for private landowners – WS

7.2.2 2007 Projected road work checklist – WS/RS

Discussion included preparing information to be sent to landowners, including: (1) A breakdown of what it currently costs to maintain roads, and; (2) Alternative options and costs for road maintenance, etc.

7.2.3 Report re: guard rail – WS

7.2.4 Proposal for chip sealing – WS/RS/OJ

7.2.5 Road access fact sheet

7.3 Recreation – JN/EA (Co-Chairs)

7.3.1 Update re: Inspection of potential building to be donated to the PVRC – WS/RS/CRM William explained that the building donation is cancelled.

7.4 Election Committee – CRM

Charlene and Denise briefly reviewed upcoming election tasks.

7. 5 Budget Committee – CRM/LB/JN/ES/OJ

7.5.1 Status of 2008 draft budget

Review of budget in progress.

8. Comment Period for Visiting Landowners.

9. Meeting Adjournment. Next Meeting Date: Monday, 8-13-07.

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Glastonbury Landowners Association, Inc.

Board of Directors Meeting Agenda

WEDNESDAY, JULY 18, 2007

(revised)

NOTE: THE NEW LOCATION OF THE GLA BOARD OF DIRECTOR MEETINGS IS ST. JOHN'S CHURCH (ACROSS THE STREET FROM THE EMIGRANT POST OFFICE)

1. **Call to order; opening prayer**
2. **Set Agenda (*All proposed agenda items must be submitted to the appropriate Board Committee Chair or Officer at least 15 days prior to the meeting. If, at the beginning of the meeting, the Board receives additional items of a timely nature, it will determine if these items should be added to the agenda.)***
3. **Meeting Minutes – Status of approval via e-mail**
4. **Treasurers' Report – CRM**
   - **4.1 Monthly Reports**
5. **Officers' Reports**
   - **5.1 Executive Committee – LB/ES/JN/CRM**
     - **5.1.1 Review recent meetings re: new subdivision regulations**
6. **UNFINISHED BUSINESS – Committee Reports**
   - **6.1 Master Plan – NK**
     - **6.1.1 Review draft letter to shelters for clean up and/or safety issues – OJ/NK/LB**
   - **6.2 Road and Weeds – WS/RS**
     - **6.2.2 Report on fire pond & discuss possible future solutions – WS/RS/NK/LB**
   - **6.3 Community - LB**
     - **6.3.1 Complaint Sub-Committee – LB/NK**
       - **6.3.1.1 Status of developing complaint process – LB/NK/OJ/DK**
       - **6.3.1.2 J. Brettschneider complaint re: Parcel 81 (SG) – LB**
         - **a) Research solutions re: Parcel 81 (SG) – RS**
         - **b) Review possible solutions to Hansard, Parcel 81 (SG) – LB**
       - **6.3.1.3 E. Johnston complaints re: Parcel 81 (SG) & other matters - LB**
       - **6.3.1.4 Parcel 82 (NG) – Visit to Parcel 82 (NG) re: gunshot noise/safety**
7. **NEW BUSINESS - Committee Reports**
   - **7.1 Project Review – AA/RS**
     - **7.1.1 Parcel 45– NG): Marcie Bodeaux/Zygmond Mayer subdivision**
     - **7.1.2 Lot 22– D (SG): Woodruff addition to house**
     - **7.1.3 Lot 54–A (SG): Zeccolo house/well/driveway/septic**
     - **7.1.4 Lot 88–A (SG): Tim Brockett/well application**
   - **7.2 Road/Weed–WS/RS**
     - **7.2.1 Update re: Torodon fees for private landowners – WS**
     - **7.2.2 2007 Projected road work checklist – WS/RS**
     - **7.2.3 Report re: guard rail – WS**
     - **7.2.4 Proposal for chip sealing – WS/RS/OJ**
     - **7.2.5 Road access fact sheet**
   - **7.3 Recreation – JN/EA (Co-Chairs)**
     - **7.3.1 Update re: Inspection of potential building to be donated to the PVRC – WS/RS/CRM**
   - **7.4 Election Committee – CRM**
   - **7. 5 Budget Committee – CRM/LB/JN/ES/OJ**
     - **7.5.1 Status of 2008 draft budget**
8. **Comment Period for Visiting Landowners.**
9. **Meeting Adjournment. Next Meeting Date: Monday, August 13, 2007.**

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7/18/07

GLA 02353

07/17/07

Glastonbury Landowner's Association

2007 Budget Variance Report

January - June 2007

	Jan - Dec 07	Budget	$ Over Budget	% of Budget
Ordinary Income/Expense				
Income				
100. Parcel Assessment Fees				
101. Dwelling Prior to 2000	60.00			
107. Dwelling 2005	69.84			
108. Dwelling 2006	2,878.63			
109. Dwelling 2007	19,420.85	31,146.96	-11,726.11	62.4%
125. Land Prior to 2000	60.00			
128. Land 2002	20.00			
129. Land 2003	120.00			
130. Land 2004	234.78			
131. Land 2005	428.83			
132. Land 2006	4,425.85			
133. Land 2007	32,440.68	48,675.96	-16,235.28	66.6%
150. GAV	3,552.50	7,105.00	-3,552.50	50.0%
160. Finance Chrgs Late Accnts	305.07			
161. Penalties Late Accounts	254.56			
Total 100. Parcel Assessment Fees	64,271.59	86,927.92	-22,656.33	73.9%
200. Project Review Fees				
201. Application Fee	175.00	575.04	-400.04	30.4%
202. IF - House	750.00	750.00	0.00	100.0%
203. IF - Structures 200/800sf	0.00	300.00	-300.00	0.0%
205. IF - Well	375.00	300.00	75.00	125.0%
206. IF - Driveway	150.00	225.00	-75.00	66.7%
207. IF - Septic	150.00	225.00	-75.00	66.7%
208. IF - Package	850.00	1,700.04	-850.04	50.0%
210. IF - Subdivison	0.00	750.00	-750.00	0.0%
214. IF - Major Variance	0.00	300.00	-300.00	0.0%
217. IF - Mobile Home Pckg	0.00	275.04	-275.04	0.0%
Total 200. Project Review Fees	2,450.00	5,400.12	-2,950.12	45.4%
300. Roads				
301. CUT - Road Paving Loan	987.35	2,200.00	-1,212.65	44.9%
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	3,987.35	3,800.00	187.35	104.9%
500. Interest Earned				
501. Savings Interest	239.26	300.00	-60.74	79.8%
Total 500. Interest Earned	239.26	300.00	-60.74	79.8%

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Glastonbury Landowner's Association

2007 Budget Variance Report

January - June 2007

	Jan - Dec 07	Budget	$ Over Budget	% of Budget
700. Other Income				
703. Website Reality Listing	15.00			
704. Donations for legal fund	405.00			
Total 700. Other Income	420.00			
Total Income	71,368.20	96,428.04	-25,059.84	74.0%
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	34.4%
A04. Travel	160.94	200.04	-39.10	80.5%
A05. Equipment Reg & Ins	880.00	1,665.00	-785.00	52.9%
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	15,112.64	30,225.00	-15,112.36	50.0%
A09. Administration	0.00	120.00	-120.00	0.0%
A11. Miscellaneous	0.00	500.04	-500.04	0.0%
A12. Contractors - NG Road Wrk	12,250.00			
A13. Contractors - SG Road Wrk				
A13B. Arcturus Drive	6,500.00			
A13D. Leo Drive	1,300.00			
A13G. Hercules Road	7,680.00			
A13. Contractors - SG Road Wrk - Other	3,930.00			
Total A13. Contractors - SG Road Wrk	19,410.00			
Total A00. Roads & Weeds	52,329.08	64,000.08	-11,671.00	81.8%
B00. Project Review				
B01. Contractors	0.00	1,299.96	-1,299.96	0.0%
B04. Administration	1.74	275.04	-273.30	0.6%
B05. Legal Fees	0.00	100.00	-100.00	0.0%
Total B00. Project Review	1.74	1,675.00	-1,673.26	0.1%

GLA 02354

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07/17/07

Glastonbury Landowner's Association

2007 Budget Variance Report

January - June 2007

	Jan - Dec 07	Budget	$ Over Budget	% of Budget
C00. Complaints				
C01. Contractors	0.00	70.00	-70.00	0.0%
C03. Administration	0.78			
C04. Legal Fees	138.75	200.00	-61.25	69.4%
C05. Miscellaneous	0.00	30.00	-30.00	0.0%
Total C00. Complaints	139.53	300.00	-160.47	46.5%
D00. Recreation				
D03. PVRC				
D03A. PVRC Electricity	198.55	600.00	-401.45	33.1%
D03B. PVRC Insurance	160.02	500.00	-339.98	32.0%
D03. PVRC - Other	5.07			
Total D03. PVRC	363.64	1,100.00	-736.36	33.1%
Total D00. Recreation	363.64	1,100.00	-736.36	33.1%
E00. Master Plan				
E03. Administration	1,870.38	999.96	870.42	187.0%
E04. Legal Fees	647.50	800.04	-152.54	80.9%
E05. Miscellaneous	223.33	100.00	123.33	223.3%
Total E00. Master Plan	2,741.21	1,900.00	841.21	144.3%
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	162.68	409.04	-246.36	39.8%
Total G00. Liens	162.68	659.04	-496.36	24.7%
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	1,029.38	4,550.04	-3,520.66	22.6%
K02. Contractors - Bookkeeper	1,415.65	3,000.00	-1,584.35	47.2%
K03. Contractors - Accountant	120.00	105.00	15.00	114.3%
K04. Contractors - Database	162.95	750.00	-587.05	21.7%
K05. Contractors - Attorney	1,647.50	500.00	1,147.50	329.5%
K06. Office Supplies	224.29	600.00	-375.71	37.4%
K07. Postage and Delivery	513.67	414.96	98.71	123.8%
K08. Monthly Board Meetings	1,676.95	2,850.00	-1,173.05	58.8%
K09. Bank Service Charges	36.50			
K10. Cash Advance	-65.61			
K11. Rent	425.00	579.96	-154.96	73.3%

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Glastonbury Landowner's Association

2007 Budget Variance Report

January - June 2007

	Jan - Dec 07	Budget	$ Over Budget	% of Budget
K12. Insurance				
K12A. GLA Board Liability Ins	1,341.00	1,341.00	0.00	100.0%
K12B. GLA Community Ins	0.00	6,100.00	-6,100.00	0.0%
Total K12. Insurance	1,341.00	7,441.00	-6,100.00	18.0%
K13. Taxes	0.00	317.00	-317.00	0.0%
K14. Licenses and Permits	55.00	70.00	-15.00	78.6%
Total K00. General Operating Expenses	8,582.28	21,177.96	-12,595.68	40.5%
M00. Annual Meeting/Elections				
M03. Administration	247.00	889.98	-642.98	27.8%
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	91.00			
Total M00. Annual Meeting/Elections	338.00	1,650.98	-1,312.98	20.5%
Total Expense	64,658.16	96,428.04	-31,769.88	67.1%
Net Ordinary Income	6,710.04	0.00	6,710.04	100.0%
Net Income	**6,710.04**	**0.00**	**6,710.04**	**100.0%**

GLA 02356

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---- Original Message ----
From: Timothy Brockett
Sent: Saturday, March 31, 2007 10:34 AM
To: Denise Orr; Charlene Murphy; Charlotte Mizzi; Dan Kehoe, Jr.; Edward Anderson; Eleanor Schieffelin; Janet Naclerio; Laura Boise; Neil Kremer; Orlando Johnson; Rich Spallone; William Smith
Subject: Project Review

Hello Board Members and Denise,

Courtesy of Alyssa, attached is a revised and more detailed map of Alan Carter's driveway, house and septic site. I emailed a PDF file of Alan Carter's application to all Board members on Friday. Please let me know if you did not receive it; I will email you another.

At the next meeting all Board members will have a chance to review the Project Review motion we approved at the last meeting. I spoke with many people about this motion. Here is a copy of the motion, detailed comments and a recommedation follow.

I make a motion that in keeping with section 3.19 of the Glastonbury Covenants, a landowner shall be in compliance with the covenants, standards, preliminary approval conditions and master plan for all structures and improvements to their property before receiving approval for a new project. In the case where a clear violation does exist, the landowner shall make a good- faith effort to rectify the violation(s).

The general thoughts I received were that the motion is in line with the covenants and gives the Board another way of dealing with covenant violations. The negative aspect of this motion is that it could be abused to unfairly penalize an applicant. This is where I think we, the Board, need to have a written procedure to deal with Project Review applications that come from landownwers who have clear covenant violations. Our **POLICY** was set by accepting the motion. Our **PROCEDURE** should be that whenever the Project Review Committee receives an application, that it believes should be held because the applicant has a clear covenant violation, then:

1) Project Review should present the application to the Board and provide documentation of the covenant violation. Documentation should include photos, letters of complaint submitted by nearby landowners to the Board and any letters sent by the Board to the landowner regarding covenant violations.

2) The Project Review committee should then ask the Board if it agrees that the appliacation should be put on hold until the landowner has made a "good faith effort" or is in compliance with the covenants. A vote by the Board should follow.

3) If the Board agrees with the Project Review Committee to put the application on hold, then the a letter should follow from Project Review and the Board to the applicant that details the covenant violations and explains what needs to be done in order for the Project Review application to move forward.

4) If the Board disagrees with the Projectt Review Committee's recomendation to place the application on hold, then the Project Review committee should present the applicant's application immediately so the Board may consider and vote on it.

Please let me know what you think. We can modify and then vote on this procedure and make it part of our Policy and Procedures manual. Then everything is spelled out clearly and all parties are assured of fair and equitable treatment.

Sincerely,
Tim Brockett

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Glastonbury Landowners Association

Board of Directors Meeting Minutes

August 13, 2007

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1. **Call to order and opening prayer.**
The meeting was called to order by Laura Boise at 7:05 p.m., at St. John's Church.
PRESENT: Laura Boise (President), Eleanor Schieffelin (Vice-President), Janet Naclerio (Secretary) arrived at 9:40 p.m.; Charlene Murphy (Treasurer), Alyssa Angelis Allen, Edward Anderson, Dan Kehoe, Neil Kremer, Orlando Johnson, Charlotte Mizzi, William Smith and Rich Spallone.
ABSENT:
ALSO ATTENDING: Denise Orr (GLA Administrative Secretary); **Landowners:** Frances Owen, Kristina Sones, Bob Sones, Sally Muto and Chuck Muto.

2. **Set Agenda**

3. **Meeting Minutes – Status of approval via e-mail. Tabled.**

4. **Treasurers' Report – Charlene Murphy**
4.1 Monthly Reports: Charlene reviewed "Check Detail, July 2007" and "Check Deposit, July 2007" (these 2 reports will, from this date forward, replace the Bank Transactions report) and the "2007 Budget Variance Report, January –July 2007." Charlene also reviewed projected income.

UNANIMOUS AGREEMENT: The Board agreed to accept the above reports.

Attending landowners requested to review the Treasurers' reports. Discussion including the possibility of posting the reports on the website. Charlene agreed to send the reports to the requesting landowners

ACTION ITEM: Denise will forward to Charlene the 5-year spread sheet (used in previous years) as a sample of a report that might be distributed at the annual meeting..

5. **Officers' Reports**
5.1 Budget Committee - Executive Committee/Orlando/Charlotte
5.1.1 Committee Budget Proposals received from chairs for 2008
ACTION ITEM: Each Chair should submit their 2008 committee budget estimates to Charlene no later than 8/27.

5.1.2 Status of research for proposal of 2008 Draft Budget – CRM
A budget meeting is scheduled August 27, 2007, 7 p.m.

5.2 Election Committee – CRM/ES 5.2.2 Review election process August through November – CRM
Discussion/review of the election process and annual meeting.
Unanimous Agreement: Per Orlando's suggestion, the annual meeting will be held from 9 a.m. – 12 p.m. instead of 10 a.m. – 1 p.m. .

5.2.2.1 Board members who plan to run in November
Charlene asked Board members who are completing their terms to inform her by e-mail

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as to whether or not they plan to run in November.

5.2.2.2 Volunteers for Nominating Committee
Charlene passed around a volunteer sign-in sheet for the annual meeting/elections, etc.

ACTION ITEM: Find a mediator and timekeeper for the annual meeting.

5.3 Executive Committee – LB/ES/JN/CRM

5.3.1 Review recent meetings re: new subdivision regulations
Laura reported that she, William and Val met with the Park County (PC) Planners to discuss the regulations.
ACTION ITEM: Send to Laura suggested changes to new regulations that can be presented to the PC Planners at the next meeting.
ACTION ITEM: Eleanor will call Val and compile two lists of suggested changes to fire regulations and road regulations.

Tara Depuy Memo to Park County Planning Board, dated 7/19/07
Laura reported that GLA received a copy of Tara's memo to the PC Planning Board which states that "all roads in North and South Glastonbury are not subject to the current definition of legal and physical access in the 2006 Park County Subdivision Regulations that require roads or easements to be dedicated to the public." (Memo was distributed to the Board)

Lawsuit: Park County Planners
Laura reported that our attorney asked her to convey to the Board that those who desire to protest the process that the County Planners originally followed (to present the new subdivision regulations) could enter into a lawsuit that is about to be filed. The timeline for filing is August 20, 2007. The GLA's legal expense of entering the lawsuit could be limited to $500.
Discussion.
MOTION: Charlotte motioned and Edward seconded to approve, upon the advice of our attorney, to participate in the lawsuit that is being filed against Park County. The GLA will contribute $500 for legal fees. **Motion carried. (2 Abstained: Dan and Eleanor)**
ACTION ITEM: Laura will ask attorney if the GLA could join the lawsuit later than Aug. 20 and if so, what would be the ramifications.

Position Paper on the New County Subdivision Regulations.
ACTION ITEM: Laura to ask our attorney to develop a position paper that will update the landowners concerning the GLA's stance regarding the new subdivision regulations, etc. The GLA will then post it on our website and at the post office; it will also include it in our upcoming newsletter mailing.
ACTION ITEM: Val O'Connel will try to get the fire regulations from the Park County website and onto the GLA website.

5.3.2 Road Access Fact Sheet –LB, Tabled.

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5.3.3 GLA work load allocation - AA/LB
Alyssa reviewed the extensive work load that is upon the GLA, the challenges in completing the work, the professional skills needed to do so and the expectations and demands of the landowners upon the Board. Discussion.
ACTION ITEM (A): Ask our attorney what the GLA Board's legal responsibilities are per the GLA Covenants, Bylaws, Articles and Master Plan.

ACTION ITEM (B): Prepare a presentation for the annual meeting (also send to landowners in a mailing) to include:
a) The responsibilities of the GLA Committees
b) The GLA Board Priority List
c) Present options to the landowner to vote upon concerning exactly what services it wants the GLA to perform. In each option, ask the landowner if he is willing to pay a certain cost for services (i.e.-complaint processing fee, etc.)

ACTION ITEM (C): Based on the feedback that the GLA receives from landowners from above Action Items (A) & (B), publish a statement which explains exactly what the GLA Board does and does not do.

Complaint Policy
The Board discussed changing the complaint process as follows: The Complaint Committee would: (1) After receiving the initial formal letter of complaint, it would send the appropriate GLA policy to the alleged offender; (2) If the the behavior in question is not resolved within a certain amount of time, the GLA would issue a statement that it does not have the jurisdiction to go further and therefore, it would give permission to both parties to handle the complaint through mediation or arbitration..
MOTION: Charlotte motioned and Alyssa seconded to send the above process to our attorney and ask if the GLA could use it to replace our past complaint procedures.
Motion carried unanimously.

5.3.3. 1 Policies/Procedures project
UNANIMOUS AGREEMENT: The Board agreed to allow more time for Denise to withdraw from attending GLA meetings and taking the minutes, so as to allow her to work on the Policies/Procedures project. Beginning at the September 19th meeting, Charlotte and Janet will be responsible for the minutes. Denise will still help in preparing materials for meetings and set up.

6. UNFINISHED BUSINESS – Committee Reports
6.1 Master Plan
UNANIMOUS AGREEMENT: The Board agreed that Charlotte will take over Neil's position as Chair for the MP Committee. (Neil resigned from the Board effective when a replacement is found)
6.1.1 Status of response from A. Shaw re: Neil's MP expense letter
Neil reported that he has received no response.

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6.2 Road and Weeds – WS/RS

6.2.1 Status on research re: SG fire pond water rights – DK
No report.

6.2.2 Research re: constructing a new fire station – LB/NK
Neil reported that there is a $10,00 gallon water tank available for $2,500.
ACTION ITEM: Rich will check out the water tank reported by Neil..

6.2.3 Installation of hydrant on Venus Way – WS/RS
William reported that he will complete research on installing hydrant

ACTION ITEM: Charlotte will contact Church regarding donating some of its reserved land (including water rights for drilling a well), for the purpose of building a fire station.

ACTION ITEM: William and Rich will meet with Frances Owen to inspect her well for possible use as a fire hydrant in Upper South Glastonbury

ACTION ITEM: Neil Kremer and Rain Zecoola will write up a proposal regarding the fire station.

6.3 Community - LB

6.3.1 Complaint Sub-Committee – LB
ACTION ITEM: Find a volunteer to assist the complaint committee to handle minor complaints, using form letters.

6.3.1.1 Status of developing complaint process & letters – LB/DK
Laura reported that this was in process and our attorney will assist. .

6.4.1.2 Status of list of shelters w/problems – DK .
Dan reported this is in process and he'll consult with Philip Hoag.

6.4.1.3 Status of complaints re: Parcel 81 (SG) – LB/RS
Charlene and Laura reported a letter was sent to Brettschnieder and Johnston to review the current status of responses to their complaints. Laura reported that she spoke with Hansard and he agreed to clean up his parcel and meet with her and James Kozlik.

6.4.1.4 Status of Ev. Johnston complaints - LB
See 6.4.1.3 above and 7.3.1.2 below.

6.4.1.5 Status of complaint re: gunshot/noise on Parcel 82 (NG) - LB
Laura read firearms letter sent to Parcel 82 (NG) owner. .
Discussion
ACTION ITEM: Add to firearms letter that the GLA recommends landowners avoid firing arms in the early morning or late evening.

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MOTION: Orlando motioned that the GLA establish a rifle range for common use. **Motion failed.**

ACTION ITEM: Board will send to Laura any ideas to assist in handling the the firearms issue.

7. NEW BUSINESS - Committee Reports

7.1 Project Review – AA/RS

7.1.1 Parcel 45 (NG): Bodeaux/Mayer subdivision variance - AA

Discussion included a review of the subdivision design that would allow the existing shelter to be on its own lot and honor existing Tenant-in-Common interests.
MOTION: Alyssa motioned and Charlene seconded to accept the subdivision variance request for Lot 45 NG with the following conditions: (1) Any disturbed land will be reseeded, and; (2) The lot with the shelter shall not be developed to become a site with a dwelling.
Discussion.
Motion carried unanimously.

7.2 Road/Weed–WS/RS

7.2.1 Proposal for upgrading roads

7.2.1.1 2007 Projected road work checklist – WS/RS. Tabled.

7.2.1.2 Proposal for chip sealing – WS/RS/OJ. Tabled.

7.2.2 Report re: guard rail – WS. Tabled.

7.3 Community Committee -- LB

7.3.1 Complaint Sub-Committee -- LB

7.3.1.1 Rattlesnake complaints (NG) -- LB

7.3.1.2 Knapweed complaint re: Parcel 81 (SG) –LB

The GLA ehecked out Ev. Johnston's complaint re: knapweed on Parcel 81 (SG); it hired a company to spray Parcel 81.
ACTION ITEM: Send bill/letter to Parcel 81 owners. Notify Ev. Johnston.

7.3.1.3 ATV speeding/road damage complaints (NG) -- LB

Laura reported that she has received 3 complaints regarding: ATV's in Glastonbury. Mike Rosa and Ron Sones spoke about incidents where ATV drivers are tearing up roads, doing donuts, trespassing on to private property and making a lot of noise. Ron has talked to some of the parents of ATV drivers, but this has not seemed to help.
Discussion.
ACTION ITEM: Research/document snowmobiles, motorcycle, ATV laws and rules in Glastonbury Covenants.

ACTION ITEMS: Compile letter re: GLA policy on ATVs, have attorney review it, send to appropriate landowners and post on website. The letter will describe ATV driver requirements, including: driver must retain current

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driver's license, possess current vehicle insurance in compliance with Montana law, possess current legal vehicle registration, follow safe driving methods, observe stop signs and posted speed limits, use common sense regarding safety based on weather, avoid disturbing neighbors with noise, etc. Landlords must also be responsible for informing their renters about these policies.

Discussion included possibility of a last resort penalty for repeated offenders that would involve getting a court injunction that states the offender cannot drive on GLA roads.

7.3.1.4 Gun shooting and arrow complaint on Pisces Way (NG) -- LB
Laura reviewed the complaint.
Discussion.

7.3.1.5 Consider possible rule changes re: ATVs and Guns - LB
Discussion
ACTION ITEM: Post the firearms, ATV and fire hazard policies on GLA website and in the next GLA newsletter to landowners.

7.4 Recreation – JN/EA (Co-Chairs)

7.4.1 Rattlesnake warning signs posted at PVRC fields - LB
Laura reported that snakes have been reported in North and South Glastonbury.
Warning signs have been posted at the soccer field.
ACTION ITEM: Rich will research the cost of removing snakes.
ACTION ITEM: Laura will ask telephone tree contact to announce snake warnings.

7.4.2 Mowing soccer fields - LB/CRM
J. Trisdale mowed the grass around the fields. .

ACTION ITEM: Include mowing around soccer fields for protection from snakes. in PVRC Section of Policies and Procedures Manual.

7.4.3 Status of PVRC Bylaws/non-profit status – LB
Laura reported that she learned new information concerning the Bylaws. She recently filed a 501-C3 document recently on the due date.

7.5 Website - EA

7.5.1 Report on posting rattlesnake caution notice on GLA website –LB
Laura reported notice was posted. .

7.5.2 Report on posting discharge of firearms letter on GLA website – LB
Laura reported that the firearms letter has been sent to Edward to post.

8. Comment Period for Visiting Landowners.

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9. **Meeting adjourned at 10:15 pm.** A private meeting followed for the purpose of electing a replacement for Neil Kremer's vacancy due to his resignation.
Next Meeting Date: Wednesday, September 19, 2007.

NEW ACTION ITEMS

TR081207	*Denise:* forward to Charlene the 5- year spread sheet.
BC081307	*Committee Chairs:* Submit committee 2008 budget estimates to Charlene no later than 8/27.
EC081307.1	*Charlene:* Find a mediator and timekeeper for the annual meeting.
EC081307.2	*Board:* Send to Laura suggested changes to new regulations that can be presented to the PC Planners at the next meeting.
EC081307.3	*Eleanor:* Call Val and compile two lists of suggested changes to fire regulations and road regulations.
EC081307.4	Laura: Ask attorney if the GLA could join the lawsuit later than Aug. 20 and request a written position paper to be posted on website, in post office and include in upcoming newsletter..
EC081307.5	*Val O'Connel:* Ttry to get the fire regulations off the Park County website and onto the GLA website.
EC081307.6	*Laura:* Ask attorney what the GLA Board's responsibilities are per our Covenants, Bylaws, Articles and Master Plan.
EC081307.7	*Alyssa/Board:* See 5.3.3 above. Prepare a presentation re: GLA responsibilities for the annual meeting and also include in a mailing to the landowners for a vote-based on response, publish statement that explains what the GLA does and does not do.
EC081307.8	*Laura:* Ask attorney to review proposed complaint process.
RDWD081307.1	*Rich:* Check out the water tank reported by Neil.
RDWD081307.2	*William:* Complete research on installing hydrant.
RDWD081307.3	*Charlotte:* Contact Church regarding donating land, etc.
RDWD081307.4	*William/Rich:* Meet with Frances Owen to inspect her well.
RDWD081307.5	*Neil/Rain:* Write up a proposal regarding the fire station.

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CM081307.1 *Laura/Board:* Find a volunteer to assist the complaint committee to handle minor complaints, using form letters.

CM081307.2 *Denise*: Add to firearms letter that the GLA recommends landowners avoid firing arms in the early morning or late evening.

CM081307.3 *Board:* Send to Laura any ideas to assist in handling the firearms issue.

PR081307 *Alyssa:* Send approval form to Bodeaux/Mayer

CM081307.4 *William/Rich/Denise:* Send bill/letter to Parcel 81 owners re: knapweed. Notify Ev. Johnston.

CM081307.5 *?* Research/document snowmobiles, motorcycle, ATV laws and rules in Glastonbury Covenants.

CM081307.6 *Denise/Laura:* Draft letter re: GLA policy on ATVs

CM081307.7 *Laura/Denise/Edward:* Post the firearms, ATV and fire hazard policies on GLA website and in the next GLA newsletter to landowners.

CM081307.8 *Rich:* Research the cost of removing snakes.

CM071307.9 *Laura:* Contact telephone tree person to announce snake warnings.

CM071307.10 *Denise:* Include mowing around soccer fields for protection from snakes. in PVRC Section of Policies and Procedures Manual.

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Glastonbury Landowners Association, Inc.
Board of Directors Meeting Agenda
MONDAY, AUGUST 13, 2007 – ST. JOHN'S CHURCH, EMIGRANT

1. Call to order; opening prayer
2. Set Agenda (*Please submit all proposed agenda items to the appropriate Committee Chair or Officer at least 15 days prior to the meeting. If, at the beginning of the meeting, the Board receives additional items of a timely nature, it will determine if these should be added to the agenda.)*
3. Meeting Minutes – approval via e-mail
4. Treasurers' Monthly Reports – CRM
5. Officers' Reports
   - 5.1 Budget Committee - CRM
     - 5.1.1 Budget Proposals received from chairs for 2008
   - 5.2 Election Committee – CRM/ES
     - 5.2.2 Review election process August thru November – CRM
       - 5.2.2.1 Board members who plan to run in November
       - 5.2.2.2 Board volunteers for Annual Meeting
   - 5.3 Executive Committee – LB/ES/JN/CRM
     - 5.3.1 Review recent meetings re: new subdivision regulations/road access
     - 5.3.3 GLA work load allocation - AA/LB
       - 5.3.3. 1 Policies/Procedures project report - LB
6. UNFINISHED BUSINESS – Committee Reports
   - 6.1 Master Plan
     - 6.1.1 Status of response from A. Shaw re: Neil's MP expense letter – NK
   - 6.3 Road and Weeds – WS/RS
     - 6.3.1 Status on research re: SG fire pond water rights – DK
     - 6.3.2 Research re: possible ideas for fire station at SG –NK/LB
     - 6.3.3 Research re: installation of hydrant on Venus Way – WS/RS
   - 6.4 Community - LB
     - 6.4.1 Complaint Sub-Committee – LB
       - 6.4.1.1 Status of developing new complaint process & letters – LB/DK
       - 6.4.1.2 Status of letter re: shelter problems – LB/DK
       - 6.4.1.3 Status of complaints re: Parcel 81 (SG) – LB/RS
       - 6.4.1.4 Status of E. Johnston complaints (SG) - LB
       - 6.4.1.5 Status of complaint re: gunshot/noise on Parcel 82 (NG) - LB
       - 6.4.1.6 Status of road encroachment complaint on Parcel ? (NG) – LB
7. NEW BUSINESS - Committee Reports
   - 7.1 Project Review – AA/RS
     - 7.1.1 Parcel 45 (NG): Bodeaux/Mayer subdivision variance - AA
   - 7.2 Road/Weed–WS/RS
     - 7.2.1 Proposal for upgrading roads
       - 7.2.1.1 2007 Projected road work checklist – WS/RS
       - 7.2.1.1 Proposal for chip sealing – WS/RS/OJ
     - 7.2.2 Report re: guard rail – WS
   - 7.3 Community Committee – LB
     - 7.3.1 Complaint Sub-Committee – LB
       - 7.3.1.1 Rattlesnake complaints (NG) – LB
       - 7.3.1.2 Knapweed complaint re: Parcel 81 (SG) –LB
       - 7.3.1.3 ATV speeding/road damage complaints (NG) – LB
       - 7.3.1.4 Gun shooting and arrow complaint on Pisces Way (NG) – LB
       - 7.3.1.5 Consider possible rule changes re: ATVs and Guns - LB
   - 7.4 Recreation – JN/EA (Co-Chairs)
     - 7.4.1 Rattlesnake warning signs posted at PVRC fields - LB
     - 7.4.2 Mowing soccer fields - LB/CRM
     - 7.4.3 Status of PVRC Bylaws/non-profit status - LB
   - 7.5 Website
     - 7.5.1 Report on posting rattlesnake caution notice on GLA website -LB
     - 7.5.2 Report on posting discharge of firearms letter on GLA website - LB
8. Comment Period for Visiting Landowners.
9. Meeting Adjournment. Next Meeting Date: WEDNESDAY, SEPTEMBER 19, 2007.

(Note: The September meeting originally scheduled for the 10th was changed to the 19th)

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August 14, 2007

Dear Glastonbury Landowner,

The Glastonbury Landowners Association (GLA) has recently received several complaints regarding unsafe or disturbing driving practices by individuals on Glastonbury platted and private roads. These complaints have included trespassing on to private property; disturbances from loud noises produced by ATVs and, in some cases, damage to private roads and newly surfaced platted roads.

This letter is to bring to your attention the updated policy,* adopted by the GLA Board on August 13, 2007, regarding driving on Glastonbury common roads

Please carefully review this policy and be sure to pass it on to your family, guests and/or renters.

POLICY

Driving Requirements and Safety Standards on Glastonbury Common Roads

All individuals driving vehicles on Glastonbury common roads (including, but not limited to ATVs, recreational vehicles, snow mobiles and motorcycles) are required to uphold the following:

- Possess a current driver's license and vehicle registration.
- Possess current vehicle insurance in compliance with Montana law.
- Follow legal and safe driving methods, including caution when approaching children and pedestrians. Use common sense and safe practices when safety conditions and weather such as snow or ice necessitate slowing down.
- Observe stop signs, speed limit signs and other warning signs.
- Avoid being a nuisance to your neighbors with loud vehicle noise or music.
- Avoid driving your vehicle in ways that will damage the common roads. (Examples: Driving fast on newly graded surfaces; "donuting")
- Do not litter on roads or sides of roads.
- Respectfully observe your neighbor's private property; do not trespass upon your neighbor's roads or land without permission.

Thank you for your kind cooperation.

Sincerely,

THE BOARD OF DIRECTORS

* See Glastonbury Covenants, Section 8. Roads and Easements: (e.) The Association shall from time to time make, alter and enforce rules of health, safety, convenience and conduct on the platted road easements, including, but not limited to, speed limits, signals and signs, traffic regulations, weight and size limits, recreational usage, livestock usage, etc.; (i.) No motor vehicle shall be operated on the platted road easements in the Community except by a person having a valid operator's or driver's license, and all such operations shall be in accordance with any limitations contained in the license; and (j.) No Landowner may encroach upon any platted road easement bordering upon, joining or crossing the Landowner's parcel with fences, structures, improvements or any other use inconsistent with this section, except as permitted in writing by the Association.

Policy Driving Requirements
Ltr 8/14/07

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07/17/07

Glastonbury Landowner's Association

2007 Budget Variance Report

January - June 2007

	Jan - Dec 07	Budget	$ Over Budget	% of Budget
Ordinary Income/Expense				
Income				
100. Parcel Assessment Fees				
101. Dwelling Prior to 2000	60.00			
107. Dwelling 2005	69.84			
108. Dwelling 2006	2,878.63			
109. Dwelling 2007	19,420.85	31,146.96	-11,726.11	62.4%
125. Land Prior to 2000	60.00			
128. Land 2002	20.00			
129. Land 2003	120.00			
130. Land 2004	234.78			
131. Land 2005	428.83			
132. Land 2006	4,425.85			
133. Land 2007	32,440.68	48,675.96	-16,235.28	66.6%
150. GAV	3,552.50	7,105.00	-3,552.50	50.0%
160. Finance Chrgs Late Accnts	305.07			
161. Penalties Late Accounts	254.56			
Total 100. Parcel Assessment Fees	64,271.59	86,927.92	-22,656.33	73.9%
200. Project Review Fees				
201. Application Fee	175.00	575.04	-400.04	30.4%
202. IF - House	750.00	750.00	0.00	100.0%
203. IF - Structures 200/800sf	0.00	300.00	-300.00	0.0%
205. IF - Well	375.00	300.00	75.00	125.0%
206. IF - Driveway	150.00	225.00	-75.00	66.7%
207. IF - Septic	150.00	225.00	-75.00	66.7%
208. IF - Package	850.00	1,700.04	-850.04	50.0%
210. IF - Subdivison	0.00	750.00	-750.00	0.0%
214. IF - Major Variance	0.00	300.00	-300.00	0.0%
217. IF - Mobile Home Pckg	0.00	275.04	-275.04	0.0%
Total 200. Project Review Fees	2,450.00	5,400.12	-2,950.12	45.4%
300. Roads				
301. CUT - Road Paving Loan	987.35	2,200.00	-1,212.65	44.9%
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	3,987.35	3,800.00	187.35	104.9%
500. Interest Earned				
501. Savings Interest	239.26	300.00	-60.74	79.8%
Total 500. Interest Earned	239.26	300.00	-60.74	79.8%

July

GLA 02370

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07/17/07

Glastonbury Landowner's Association

2007 Budget Variance Report

January - June 2007

	Jan - Dec 07	Budget	$ Over Budget	% of Budget
700. Other Income				
703. Website Reality Listing	15.00			
704. Donations for legal fund	405.00			
Total 700. Other Income	420.00			
Total Income	71,368.20	96,428.04	-25,059.84	74.0%
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	34.4%
A04. Travel	160.94	200.04	-39.10	80.5%
A05. Equipment Reg & Ins	880.00	1,665.00	-785.00	52.9%
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	15,112.64	30,225.00	-15,112.36	50.0%
A09. Administration	0.00	120.00	-120.00	0.0%
A11. Miscellaneous	0.00	500.04	-500.04	0.0%
A12. Contractors - NG Road Wrk	12,250.00			
A13. Contractors - SG Road Wrk				
A13B. Arcturus Drive	6,500.00			
A13D. Leo Drive	1,300.00			
A13G. Hercules Road	7,680.00			
A13. Contractors - SG Road Wrk - Other	3,930.00			
Total A13. Contractors - SG Road Wrk	19,410.00			
Total A00. Roads & Weeds	52,329.08	84,000.08	-11,671.00	81.8%
B00. Project Review				
B01. Contractors	0.00	1,299.96	-1,299.96	0.0%
B04. Administration	1.74	275.04	-273.30	0.6%
B05. Legal Fees	0.00	100.00	-100.00	0.0%
Total B00. Project Review	1.74	1,675.00	-1,673.26	0.1%

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Glastonbury Landowner's Association

2007 Budget Variance Report

January - June 2007

	Jan - Dec 07	Budget	$ Over Budget	% of Budget
C00. Complaints				
C01. Contractors	0.00	70.00	-70.00	0.0%
C03. Administration	0.78			
C04. Legal Fees	138.75	200.00	-61.25	69.4%
C05. Miscellaneous	0.00	30.00	-30.00	0.0%
Total C00. Complaints	139.53	300.00	-160.47	46.5%
D00. Recreation				
D03. PVRC				
D03A. PVRC Electricity	198.55	600.00	-401.45	33.1%
D03B. PVRC Insurance	160.02	500.00	-339.98	32.0%
D03. PVRC - Other	5.07			
Total D03. PVRC	363.64	1,100.00	-736.36	33.1%
Total D00. Recreation	363.64	1,100.00	-736.36	33.1%
E00. Master Plan				
E03. Administration	1,870.38	999.96	870.42	187.0%
E04. Legal Fees	647.50	800.04	-152.54	80.9%
E05. Miscellaneous	223.33	100.00	123.33	223.3%
Total E00. Master Plan	2,741.21	1,900.00	841.21	144.3%
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	162.68	409.04	-246.36	39.8%
Total G00. Liens	162.68	659.04	-496.36	24.7%
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	1,029.38	4,550.04	-3,520.66	22.6%
K02. Contractors - Bookkeeper	1,415.65	3,000.00	-1,584.35	47.2%
K03. Contractors - Accountant	120.00	105.00	15.00	114.3%
K04. Contractors - Database	162.95	750.00	-587.05	21.7%
K05. Contractors - Attorney	1,647.50	500.00	1,147.50	329.5%
K06. Office Supplies	224.29	600.00	-375.71	37.4%
K07. Postage and Delivery	513.67	414.96	98.71	123.8%
K08. Monthly Board Meetings	1,676.95	2,850.00	-1,173.05	58.8%
K09. Bank Service Charges	36.50			
K10. Cash Advance	-65.61			
K11. Rent	425.00	579.96	-154.96	73.3%

GLA 02372

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07/17/07

Glastonbury Landowner's Association

2007 Budget Variance Report

January - June 2007

	Jan - Dec 07	Budget	$ Over Budget	% of Budget
K12. Insurance				
K12A. GLA Board Liability Ins	1,341.00	1,341.00	0.00	100.0%
K12B. GLA Community Ins	0.00	6,100.00	-6,100.00	0.0%
Total K12. Insurance	1,341.00	7,441.00	-6,100.00	18.0%
K13. Taxes	0.00	317.00	-317.00	0.0%
K14. Licenses and Permits	55.00	70.00	-15.00	78.6%
Total K00. General Operating Expenses	8,582.28	21,177.96	-12,595.68	40.5%
M00. Annual Meeting/Elections				
M03. Administration	247.00	889.98	-642.98	27.8%
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	91.00			
Total M00. Annual Meeting/Elections	338.00	1,650.98	-1,312.98	20.5%
Total Expense	64,658.16	96,428.04	-31,769.88	67.1%
Net Ordinary Income	6,710.04	0.00	6,710.04	100.0%
Net Income	**6,710.04**	**0.00**	**6,710.04**	**100.0%**

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Glastonbury Landowners Association

Board of Directors Meeting Minutes

September 19, 2007

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1. **Call to Order/Opening Prayer**
The meeting came to order at 6:59 p.m., at St. John's Church, Emigrant, Montana. It was decided that a private meeting would follow the regularly scheduled meeting beginning at 9:30 p.m. Charlotte gave the opening prayer.
Present: Laura Boise (President), Janet Naclerio (Secretary), Eleanor Schieffelin (Vice-President), Charlene Murphy (Treasurer), Edward Anderson, Rain Zeccolo, Charlotte Mizzi, William Smith, Alyssa Angelis Allen, and Rich Spallone.
Not Present: Orlando Johnson, Dan Kehoe, Jr.
Landowners Present: Frances Owen, Val O'Connell; guest sign-in sheet not located.

2. **Set Agenda**
Requested agenda item 8.1 to be removed. All voted to remove this item.

3 **Meeting Minutes** - Approval via e-mail.

4. **Treasurer's Monthly Reports – CRM**
The Board reviewed "Check and Deposit Detail Report, August 2007" and "Variance Report, August 2007." Discussion.
MOTION: Edward motioned and Janet seconded to accept the Treasurer's reports. **Motion carried unanimously.**

5. **Officers' Reports**
5.1 Budget Committee – CRM/OJ/CM/LB/JN
5.1.1 Review/discuss 2008 Budget Proposal
Charlene presented the proposed 2008 budget as prepared by the Budget Committee. Further development will be done on the budget and it will be reviewed and voted upon at the October Board meeting.

5.2 Election Committee – CRM/ES
5.2.1 Review election/annual meeting tasks/preparation, etc. – CRM
As of this date no nominations have been received. Nominations are due in one week.
5.3 Update: new subdivision regulations/road access issue. Tabled.

6. **UNFINISHED BUSINESS – Committee Reports**
6.1 Master Plan
6.1.1 Status of response from A. Shaw- re: Neil's MP expense letter- NK
No response as of this date.
6.2 Road & Weeds – WS/RS
6.2.1 Status of research re: SG fire pond water rights – DK
The fire department does not consider the pond as viable water source.

File: MtgMins 09 17 07
Draft: 10 15 15, 10 29 15 - FINAL
Approved: Late Oct by email

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6.2.2 Research re: possible ideas for fire station at SG – LB Tabled.

6.2.3 Report re: Meeting w/Frances Owen re: possible upper south hydrant – WS/RS

The area easement on Frances Owens' property needs to be an approved site. The water from the well needs to go into a 10,000 gallon -cistern tank. The cost for the project is $10,200, which includes excavation, etc. This is inclusive with the exception of the monthly fee for electric.

6.2.4 Status of Research re: Installation of Fire Hydrant on Venus Way – WS/RS

William Smith stated that an application has to be made and re-filed with RHQ for the installation of the fire hydrant at Venus Way.

6.3 Community – LB

6.3.1 Complaint Sub-Committee – LB

6.3.1.1 Status of developing new complaint process & letters – LB/DK

Laura stated that she would work with Hertha Lund for developing a new complaint process and the legalities involved with this process.

6.3.1.2 Status of letter re: shelter problems – LB/DK

Pending attorney review.

6.3.1.3 Status of solutions re: complaints concerning Parcel 81 (SG)-LB/RS

Pending attorney review.

6.3.1.4 ATV speeding/road damage complaints (NG) – LB Tabled.

6.3.1.5 Review possible changes to ATV's & Gun rules – LB Tabled.

7. NEW BUSINESS – Committee Reports

7.1 Project Review – AA/RS

7.1.1 Parcel 56 (NG) K. Rakela Sign Variance Application

MOTION: Charlotte motioned and Rain seconded to deny the Kathleen. Rakela's sign variance application. **Motion carried unanimously.**

UNANIMOUS CONCENT: Return the $50 waiver fee and $25 application fee to Kathleen. .

7.1.2 Parcel 108 (SG)/ Dennis & Wendy Riley – House addition application

MOTION: Alyssa motioned and Charlene seconded to approve the Riley's house addition application. **Motion carried.** (1 abstention – Rich)

7.2 Roads/Weed – WS/RS

7.2.1 Proposal for upgrading roads. Tabled.

7.2.1.1 2007 Projected road work checklist – WS/RS Tabled.

7.2.1.2 Proposal for chip sealing – WS/RS/OJ Tabled.

7.2.1.3 Committee meeting report – WS Tabled.

7.2.2.4 Land Donation for fire station – CM Tabled.

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Draft: 10 15 15; 10 29 15 - FINAL
Approved: Late Oct by email

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7.2.2.5 Report re: guard rail – WS Tabled.

7.3. Community Committee- LB Tabled.

7.3.1 Draft of ATV Letter – LB/DO Tabled.

7.3.2 Complaints. Tabled.

7.3.3 Removing snakes – RS

Rich introduced Roger Seaman, who specializes in rattlesnake removal. Roger distributed rattlesnake elimination information, including how to find their source (dens). He agreed to submit this information and his contact information to our web-site. Roger estimated it would take a few afternoons to locate the snakes in the soccer field; his estimated cost for removing snakes is $310 per transmitter plus Roger's labor of $300-$400 per day.

8. Comment period for Visiting Landowners

8.1 Update on Township Research – Val O'Connell

This update was removed from the agenda per Board decision.

9. Meeting Adjournment. The meeting adjourned at 9:40 p.m. Next meeting will take place on Wednesday, October 10 at St. John's Church in Emigrant. **NOTE: THIS DATE WAS LATER CHANGED TO MONDAY, OCTOBER 15.**

NEW ACTION ITEMS:
(I didn't put the number on these due to time - Denise)

William Smith: Contact Marty Malone, County Extension Agent, regarding the weed grant.

Laura Boise: Review Bylaws to determine if there is a bidding process for contracts.

Rich: Gather information on the cost of electricity for a pump for a fire hydrant (on proposed easement on Frances Owens' property in High South) plus all other pertinent information. Alyssa will help Rich.

Laura: Follow up with attorney regarding complaint process letter.

File: MtgMins 09 17 07
Draft: 10 15 15; 10 29 15 - FINAL
Approved: Late Oct by email

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Glastonbury Landowners Association, Inc.
Board of Directors Meeting Agenda - REVISED
WEDNESDAY, SEPTEMBER 19, 2007 – ST. JOHN'S CHURCH, EMIGRANT

1. **Call to order; opening prayer**
2. **Set Agenda** (*Please submit all proposed agenda items to the appropriate Committee Chair or Officer at least 15 days prior to the meeting. If, at the beginning of the meeting, the Board receives additional items of a timely nature, it will determine if these should be added to the agenda.)*
3. **Meeting Minutes – approval via e-mail**
4. **Treasurers' Monthly Reports – CRM**
5. **Officers' Reports**
   - **5.1 Budget Committee - CRM**
     - **5.1.1 Review/discuss 2008 Budget Proposal**
   - **5.2 Election Committee – CRM/ES**
     - **5.2.1 Review election/annual meeting tasks/preparation. etc. – CRM**
   - **5.3 Executive Committee – LB/ES/JN/CRM**
     - **5.3.1 Update: new subdivision regulations/road access issue**
6. **UNFINISHED BUSINESS – Committee Reports**
   - **6.1 Master Plan**
     - **6.1.1 Status of response from A. Shaw re: Neil's MP expense letter – NK**
   - **6.2 Road and Weeds – WS/RS**
     - **6.2.1 Status on research re: SG fire pond water rights – DK**
     - **6.2.2 Status of research re: possible ideas for fire station in SG –LB**
     - **6.2.3 Report re: Meeting w/Frances Owen re: possible upper south hydrant-WS/RS**
     - **6.2.4 Status of research re: installation of hydrant on Venus Way – WS/RS**
   - **6.3 Community - LB**
     - **6.3.1 Complaint Sub-Committee – LB**
       - **6.3.1.1 Status of developing new complaint process & letters – LB/DK**
       - **6.3.1.2 Status of letter re: shelter problems – LB/DK**
       - **6.3.1.3 Status of solutions re: complaints concerning Parcel 81 (SG) – LB/RS**
       - **6.3.1.4 ATV speeding/road damage complaints (NG) – LB**
       - **6.3.1.5. Review possible changes re: ATVs and Gun rules - LB**
7. **NEW BUSINESS - Committee Reports**
   - **7.1 Project Review – AA/RS**
     - **7.1.1 Parcel 56 (NG): K. Rakela Sign Application**
     - **7.1.2 Parcel 108 (SG): Dennis & Wendy Riley -Addition to house**
   - **7.2 Road/Weed–WS/RS**
     - **7.2.1 Proposal for upgrading roads**
       - **7.2.1.1 2007 Projected road work checklist – WS/RS**
       - **7.2.1.2 Proposal for chip sealing – WS/RS/OJ**
       - **7.2.1.3 Committee meeting report – WS**
     - **7.2.2 Status on research re: Fire Station, etc.**
       - **7.2.2.1 Possible ideas for fire station in SG –LB**
       - **7.2.2.2 SG fire pond water rights – DK**
       - **7.2.2.3 Land donation – CM**
       - **7.2.2.4 Meeting w/Frances Owen re: possible upper south hydrant –WS/RS**
     - **7.2.3 Status of research re: installation of hydrant on Venus Way – WS/RS**
     - **7.2.4 Report re: guard rail – WS**
   - **7.3.1 Community Committee – LB**
     - **7.3.1.1 Draft of ATV Letter – LB/DO**
     - **7.3.1.2 Removing snakes - RS Guest speaker - 7:30 pm (5-10 minutes max.)**
8. **Comment Period for Visiting Landowners.**
   - **8.1 Update on Township Research – Val O'Connell**
9. **Meeting Adjournment. Next Meeting Date: WEDNESDAY, October 10, 2007.**
   (Note: The next meeting is on a Wednesday)

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09/06/07

Glastonbury Landowner's Association

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128. Land 2002	20.00			
129. Land 2003	120.00			
130. Land 2004	234.78			
131. Land 2005	529.83			
132. Land 2006	5,255.80			
133. Land 2007	36,167.09	48,675.96	-12,508.87	74.3%
150. GAV	5,328.75	7,105.00	-1,776.25	75.0%
160. Finance Chrgs Late Accnts	353.09			
161. Penalties Late Accounts	313.96			
Total 100. Parcel Assessment Fees	73,845.32	86,927.92	-13,082.60	85.0%
200. Project Review Fees				
201. Application Fee	283.92	575.04	-291.12	49.4%
202. IF - House	750.00	750.00	0.00	100.0%
203. IF - Structures 200/800sf	0.00	300.00	-300.00	0.0%
204. IF - Structures Over 800sf	200.00			
205. IF - Well	450.00	300.00	150.00	150.0%
206. IF - Driveway	150.00	225.00	-75.00	66.7%
207. IF - Septic	150.00	225.00	-75.00	66.7%
208. IF - Package	1,001.79	1,700.04	-698.25	58.9%
210. IF - Subdivison	150.00	750.00	-600.00	20.0%
211. IF - Road	200.00			
213. IF - Minor Variance	50.00			
214. IF - Major Variance	0.00	300.00	-300.00	0.0%
217. IF - Mobile Home Pckg	0.00	275.04	-275.04	0.0%
Total 200. Project Review Fees	3,385.71	5,400.12	-2,014.41	62.7%
300. Roads				
301. CUT - Road Paving Loan	1,476.12	2,200.00	-723.88	67.1%
302. Knap Weed Refund	0.00	1,600.00	-1,600.00	0.0%
303. Snowplowing				
303A. Bank of the Rockies	300.00			
303B. Emigrant Post Office	225.00			
Total 303. Snowplowing	525.00			
306. SG Road Assessment Fees				
306G. Hercules Road	3,000.00			
Total 306. SG Road Assessment Fees	3,000.00			
Total 300. Roads	5,001.12	3,800.00	1,201.12	131.6%
500. Interest Earned				
501. Savings Interest	327.13	300.00	27.13	109.0%
Total 500. Interest Earned	327.13	300.00	27.13	109.0%
700. Other Income				
703. Website Reality Listing	15.00			
704. Donations for legal fund	455.00			
Total 700. Other Income	470.00			
Total Income	83,029.28	96,428.04	-13,398.76	86.1%
Expense				
A00. Roads & Weeds				
A01. Contractors - Gen Road Wrk	0.00	21,939.96	-21,939.96	0.0%

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09/06/07

Glastonbury Landowner's Association

2007 Budget Variance Report

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A05. Equipment Reg & Ins	880.00	1,665.00	-785.00	52.9%
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	22,668.96	30,225.00	-7,556.04	75.0%
A09. Administration	0.00	120.00	-120.00	0.0%
A11. Miscellaneous	0.00	500.04	-500.04	0.0%
A12. Contractors - NG Road Wrk				
A12C. Capricorn Drive	2,600.00			
A12F. Gemini Road	780.00			
A12J. Sirius Drive	2,600.00			
A12K. Taurus Road	2,600.00			
A12. Contractors - NG Road Wrk - O...	3,670.00			
Total A12. Contractors - NG Road Wrk	12,250.00			
A13. Contractors - SG Road Wrk				
A13B. Arcturus Drive	6,500.00			
A13D. Leo Drive	1,300.00			
A13G. Hercules Road	7,680.00			
A13. Contractors - SG Road Wrk - O...	3,930.00			
Total A13. Contractors - SG Road Wrk	19,410.00			
Total A00. Roads & Weeds	61,772.90	64,000.08	-2,227.18	96.5%
B00. Project Review				
B01. Contractors	0.00	1,299.96	-1,299.96	0.0%
B04. Administration	1.74	275.04	-273.30	0.6%
B05. Legal Fees	0.00	100.00	-100.00	0.0%
Total B00. Project Review	1.74	1,675.00	-1,673.26	0.1%
C00. Complaints				
C01. Contractors	0.00	70.00	-70.00	0.0%
C03. Administration	0.78			
C04. Legal Fees	138.75	200.00	-61.25	69.4%
C05. Miscellaneous	0.00	30.00	-30.00	0.0%
Total C00. Complaints	139.53	300.00	-160.47	46.5%
D00. Recreation				
D03. PVRC				
D03A. PVRC Electricity	370.22	600.00	-229.78	61.7%
D03B. PVRC Insurance	703.78	500.00	203.78	140.8%
D03. PVRC - Other	5.07			
Total D03. PVRC	1,079.07	1,100.00	-20.93	98.1%
D05. Legal Fees	300.00			
D06. Miscellaneous	70.00			
Total D00. Recreation	1,749.07	1,100.00	649.07	159.0%
E00. Master Plan				
E03. Administration	1,908.63	999.96	908.67	190.9%
E04. Legal Fees	647.50	800.04	-152.54	80.9%
E05. Miscellaneous	223.33	100.00	123.33	223.3%
Total E00. Master Plan	2,779.46	1,900.00	879.46	146.3%

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Glastonbury Landowner's Association

2007 Budget Variance Report

January - August 2007

	Jan - Dec 07	Budget	$ Over Budget	% of Budget
F00. Website				
F01. Contractors - Dev & Mtce	208.33	300.00	-91.67	69.4%
F02. URL/Domain Fee	87.05	99.96	-12.91	87.1%
Total F00. Website	295.38	399.96	-104.58	73.9%
G00. Liens				
G01. Lien Filing	16.00	250.00	-234.00	6.4%
G03. Administration	290.18	409.04	-118.86	70.9%
Total G00. Liens	306.18	659.04	-352.86	46.5%
J00. Other Projects				
J03. Procedures Proposal	866.25	3,565.02	-2,698.77	24.3%
Total J00. Other Projects	866.25	3,565.02	-2,698.77	24.3%
K00. General Operating Expenses				
K01. Contractors - Admin Sec	1,854.88	4,550.04	-2,695.16	40.8%
K02. Contractors - Bookkeeper	2,180.10	3,000.00	-819.90	72.7%
K03. Contractors - Accountant	120.00	105.00	15.00	114.3%
K04. Contractors - Database	162.95	750.00	-587.05	21.7%
K05. Contractors - Attorney	6,122.50	500.00	5,622.50	1,224.5%
K06. Office Supplies	306.18	600.00	-293.82	51.0%
K07. Postage and Delivery	631.13	414.96	216.17	152.1%
K08. Monthly Board Meetings	2,375.45	2,850.00	-474.55	83.3%
K09. Bank Service Charges	36.50			
K10. Cash Advance	84.39			
K11. Rent				
K11A Special Mtgs	75.00			
K11. Rent - Other	465.00	579.96	-114.96	80.2%
Total K11. Rent	540.00	579.96	-39.96	93.1%
K12. Insurance				
K12A. GLA Board Liability Ins	1,341.00	1,341.00	0.00	100.0%
K12B. GLA Community Ins	6,100.00	6,100.00	0.00	100.0%
Total K12. Insurance	7,441.00	7,441.00	0.00	100.0%
K13. Taxes	0.00	317.00	-317.00	0.0%
K14. Licenses and Permits	55.00	70.00	-15.00	78.6%
Total K00. General Operating Expenses	21,910.08	21,177.96	732.12	103.5%
M00. Annual Meeting/Elections				
M03. Administration	247.00	889.98	-642.98	27.8%
M04. Postage and Delivery	143.50	386.00	-242.50	37.2%
M05. Refreshments	0.00	300.00	-300.00	0.0%
M06. Rent	75.00	75.00	0.00	100.0%
M07. Miscellaneous	211.00			
Total M00. Annual Meeting/Elections	676.50	1,650.98	-974.48	41.0%
Total Expense	90,497.09	96,428.04	-5,930.95	93.8%
Net Ordinary Income	-7,467.81	0.00	-7,467.81	100.0%
Net Income	**-7,467.81**	**0.00**	**-7,467.81**	**100.0%**

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Policy Re: ATVS Driving Safety Requirements in Glastonbury

To Glastonbury Landowners,

In recent months the Glastonbury Landowners Association (GLA) has received several complaints regarding unsafe or disturbing driving practices by individuals on Glastonbury platted and private roads. These complaints have included trespassing on private property, disturbances from loud noises produced by ATVs and, in some cases, damage to private roads and newly surfaced platted roads.

Policy Re: Driving Safety Requirements on Platted Roads in Glastonbury

Please carefully review the following and be sure to pass these requirements on to your family, guests and/or renters.

All individuals who drive vehicles (including snow mobiles, motorcycles and ATVs) on Glastonbury common roads are required to uphold the following:

- Retain a current driver's license
- Possess current vehicle insurance in compliance with Montana law
- Possess current legal vehicle registration
- Follow safe driving methods, including caution when approaching children and pedestrians
- Observe stop signs and posted speed limits
- Use common sense regarding safety when weather and safety conditions (such as snow or ice) necessitate slowing down
- Avoid disturbing neighbors with excessive vehicle noise
- Avoid driving your vehicle in ways that will damage the roads
  (For example, "donuting"and speeding on newly graded surfaces is damaging)
- Respectfully observe private property; Do not trespass upon private roads or land

Thank you for upholding these driving standards and for passing this information on to others as appropriate. We hope that all landowners, renters, guests and their children will enjoy a sense of peace and security in a community that respects safe and courteous driving practices.

Sincerely,

THE BOARD OF DIRECTORS

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Glastonbury Landowner's Association

2007 Operating Budget

Income/Expense Categories	2007 Projected Budget	Notes
Projected Income		
100. Assessment Fees for Land and Dwellings		
		$ 55,825 - 385 Parcels x $145.00
		(-) 3,049 - Uncollectable Lien Accounts
		(-) 1,305 - Subdivision Waivers
		(-) 2,795 - Uncollectible 2007 Fees (5%)
100. Assessments:133. Land 2007	$ 48,676.00	$ 48,676 - Total Land Assessment Fees
		$ 35,235 - 243 Dwellings x $145.00
		(-) 2,323 - Uncollectable Lien Accounts
		(-) 1,765- Uncollectible 2007 Fees (5%)
100. Assessments:108. Dwelling 2007	$ 31,147.00	$ 31,147 - Total Assessment Fees
100. Assessments:150. GAV	$ 7,105.00	$ 7,105 - Golden Age Village (49 x $145.00)
100. Total Assessment Fee Income	**$ 86,928.00**	
200. Project Review Fees for Landowner Building Projects		
200. Project Review Fees:201. Application Fee	$ 575.00	Non-refundable Application Fee
200. Project Review Fees:202. IF - House	$ 750.00	
200. Project Review Fees:203. IF - Structures 200/800sf	$ 300.00	
200. Project Review Fees:205. IF - Well	$ 300.00	
200. Project Review Fees:206. IF - Driveway	$ 225.00	
200. Project Review Fees:207. IF - Septic	$ 225.00	
200. Project Review Fees:208. IF - Package	$ 1,700.00	House, Well, Driveway and Septic
200. Project Review Fees:210. IF - Subdivison	$ 750.00	
200. Project Review Fees:214. IF - Major Variance	$ 300.00	
200. Project Review Fees:215. IF - Mobile Home Package	$ 275.00	Mobile Home, Well, Driveway and Septic
200. Project Review Fees:216. Road Use Fee	$ -	Businesses with Employees
200. Total Project Review Fee Income	**$ 5,400.00**	
300. Roads		
300. Roads:301. CUT - Road Paving Loan	$ 2,200.00	1.0% of Loan Interest paid by Church Universal Triumphant
300. Roads:302. Knap Weed Refund	$ 1,600.00	50% Refund from Park County
300. Total Road Income	**$ 3,800.00**	
500. Interest Earned		
500. Interest Earned:501. Savings Interest	$ 300.00	Interest Earned from Savings Account
500. Total Interest Earned Income	**$ 300.00**	
Total 2007 Projected Income	**$ 96,428.00**	

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Glastonbury Landowner's Association

2007 Operating Budget

Income/Expense Categories	2007 Projected Budget	Notes
Projected Expenses		
A00. Roads & Weeds		
A00. Roads & Weeds:A01. Contractors - Road Mtce	$ 21,940.00	Grading, Gravel, Sanding
A00. Roads & Weeds:A02. Contractors - Snow Removal	$ 5,500.00	Snow Plowing, Fences
A00. Roads & Weeds:A03. Contractors - Weed Control	$ 3,200.00	Weed Spraying, Mowing
A00. Roads & Weeds:A04. Travel	$ 200.00	Inspect Roads & Weeds
A00. Roads & Weeds:A05. Equipment Reg & Ins	$ 1,665.00	
A00. Roads & Weeds:A06. Equipment Mtce	$ 500.00	
A00. Roads & Weeds:A07. Discounts - Weed Control	$ 150.00	GLA Landowner Discount Program
A00. Roads & Weeds:A08. Road Improvement Loan	$ 30,225.00	1st National Bank of Rockies
A00. Roads & Weeds:A09. Administration	$ 120.00	Correspondence, Postage
A00. Roads & Weeds:A11. Miscellaneous	$ 500.00	
A00. Total Road Expenses	**$ 64,000.00**	
B00. Project Review		
B00. Project Review:B01. Contractors	$ 1,300.00	
B00. Project Review:B04. Administration	$ 275.00	Correspondence, Postage
B00. Project Review:B05. Legal Fees	$ 100.00	
B00.. Total Project Review Expenses	**$ 1,675.00**	
C00. Complaints		
C00. Complaints:C01. Contractors	$ 70.00	
C00. Complaints:C04. Legal Fees	$ 200.00	
C00. Complaints:C05. Miscellaneous	$ 30.00	
C00. Total Complaint Expenses	**$ 300.00**	
D00. Recreation		
		$ 500 - Liability Insurance $ 600 - Electricity
D00. Recreation:D03. Paradise Valley Recreation Center	$ 1,100.00	$ 1,100 - Total PVRC Expenses
D00. Total Recreation Expenses	**$ 1,100.00**	
E00. Master Plan		
E00. Master Plan:E03. Administration	$ 1,000.00	Correspondence, Postage
E00. Master Plan:E04. Legal Fees	$ 800.00	
E00. Master Plan:E05. Miscellaneous	$ 100.00	
E00. Total Master Plan Expenses	**$ 1,900.00**	
F00. Website		
F00. Website:F01. Contractors - Dev & Mtce	$ 300.00	
F00. Website:F02. URL/Domain Fee	$ 100.00	
F00. Total Website Expenses	**$ 400.00**	

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Glastonbury Landowner's Association

2007 Operating Budget

Income/Expense Categories	2007 Projected Budget	Notes
G00. Liens		
G00. Liens:G01. Lien Filing	$ 250.00	Fees for Filing a Lien
G00. Liens:G03. Administration	$ 409.00	Correspondence, Postage
G00. Total Lien Expenses	**$ 659.00**	
J00. Other Projects		
J00. Other Projects:J03. Procedures	$ 3,565.00	Produce Policy & Procedures Manuals
J00. Total Other Projects	**$ 3,565.00**	
K00. General Operating Expenses		
K00. Operating Expenses:K01. Contractors - Admin Sec	$ 4,550.00	Correspondence, Mail Processing, Project Review Applications, Landowner/Board Requests, Mass Mailings
K00. Operating Expenses:K02. Contractors - Bookkeeper	$ 3,000.00	Financial accounting, landowner data
K00. Operating Expenses:K03. Contractors - Accountant	$ 105.00	Federal & State Tax Filing
K00. Operating Expenses:K04. Contractors - Database	$ 750.00	Research & Update Landowner Information
K00. Operating Expenses:K05. Contractors - Attorney	$ 500.00	Legal Advice
K00. Operating Expenses:K06. Office Supplies	$ 600.00	Letterhead, Envelopes, Labels, etc.
K00. Operating Expenses:K07. Postage and Delivery	$ 415.00	Stamps, Shipping
K00. Operating Expenses:K08. Monthly Board Meetings	$ 2,850.00	Meeting Minutes, Handouts, Refreshments
K00. Operating Expenses:K11. Rent	$ 580.00	GLA File Storage, Board Meetings
K00. Operating Expenses:K12. Insurance	$ 7,441.00	$ 1,341 - GLA Board Liability Insurance $ 6,100 - GLA Community Insurance $ 7,441 - Total Insurance Expenses
K00. Operating Expenses:K13. Taxes	$ 317.00	Park County Property Taxes
K00. Operating Expenses:K14. Licenses and Permits	$ 70.00	Corporate Non-Profit Licensing
K00. Total General Operating Expenses	**$ 21,178.00**	
M00. Annual Meeting/Elections		
M00. Annual Meeting/Elections:M03. Administration	$ 890.00	Nomination & Election Packets, Meeting set-up & Coordination, Meeting Handouts
M00. Annual Meeting/Elections:M04. Postage and Delivery	$ 386.00	Nomination & Election Packets
M00. Annual Meeting/Elections:M05. Refreshments	$ 300.00	Annual Meeting
M00. Annual Meeting/Elections:M06. Rent	$ 75.00	Emigrant Hall Rental
M00. Total Annual Meeting/Elections Expenses	**$ 1,651.00**	
Total 2007 Projected Expenses	**$ 96,428.00**	
Total 2007 Projected Income	**$ 96,428.00**	
2007 Balanced Projected Budget	**$ -**	

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Glastonbury Landowners Association

Board of Directors Meeting Minutes

October 15, 2007

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1. Call to order / Opening Prayer

The meeting was called to order by Laura Boise at 7:05 p.m., at St John's Church.
PRESENT: Laura Boise (President), Janet Naclerio (Secretary), Charlene Murphy (Treasurer), Orlando Johnson, Rain Zeccolo, Charlotte Mizzi, Alyssa Angelis, William Smith.
ABSENT: Eleanor Schieffelin (Vice President), Dan Kehoe, Jr., Edward Anderson, Rich Spallone.
ALSO ATTENDING: Landowners: Frances Owen, Valerie O'Connell, ...(need the other attendees)

2. Set Agenda

3. Meeting Minutes – approval via e-mail

September 19th Minutes to be reviewed next week after changes are completed.

4. Treasurer's Monthly Reports – CRM

MOTION: Orlando Johnson motioned and Alyssa seconded to accept the Treasurers' Reports. **Motion carried unanimously**

5. Officers' Reports

5.1 Budget Committee - CRM

5.1.1 Review/discuss 2008 Budget Proposal

The Road Committee proposed a budget of $69,910; when it meets, it will re-designate some of money as a capital expense. The Board agreed to change the name of budget item COO from Complaints to "Landowner Issues."
The Board discussed that a volunteer manager consultant was needed to suggest ways to streamline the GLA's workload.

5.1.1.1 Vote Re: 2008 Assessments

MOTION: Orlando motioned and William seconded to increase the GLA 2008 assessments from $145 each per lot and dwelling to $159. **Motion carried unanimously.**

MOTION: Janet motioned to approve the **2008 Budget Proposal.** William seconded the motion. **Motion carried unanimously.**

5.1.2 Tracking Receivable Data for North and South Glastonbury (WHAT DATA IS THIS. VAGUE.

Discussion and review of information was presented. The data will be collected for the Board's purposes.

File: MtgMins 10 15 07
Draft: 11 03 15 - Final
Approved: Via Email mid Nov.

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5.2 Election Committee - CRM/ES

5.2.1 Review election/annual meeting tasks/preparation, etc. – CRM

ACTION ITEM: Committee Chairs need to send their annual meeting presentation outlines via e-mail to Charlene by November 1; Also send a list inform handouts that will need to be xeroxed for the meeting

The annual meeting is scheduled to start at 9 a.m. and end at noon. Board members are requested to arrive by 8:00 a.m. Candidates will be given 3-minutes for their presentations, followed by a question an answer period.

UNANIMOUS AGREEMENT: The Board approved the proposed Annual Meeting/Elections Meeting agenda

5.3 Executive Committee - LB/ES/CRM

5.3.1 Update: new subdivision regulations/road access issue. (No notation about this subject was given…was this tabled?)

6. Unfinished Business – Committee Reports

6.1 Project Review –AA/RS

6.1.1 Parcel 56 NG – K. Rakela Sign Variance –Further discussion – AA

MOTION: Alyssa motioned and Charlene seconded that the Project Review Committee inform Kathleen Rakela that according to the Master Plan, a neighborhood review would need to be conducted in order for the Board to have sufficient input to make a decision about her variance request. Alyssa will ask Kathleen to indicate to the Board if she wishes to proceed by having the Project Review Committee do further evaluation of the landowners affected and of the costs for conducting the variance process. (The Committee's findings would then be presented to the Board.) If, at the appropriate time, Kathleen wishes to proceed with the variance, the $50 already paid (for a minor variance) shall apply toward the major variance fee. If Kathleen does not wish to proceed with the variance, the $50 shall be refunded in full.
Motion carried unanimously

6.2 Master Plan

6.2.1 Status report from Alan Shaw re: MP Expense

Charlene reported that Alan Shaw requested receipts for all expenses incurred for the Master Plan. The Church will reimburse the GLA when receipts are received.

File: MtgMins 10 15 07
Draft: 11 03 15 - Final
Approved: Via Email mid Nov.

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6.3 Community - LB

6.3.1 Complaint Sub-Committee – LB

Complaint related issues are tabled pending attorney review
Complaints will be dealt with at a special meeting.

7. NEW BUSINESS – Committee Reports

7.1 Project Review – AA/RS

7.1.1 Parcel 74 (SG) Richard & Alyssa Allen – Tool Shed Addition

Alyssa Allen withdrew from the Chair of the Project Review Committee for this application and made a presentation as a landowner.
MOTION: Charlene motioned and Orlando seconded to accept Richard and Alyssa Allen's tool shed application as presented with the condition that any disturbed land will be re-seeded after construction. **Motion carried.**
(1 abstention - Alyssa)

7.2 Road/Weed – WS/RS

7.2.1 Committee Report regarding road issue – WS/RS

The Road Committee now has 10 to 12 people participating; it is working on deep issues to address the fabric of the community. **(This is a vague statement and really says nothing. Was anything significant reported?)**

7.2.2 Report re: Weed Grant Information – WS *Removed from agenda.*

7.2.3 Status on research re: Fire Station, etc. – LB *Removed from agenda.*
Fire Station research is currently on hold.

7.2.4 Report on cost of electricity, etc., for pump for the fire hydrant in high south (Frances Owen's property) RSW/AA Tabled.

7.2.5 Report on research of Bylaws re: contractor bidding practices
MOTION: Charlotte motioned and Orlando seconded to have an exception to the GLA policy that the Board must have two bids from contractors when circumstances justify having one bid. **Motion carried unanimously.**
Orlando recommended that there should be a memo of record that if there is only one bid, the memo shall state the reason for the acceptance of one bid.

7.2.6 Report on Roger Seaman proposal for snake removal – RS Tabled

7.3 Abandoned Cars on Road Sides of Trail Creek Area

The Board discussed vehicles that are parked on land that is outside of the Community of Glastonbury. It reviewed a map of the Trail Creek area and

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determined that the area is county land/easement and therefore, concerned landowners should be advised to contact the Sheriff to remove the vehicles.

8. **Comment period for Visiting Landowners**
Frances Owen requested GLA participation in the cost of installing a fence between Glastonbury land and Nelson Story's land due to problems with cattle roaming on to her property. The GLA owns Parcel 96 (SG) which is common use land and borders Nelson Story's land. William and Laura will research this issue.

9. **Meeting Adjournment at 10:10 pm. Next Meeting:** Monday, November 12, 2007 at St. John's Church.

NEW ACTION ITEMS

Janet: Call Eileen Story to change the next meeting from November 5 to November 12

Committee Chairs: Submit to Charlene (via e-mail) by November 1, an outline of annual meeting committee report plus a list of handouts to be xeroxed for the meeting.

William/Laura: Research and getting definitive information regarding free ranging cows.

File: MtgMins 10 15 07
Draft: 11 03 15 - Final
Approved: Via Email mid Nov.

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Glastonbury Landowners Association, Inc.
Board of Directors Meeting Agenda
MONDAY, OCTOBER 15, 2007 -- ST. JOHN'S CHURCH, EMIGRANT

1. **Call to order; opening prayer**
2. **Set Agenda (*Please submit all proposed agenda items to the appropriate Committee Chair or Officer at least 15 days prior to the meeting. If, at the beginning of the meeting, the Board receives additional items of a timely nature, it will determine if these should be added to the agenda.)***
3. **Meeting Minutes – approval via e-mail**
4. **Treasurers' Monthly Reports – CRM**
5. **Officers' Reports**
   - **5.1 Budget Committee - CRM**
     - **5.1.1 Review/discuss 2008 Budget Proposal**
       - **5.1.1. 1 Vote re: 2008 assessments**
   - **5.2 Election Committee – CRM/ES**
     - **5.2.1 Review election/annual meeting tasks/preparation, etc. – CRM**
   - **5.3 Executive Committee – LB/ES/JN/CRM**
     - **5.3.1 Update: new subdivision regulations/road access issue**
6. **UNFINISHED BUSINESS – Committee Reports**
   - **6.1 Project Review – AA/RS**
     - **6.1.1 Parcel 56 NG – K. Rakela Sign Variance - Further Discussion- AA**
   - **6.2 Master Plan**
     - **6.2.1 Status of response from A. Shaw re: MP expense**
   - **6.3 Community - LB**
     - **6.3.1 Complaint Sub-Committee – LB**
     - **Complaint related issues are tabled pending attorney review.**
7. **NEW BUSINESS - Committee Reports**
   - **7.1 Project Review – AA/RS**
     - **7.1.1 Parcel 74 (SG)/Richard & Alyssa Allen - Tool Shed Addition**
   - **7.2 Road/Weed–WS/RS**
     - **7.2.1 Committee report regarding road issues – WS/RS**
     - **7.2.2 Report re: Weed Grant information-WS**
     - **7.2.3 Status on research re: Fire Station, etc.-LB)**
     - **(Fire station research is currently on hold)**
     - **7.2.4 Report on cost of electricity, etc., for a pump for fire hydrant in high south (Frances Owens property) – RS/AA**
     - **7.2.5 Report on researh of Bylaws re: contractor bidding practices**
     - **7.2.6 Report on Roger Seaman proposal for snake removal -RS**
8. **Comment Period for Visiting Landowners.**
9. **Meeting Adjournment. Next Meeting Date: Monday, November 5, 2007.**

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Accounts Receivable Data for North and South Glastonbury

2007	North Glastonbury		South Glastonbury	
	53,306.60		41,151.53	
2006				
	48,523.76		36,661.35	
2005				
	47,614.62		35,244.23	
2004				
	45,347.14		29,774.60	
2003				
	39,877.60		28,960.00	
2002				
	36,114.40		28,080.00	
2001				
	34,386.20		27,740.00	
2000				
	33,980.17		22,003.83	
TOTAL A.R. 2000-2007	$339,150.49		$249,615.54	$89,534.95(more A.R. for NG)
Subtract total Liens 2000-2007	$50,249.89		$24,427.11	
Subtract liens from A.R.	$288,900.06		$255,188.43	$63,712.17 (more paid by NG 2000-2007)

This information is taken from accounts receivable data. The difference of accounts receivable totals from 2000-2007 shows North Glastonbury had $89,534.95 more accounts receivable than South Glastonbury. However, the Accounts Receivable is not what was actually paid due to unpaid liens. The liens are then subtracted and the final number of $63,712.17 shows the greater amount paid by North Glastonbury due to the greater number of dwellings.

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Glastonbury Landowner's Association

2007 Budget Variance Report

January - September 2007

	Jan - Dec 07	Budget	$ Over Budget	% of Budget
Ordinary Income/Expense				
Income				
100. Parcel Assessment Fees				
101. Dwelling Prior to 2000	60.00			
107. Dwelling 2005	69.84			
108. Dwelling 2006	3,364.08			
109. Dwelling 2007	23,536.20	31,146.96	-7,608.76	75.6%
125. Land Prior to 2000	60.00			
128. Land 2002	20.00			
129. Land 2003	120.00			
130. Land 2004	234.78			
131. Land 2005	536.83			
132. Land 2006	5,350.70			
133. Land 2007	38,031.69	48,675.96	-10,644.27	78.1%
150. GAV	5,328.75	7,105.00	-1,776.25	75.0%
160. Finance Chrgs Late Accnts	353.09			
161. Penalties Late Accounts	320.56			
Total 100. Parcel Assessment Fees	77,388.52	86,927.92	-9,539.40	89.0%
200. Project Review Fees				
201. Application Fee	408.92	575.04	-166.12	71.1%
202. IF - House	750.00	750.00	0.00	100.0%
203. IF - Structures 200/800sf	0.00	300.00	-300.00	0.0%
204. IF - Structures Over 800sf	400.00			
205. IF - Well	525.00	300.00	225.00	175.0%
206. IF - Driveway	225.00	225.00	0.00	100.0%
207. IF - Septic	300.00	225.00	75.00	133.3%
208. IF - Package	1,001.79	1,700.04	-698.25	58.9%
209. IF - Mobile Home	100.00			
210. IF - Subdivison	150.00	750.00	-600.00	20.0%
211. IF - Road	200.00			
213. IF - Minor Variance	50.00			
214. IF - Major Variance	400.00	300.00	100.00	133.3%
217. IF - Mobile Home Pckg	0.00	275.04	-275.04	0.0%
Total 200. Project Review Fees	4,510.71	5,400.12	-889.41	83.5%
300. Roads				
301. CUT - Road Paving Loan	1,476.12	2,200.00	-723.88	67.1%
302. Knap Weed Refund	0.00	1,600.00	-1,600.00	0.0%
303. Snowplowing				
303A. Bank of the Rockies	300.00			
303B. Emigrant Post Office	225.00			
Total 303. Snowplowing	525.00			
306. SG Road Assessment Fees				
306G. Hercules Road	3,000.00			
Total 306. SG Road Assessment Fees	3,000.00			
Total 300. Roads	5,001.12	3,800.00	1,201.12	131.6%
500. Interest Earned				
501. Savings Interest	367.44	300.00	67.44	122.5%
Total 500. Interest Earned	367.44	300.00	67.44	122.5%
700. Other Income				
703. Website Reality Listing	15.00			
704. Donations for legal fund	455.00			
Total 700. Other Income	470.00			
Total Income	87,737.79	96,426.04	-8,690.25	91.0%
Expense				
A00. Roads & Weeds				
A01. Contractors - Gen Road Wrk	0.00	21,939.96	-21,939.96	0.0%

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Glastonbury Landowner's Association

2007 Budget Variance Report

January - September 2007

	Jan - Dec 07	Budget	$ Over Budget	% of Budget
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 ...	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	2,987.50	3,200.00	-212.50	93.4%
A04. Travel	160.94	200.04	-39.10	80.5%
A05. Equipment Reg & Ins	880.00	1,665.00	-785.00	52.9%
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	22,668.96	30,225.00	-7,556.04	75.0%
A09. Administration	0.00	120.00	-120.00	0.0%
A11. Miscellaneous	0.00	500.04	-500.04	0.0%
A12. Contractors - NG Road Wrk				
A12C. Capricorn Drive	2,600.00			
A12F. Gemini Road	780.00			
A12J. Sirius Drive	2,600.00			
A12K. Taurus Road	2,600.00			
A12. Contractors - NG Road Wrk - ...	3,670.00			
Total A12. Contractors - NG Road Wrk	12,250.00			
A13. Contractors - SG Road Wrk				
A13B. Arcturus Drive	6,500.00			
A13D. Leo Drive	1,300.00			
A13G. Hercules Road	7,680.00			
A13. Contractors - SG Road Wrk - ...	3,930.00			
Total A13. Contractors - SG Road Wrk	19,410.00			
Total A00. Roads & Weeds	61,772.90	64,000.08	-2,227.18	96.5%
B00. Project Review				
B01. Contractors	847.50	1,299.96	-452.46	65.2%
B04. Administration	1.74	275.04	-273.30	0.6%
B05. Legal Fees	0.00	100.00	-100.00	0.0%
B06. Miscellaneous	50.00			
Total B00. Project Review	899.24	1,675.00	-775.76	53.7%
C00. Complaints				
C01. Contractors	0.00	70.00	-70.00	0.0%
C03. Administration	0.78			
C04. Legal Fees	138.75	200.00	-61.25	69.4%
C05. Miscellaneous	0.00	30.00	-30.00	0.0%
Total C00. Complaints	139.53	300.00	-160.47	46.5%
D00. Recreation				
D03. PVRC				
D03A. PVRC Electricity	446.12	600.00	-153.88	74.4%
D03B. PVRC Insurance	703.78	500.00	203.78	140.8%
D03. PVRC - Other	5.07			
Total D03. PVRC	1,154.97	1,100.00	54.97	105.0%
D05. Legal Fees	300.00			
D06. Miscellaneous	70.00			
Total D00. Recreation	1,524.97	1,100.00	424.97	138.6%
E00. Master Plan				
E03. Administration	1,908.63	999.96	908.67	190.9%
E04. Legal Fees	647.50	800.04	-152.54	80.9%
E05. Miscellaneous	223.33	100.00	123.33	223.3%
Total E00. Master Plan	2,779.46	1,900.00	879.46	146.3%

GLA 02396

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Glastonbury Landowner's Association

2007 Budget Variance Report

January - September 2007

	Jan - Dec 07	Budget	$ Over Budget	% of Budget
F00. Website				
F01. Contractors - Dev & Mtce	208.33	300.00	-91.67	69.4%
F02. URL/Domain Fee	87.05	99.96	-12.91	87.1%
Total F00. Website	295.38	399.96	-104.58	73.9%
G00. Liens				
G01. Lien Filing	16.00	250.00	-234.00	6.4%
G03. Administration	290.18	409.04	-118.86	70.9%
Total G00. Liens	306.18	659.04	-352.86	46.5%
J00. Other Projects				
J03. Procedures Proposal	866.25	3,565.02	-2,698.77	24.3%
Total J00. Other Projects	866.25	3,565.02	-2,698.77	24.3%
K00. General Operating Expenses				
K01. Contractors - Admin Sec	2,225.38	4,550.04	-2,324.66	48.9%
K02. Contractors - Bookkeeper	2,180.10	3,000.00	-819.90	72.7%
K03. Contractors - Accountant	120.00	105.00	15.00	114.3%
K04. Contractors - Database	162.95	750.00	-587.05	21.7%
K05. Contractors - Attorney	6,122.50	500.00	5,622.50	1,224.5%
K06. Office Supplies	318.47	600.00	-281.53	53.1%
K07. Postage and Delivery	754.13	414.96	339.17	181.7%
K08. Monthly Board Meetings	2,752.45	2,850.00	-97.55	96.6%
K09. Bank Service Charges	36.50			
K10. Cash Advance	84.39			
K11. Rent				
K11A Special Mtgs	75.00			
K11. Rent - Other	465.00	579.96	-114.96	80.2%
Total K11. Rent	540.00	579.96	-39.96	93.1%
K12. Insurance				
K12A. GLA Board Liability Ins	1,341.00	1,341.00	0.00	100.0%
K12B. GLA Community Ins	6,100.00	6,100.00	0.00	100.0%
Total K12. Insurance	7,441.00	7,441.00	0.00	100.0%
K13. Taxes	0.00	317.00	-317.00	0.0%
K14. Licenses and Permits	55.00	70.00	-15.00	78.6%
K00. General Operating Expenses - O...	0.00			
Total K00. General Operating Expenses	22,792.87	21,177.96	1,614.91	107.6%
M00. Annual Meeting/Elections				
M03. Administration	344.50	889.98	-545.48	38.7%
M04. Postage and Delivery	174.99	386.00	-211.01	45.3%
M05. Refreshments	0.00	300.00	-300.00	0.0%
M06. Rent	75.00	75.00	0.00	100.0%
M07. Miscellaneous	211.00			
Total M00. Annual Meeting/Elections	805.49	1,650.98	-845.49	48.8%
Total Expense	92,182.27	96,428.04	-4,245.77	95.6%
Net Ordinary Income	-4,444.48	0.00	-4,444.48	100.0%
Net Income	-4,444.48	0.00	-4,444.48	100.0%

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2008 Proposed Budget

Income/Expense Categories	2008 Projected Budget	Notes
Projected Income		
100. Assessment Fees for Land and Dwellings		
		$ 61,215 - 385 Parcels x $159.00
		(-) 3,975- Uncollectable Lien Accounts
		(-) 1,405 - Subdivision Waivers
		(-) 3,060 - Uncollectible 2008 Fees (5%)
100. Assessments:133. Land 2008	$ 52,755.00	$ 52,755 - Total Land Assessment Fees
		$ 38,637 - 243 Dwellings x $159.00
		(-) 2,544 - Uncollectable Lien Accounts
		(-) 1,931- Uncollectible 2008 Fees (5%)
100. Assessments:108. Dwelling 2008	$ 34,162.00	$ 34,162 - Total Assessment Fees
100. Assessments:150. GAV	$ 7,791.00	$ 7,791 - Golden Age Village (49 x $159.00)
100. Total Assessment Fee Income	**$ 94,708.00**	
200. Project Review Fees for Landowner Building Projects		
200. Project Review Fees:201. Application Fee	$ 475.00	Non-refundable Application Fee
200. Project Review Fees:202. IF - House	$ 600.00	
200. Project Review Fees:203. IF - Structures 200/800sf	$ 250.00	
200. Project Review Fees:205. IF - Well	$ 250.00	
200. Project Review Fees:206. IF - Driveway	$ 175.00	
200. Project Review Fees:207. IF - Septic	$ 175.00	
200. Project Review Fees:208. IF - Package	$ 1,025.00	House, Well, Driveway and Septic
200. Project Review Fees:210. IF - Subdivison	$ 600.00	
200. Project Review Fees:214. IF - Major Variance	$ 250.00	
200. Project Review Fees:215. IF - Mobile Home Package	$ 200.00	Mobile Home, Well, Driveway and Septic
200. Project Review Fees:216. Road Use Fee	$ -	Businesses with Employees
200. Total Project Review Fee Income	**$ 4,000.00**	
300. Roads		
		1.0% of Loan Interest paid by Church Universal
300. Roads:301. CUT - Road Paving Loan	$ 2,200.00	Triumphant
300. Total Road Income	**$ 2,200.00**	
500. Interest Earned		
500. Interest Earned:501. Savings Interest	$ 300.00	Interest Earned from Savings Account
500. Total Interest Earned Income	**$ 300.00**	
Total 2008 Projected Income	**$ 101,208.00**	

Projected Expenses		
A00. Roads & Weeds		
A00. Roads & Weeds:A02. Contractors - Snow Removal	$ 5,500.00	Snow Plowing, Sanding, Fences
A00. Roads & Weeds:A03. Contractors - Weed Control	$ 3,200.00	Weed Spraying, Mowing
A00. Roads & Weeds:A04. Travel	$ 200.00	Inspect Roads & Weeds
A00. Roads & Weeds:A05. Equipment Reg & Ins	$ 1,665.00	
A00. Roads & Weeds:A06. Equipment Mtce	$ 500.00	

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A00. Roads & Weeds:A08. Road Improvement Loan	$	30,225.00	1st National Bank of Rockies
A00. Roads & Weeds:A09. Administration	$	120.00	Correspondence, Postage
A00. Roads & Weeds:A11. Miscellaneous	$	500.00	
A00. Roads & Weeds:A12. NG Road Work	$	14,000.00	Grading, Gravel
A00. Roads & Weeds:A13. SG Road Work	$	14,000.00	Grading, Gravel
A00. Total Road Expenses	**$**	**69,910.00**	
B00. Project Review			
B00. Project Review:B01. Contractors	$	1,000.00	
B00. Project Review:B04. Administration	$	275.00	Correspondence, Postage
B00. Project Review:B05. Legal Fees	$	100.00	
B00.. Total Project Review Expenses	**$**	**1,375.00**	
C00. Community/ Complaints			
C00. Community/ Complaints:C01. Contractors	$	70.00	
C00. Community/ Complaints:C04. Legal Fees	$	800.00	
C00. Community/ Complaints:C05. Miscellaneous	$	30.00	
C00. Total Community/ Complaint Expenses	**$**	**900.00**	
D00. Recreation			
D00. Recreation:D03. Paradise Valley Recreation Center	$	1,550.00	$ 450 mower maint/fertilizer/airiator $ 500 - Liability Insurance $ 600 - Electricity $ 1,550 - Total PVRC Expenses
D00. Total Recreation Expenses	**$**	**1,550.00**	
F00. Website			
F00. Website:F01. Contractors - Dev & Mtce	$	400.00	
F00. Website:F02. URL/Domain Fee	$	100.00	
F00. Total Website Expenses	**$**	**500.00**	
G00. Liens			
G00. Liens:G01. Lien Filing	$	250.00	Fees for Filing a Lien
G00. Liens:G03. Administration	$	409.00	Correspondence, Postage
G04. Credit Report Research & Collection		$1,500.00	
G00. Total Lien Expenses	**$**	**2,159.00**	
J00. Other Projects			
J00. Other Projects:J03. Procedures	$	2,440.00	Produce Policy & Procedures Manuals
J00. Total Other Projects	**$**	**2,440.00**	
K00. General Operating Expenses			
K00. Operating Expenses:K01. Contractors - Admin Sec	$	4,000.00	Correspondence, Mail Processing, Project Review Applications, Landowner/Board Requests, Mass Mailings
K00. Operating Expenses:K02. Contractors - Bookkeeper	$	3,000.00	Financial accounting, landowner data
K00. Operating Expenses:K03. Contractors - Accountant	$	105.00	Federal & State Tax Filing
K00. Operating Expenses:K04. Contractors - Database	$	750.00	Research & Update Landowner Information
K00. Operating Expenses:K05. Contractors - Attorney	$	500.00	Legal Advice
K00. Operating Expenses:K06. Office Supplies	$	1,450.00	Letterhead, Envelopes, Labels, copy machine
K00. Operating Expenses:K07. Postage and Delivery	$	800.00	Stamps, Shipping
K00. Operating Expenses:K08. Monthly Board Meetings	$	1,850.00	Meeting Minutes, Handouts, Refreshments

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K00. Operating Expenses:K11. Rent	$	540.00	GLA File Storage, Board Meetings
K00. Operating Expenses:K12. Insurance	$	7,441.00	$ 1,341 - GLA Board Liability Insurance $ 6,100 - GLA Community Insurance $ 7,441 - Total Insurance Expenses
K00. Operating Expenses:K13. Taxes	$	317.00	Park County Property Taxes
K00. Operating Expenses:K14. Licenses and Permits	$	70.00	Corporate Non-Profit Licensing
K00. Total General Operating Expenses	**$**	**20,823.00**	
M00. Annual Meeting/Elections			
M00. Annual Meeting/Elections:M03. Administration	$	890.00	Nomination & Election Packets, Meeting set-up & Coordination, Meeting Handouts
M00. Annual Meeting/Elections:M04. Postage and Delivery	$	386.00	Nomination & Election Packets
M00. Annual Meeting/Elections:M05. Refreshments	$	200.00	Annual Meeting
M00. Annual Meeting/Elections:M06. Rent	$	75.00	Emigrant Hall Rental
M00. Total Annual Meeting/Elections Expenses	**$**	**1,551.00**	
Total 2008 Projected Expenses	**$**	**101,208.00**	
Total 2008 Projected Income	**$**	**101,208.00**	
2008 Balanced Projected Budget	**$**	**-**	

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Glastonbury Landowners Association

Board of Directors Meeting Minutes

November 12, 2007

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1. Call to order an opening prayer.

The meeting was called to order by Laura Boise at 6:55 p.m., at Golden Ratio Woodworks. Janet gave the opening prayer.

PRESENT: Laura Boise (President), Eleanor Scheiffelin (Vice President), Charlene Murphy (Treasurer), Janet Naclerio (Secretary), Charlotte Mizzi, William Smith, Edward Anderson, Alyssa Angelis and Jeanne Campbell (Ombudsman).

NOT PRESENT: Rich Spallone, Rain Zeccolo, Orlando Johnson, Dan Kehoe

ATTENDING LANDOWNERS: Danillee Howe, Valerie O'Connell, Francis Owen, Scott Krabler, Fern Monerief and Ron Wartman.

Review Board Meeting Guidelines – Laura reviewed.

2. Set Agenda

3. Meeting Minutes – approval via e-mail

The October Meeting Minutes were not yet available for approval and will be approved via e-mail. The Board generally discussed how the meeting minutes were being handled and the importance of distributing them to the Board as soon as possible after the meeting so that Action Items can be handled expediently. The ideal schedule for distributing and reviewing the meeting minutes was described as follows: First week: The draft of the minutes taken by Charlotte will be e-mailed to Denise to edit. Denise will also extracted Action Items and forward them to Laura. Second week: Denise will e-mail edited minutes to the Executive Committee to review. Third week: The minutes will be e-mailed to remaining Board members for suggested edits and approval. The Executive Board will review and incorporate the edits and forward the final edition to Denise. Fourth week: The agenda will be completed and e-mailed to the Board and website subscribers.

4. Treasurer's Monthly Reports – CRM

Charlene reviewed the Bank Deposit Report, Check Detail Report and the Variance Report.

MOTION: Eleanor motioned and Janet Naclerio seconded to accept the above Treasurer's reports. **Motion carried unanimously.**

5. Officers' Reports

5.1 Budget Committee – CRM

The Board agreed that the 2008 Budget will be available at the annual meeting. The report will be mailed to landowners who don't attend the meeting; it will be included in the January newsletter mailing that also will include the introduction of newly elected Board and Ombudsman.

File: MtgMins 11 12 07
Draft: 11 10 07; 12 12 07-FINAL
Approved: VIA EMAIL – DEC 2007

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5.2 Election Committee - CRM/ES

5.2.1 Review remaining Annual Meeting tasks etc. – CRM

5.2.2 Annual Meeting Report Outlines from Committee Chairs – review

The Board reviewed the various reports and information to be presented at the Annual Meeting. Janet read her report on the PVRC and the Board gave input and suggestions. Charlotte will present the history and accomplishments of the Master Plan Committee. William will give an overview regarding road repairs and improvements, including some of the items presented last year. Alyssa described the points that would be presented for Project Review, and she will prepare a written report for Eleanor to read. Edward will present the Web Site report and mention website resources of which people may not be aware. Laura will give an overview of the complaint process. In the coming week she will work on her President's Report with help and input from other Board Members. Charlene will give an overview of the 2008 budget during her Treasurer's Report; she will include approximately how many hours of volunteer work each Board Member has contributed in the past year, including time spent in Board meetings. The Board also developed a list of volunteer skills (needed by the Board) that will be presented at the Annual Meeting.

5.2.3 Board Vote for Candidates – GLA Common Land & Landowner Proxies

Board members voted on private ballots for Board and Ombudsman Candidates. The results of the vote were not announced and will be kept confidential. At the Annual Meeting, the President will use the vote outcome as she votes on behalf of the Board for GLA Common Land and Landowner proxies given to the GLA Board.

5.3 Executive Committee - LB/ES/CRM

5.3.1 Update: Attorney Review of GLA legal documents for Policy Recommendations; Q&A at Annual Meeting

Laura reported that a process will be established for handling various types of complaints. Hertha Lund will advise the Board as to how it should address various complaints and enforce the Covenants. She will review current boiler plate letters.
MOTION: Janet motioned and Alyssa seconded to create an ad-hoc committee to investigate procedures used by other landowner associations to enforce their covenants. The committee shall then report their findings to the Board. **Motion carried unanimously.**

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6. Unfinished Business – Committee Reports

6.1 Master Plan Committee - Allen Shaw response on reimbursement

Charlene will contact Alan Shaw and compile the necessary receipts needed for reimbursement of MP expenses.

6.2 Road/Weed Committee – WS/RS

6.2.1 Report on Roger Seaman proposal for snake removal – RS

Board agreed to postpone snake removal review until spring time. Put snake removal review on a future Agenda so as to provide ample time for discussion.

7. NEW BUSINESS – Committee Reports

7.1 Road/Weed – WS/RS

7.1.1 Committee Report regarding road issues – WS/RS. Tabled.

7.1.2 Research Participation in Cost of Installing Fencing in High South - LB/CRM

Ongoing research is being done regarding the issue of cattle roaming onto Glastonbury land and the fencing needed to limit free ranging cattle from doing so. Laura and Neil Kremer will continue to work on this. An update will be forthcoming after the first of the year.

7.1.3 Report on cost of electricity, etc., for pump for the fire hydrant in High South (Frances Owen's property) – RSW/AA

Laura reported that Rich Spallone is researching the options that may be available for providing water for fire protection in High South. Rich is talking to Walter Wunsch about the possibility of using water from the well used by the shelter near the intersection of Hercules and Polaris. According to Rich, Mike Graham indicated that the water supply from this well would be sufficient. Rich will follow up.

8. Comment period for Visiting Landowners

8.1 Frances Owen posed the following questions: (1) Do the Covenants and Master Plan address the issue of building a house on a knoll? (2) Why don't Landowners vote for candidate directors from both North and South Glastonbury instead of only from the Glastonbury where they own land or a residence? Discussion.

8.2 Valerie O'Connell announced a November 27th public meeting at 6:30 p.m. at the Emigrant Hall. The Mayor of Manhattan will address the township issue.

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9. **Meeting Adjournment and Next Meeting.** (There was an electrical power failure at 9:00 p.m. The Board continued the meeting using flashlights.) The meeting adjourned at 9:40 pm.
   Next Meetings:
   a) November 17, 8:45 a.m./Annual Landowners/Election Meeting, Emigrant Hall;
   b) December 3, 6:45 p.m./Board Orientation Meeting/St. John's Church (For Board only)
   c) December 10, 6:45 pm / Regular Board Meeting/St. John's Church.

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Draft: 11 10 07; 12 12 07-FINAL
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Glastonbury Landowners Association, Inc.

Board of Directors Meeting Agenda

November 12, 2007

1. **Call to order / Opening Prayer**
   Review Board Meeting Guidelines-LB
2. **Set Agenda (*Please submit all proposed agenda items to the appropriate Committee Chair or Officer at least 15 days prior to the meeting. If, at the beginning of the meeting, the Board receives additional items of a timely nature, it will determine if these should be added to the agenda.)***
3. **Meeting Minutes – approval via e-mail**
4. **Treasurer's Monthly Reports – CRM**
5. **Officers' Reports**
   - **5.1 Budget Committee - CRM**
   - **5.2 Election Committee - CRM/ES**
     - **5.2.1 Review remaining annual meeting tasks etc. – CRM**
     - **5.2.2 Outlines from committee chairs – review**
     - **5.2.3 Board Vote for Candidates – GLA Common Land & Landowner Proxies**
   - **5.3 Executive Committee - LB/ES/CRM**
     - **5.3.1 Update: Attorney review of GLA legal documents for policy recommendations and Q&A at Annual Meeting**
6. **Unfinished Business – Committee Reports**
   - **6.1 Master Plan Committee - Allen Shaw response on reimbursement**
   - **6.2 Road Weed Committee –WS/RS**
     - **6.2.1 Report on Roger Seaman proposal for snake removal - RS**
7. **NEW BUSINESS – Committee Reports**
   - **7.1 Road/Weed – WS/RS**
     - **7.1.1 Committee Report regarding road issues – WS/RS**
     - **7.1.2 Research Participation in Cost of Installing Fencing in High South - LB/CM**
     - **7.1.3 Research definitive information re: free roaming cows –WS/LB**
     - **7.1.4 Report on cost of electricity, etc., for pump for the fire hydrant in High South (Frances Owen's property) RSW/AA**
8. **Comment period for visiting Landowners**
9. **Meeting Adjournment.**

Remaining Meetings in 2007:

November 17th Annual Landowners/Election Meeting – Emigrant Hall
December 3 *(For Board only)* – St. John's Church
December 10 – St. John's Church

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Glastonbury Landowner's Association

2007 Budget Variance Report

January -October 2007

	Jan - Dec 07	Budget	$ Over Budget	% of Budget
Ordinary Income/Expense				
Income				
100. Parcel Assessment Fees				
101. Dwelling Prior to 2000	60.00			
107. Dwelling 2005	69.84			
108. Dwelling 2006	3,452.79			
109. Dwelling 2007	26,789.45	31,146.96	-4,357.51	86.0%
125. Land Prior to 2000	60.00			
128. Land 2002	40.00			
129. Land 2003	240.00			
130. Land 2004	354.78			
131. Land 2005	734.83			
132. Land 2006	5,657.20			
133. Land 2007	42,084.94	48,675.96	-6,591.02	86.5%
150. GAV	7,105.00	7,105.00	0.00	100.0%
160. Finance Chrgs Late Accnts	525.42			
161. Penalties Late Accounts	340.76			
Total 100. Parcel Assessment Fees	87,515.01	86,927.92	587.09	100.7%
200. Project Review Fees				
201. Application Fee	433.92	575.04	-141.12	75.5%
202. IF - House	750.00	750.00	0.00	100.0%
203. IF - Structures 200/800sf	100.00	300.00	-200.00	33.3%
204. IF - Structures Over 800sf	400.00			
205. IF - Well	525.00	300.00	225.00	175.0%
206. IF - Driveway	225.00	225.00	0.00	100.0%
207. IF - Septic	300.00	225.00	75.00	133.3%
208. IF - Package	1,001.79	1,700.04	-698.25	58.9%
209. IF - Mobile Home	100.00			
210. IF - Subdivison	150.00	750.00	-600.00	20.0%
211. IF - Road	200.00			
213. IF - Minor Variance	50.00			
214. IF - Major Variance	400.00	300.00	100.00	133.3%
217. IF - Mobile Home Pckg	0.00	275.04	-275.04	0.0%
Total 200. Project Review Fees	4,635.71	5,400.12	-764.41	85.8%
300. Roads				
301. CUT - Road Paving Loan	1,476.12	2,200.00	-723.88	67.1%
302. Knap Weed Refund	0.00	1,600.00	-1,600.00	0.0%
303. Snowplowing				
303A. Bank of the Rockies	300.00			
303B. Emigrant Post Office	225.00			
Total 303. Snowplowing	525.00			
306. SG Road Assessment Fees				
306G. Hercules Road	3,000.00			
Total 306. SG Road Assessment Fees	3,000.00			
Total 300. Roads	5,001.12	3,800.00	1,201.12	131.6%
400. Liens				
401. Landowner Filing Fee	50.00			
Total 400. Liens	50.00			
500. Interest Earned				
501. Savings Interest	404.20	300.00	104.20	134.7%
Total 500. Interest Earned	404.20	300.00	104.20	134.7%
700. Other Income				
703. Website Reality Listing	15.00			
704. Donations for legal fund	455.00			
Total 700. Other Income	470.00			
Total Income	98,076.04	96,428.04	1,648.00	101.7%
Expense				
A00. Roads & Weeds				
A01. Contractors - Gen Road Wrk	0.00	21,939.96	-21,939.96	0.0%

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Glastonbury Landowner's Association

2007 Budget Variance Report

January -October 2007

	Jan - Dec 07	Budget	$ Over Budget	% of Budget
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 - ...	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	2,987.50	3,200.00	-212.50	93.4%
A04. Travel	160.94	200.04	-39.10	80.5%
A05. Equipment Reg & Ins	880.00	1,665.00	-785.00	52.9%
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	22,668.96	30,225.00	-7,556.04	75.0%
A09. Administration	0.00	120.00	-120.00	0.0%
A11. Miscellaneous	0.00	500.04	-500.04	0.0%
A12. Contractors - NG Road Wrk				
A12C. Capricorn Drive	2,600.00			
A12F. Gemini Road	780.00			
A12J. Sirius Drive	2,600.00			
A12K. Taurus Road	2,600.00			
A12. Contractors - NG Road Wrk - O...	3,670.00			
Total A12. Contractors - NG Road Wrk	12,250.00			
A13. Contractors - SG Road Wrk				
A13B. Arcturus Drive	6,500.00			
A13D. Leo Drive	1,300.00			
A13G. Hercules Road	7,680.00			
A13. Contractors - SG Road Wrk - O...	3,930.00			
Total A13. Contractors - SG Road Wrk	19,410.00			
Total A00. Roads & Weeds	61,772.90	64,000.08	-2,227.18	96.5%
B00. Project Review				
B01. Contractors	847.50	1,299.96	-452.46	65.2%
B04. Administration	1.74	275.04	-273.30	0.6%
B05. Legal Fees	0.00	100.00	-100.00	0.0%
B06. Miscellaneous	50.00			
Total B00. Project Review	899.24	1,675.00	-775.76	53.7%
C00. Complaints				
C01. Contractors	0.00	70.00	-70.00	0.0%
C03. Administration	0.78			
C04. Legal Fees	138.75	200.00	-61.25	69.4%
C05. Miscellaneous	0.00	30.00	-30.00	0.0%
Total C00. Complaints	139.53	300.00	-160.47	46.5%
D00. Recreation				
D03. PVRC				
D03A. PVRC Electricity	502.67	600.00	-97.33	83.8%
D03B. PVRC Insurance	703.78	500.00	203.78	140.8%
D03. PVRC - Other	5.07			
Total D03. PVRC	1,211.52	1,100.00	111.52	110.1%
D05. Legal Fees	300.00			
D06. Miscellaneous	70.00			
Total D00. Recreation	1,581.52	1,100.00	481.52	143.8%
E00. Master Plan				
E03. Administration	1,908.63	999.96	908.67	190.9%
E04. Legal Fees	647.50	800.04	-152.54	80.9%
E05. Miscellaneous	223.33	100.00	123.33	223.3%
Total E00. Master Plan	2,779.46	1,900.00	879.46	146.3%

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Glastonbury Landowner's Association

2007 Budget Variance Report

January -October 2007

	Jan - Dec 07	Budget	$ Over Budget	% of Budget
F00. Website				
F01. Contractors - Dev & Mtce	208.33	300.00	-91.67	69.4%
F02. URL/Domain Fee	87.05	99.96	-12.91	87.1%
Total F00. Website	295.38	399.96	-104.58	73.9%
G00. Liens				
G01. Lien Filing	16.00	250.00	-234.00	6.4%
G03. Administration	290.18	409.04	-118.86	70.9%
Total G00. Liens	306.18	659.04	-352.86	46.5%
J00. Other Projects				
J03. Procedures Proposal	866.25	3,565.02	-2,698.77	24.3%
Total J00. Other Projects	866.25	3,565.02	-2,698.77	24.3%
K00. General Operating Expenses				
K01. Contractors - Admin Sec	2,225.38	4,550.04	-2,324.66	48.9%
K02. Contractors - Bookkeeper	2,553.20	3,000.00	-446.80	85.1%
K03. Contractors - Accountant	120.00	105.00	15.00	114.3%
K04. Contractors - Database	162.95	750.00	-587.05	21.7%
K05. Contractors - Attorney	6,122.50	500.00	5,622.50	1,224.5%
K06. Office Supplies	328.87	600.00	-271.13	54.8%
K07. Postage and Delivery	754.13	414.96	339.17	181.7%
K08. Monthly Board Meetings	2,752.45	2,850.00	-97.55	96.6%
K09. Bank Service Charges	36.50			
K10. Cash Advance	84.39			
K11. Rent				
K11A Special Mtgs	75.00			
K11. Rent - Other	465.00	579.96	-114.96	80.2%
Total K11. Rent	540.00	579.96	-39.96	93.1%
K12. Insurance				
K12A. GLA Board Liability Ins	1,341.00	1,341.00	0.00	100.0%
K12B. GLA Community Ins	6,100.00	6,100.00	0.00	100.0%
Total K12. Insurance	7,441.00	7,441.00	0.00	100.0%
K13. Taxes	0.00	317.00	-317.00	0.0%
K14. Licenses and Permits	55.00	70.00	-15.00	78.6%
K00. General Operating Expenses - Ot...	0.00			
Total K00. General Operating Expenses	23,176.37	21,177.96	1,998.41	109.4%
M00. Annual Meeting/Elections				
M03. Administration	344.50	889.98	-545.48	38.7%
M04. Postage and Delivery	443.79	386.00	57.79	115.0%
M05. Refreshments	0.00	300.00	-300.00	0.0%
M06. Rent	75.00	75.00	0.00	100.0%
M07. Miscellaneous	211.00			
M08. Copies	44.09			
Total M00. Annual Meeting/Elections	1,118.38	1,650.98	-532.60	67.7%
Total Expense	92,935.21	96,428.04	-3,492.83	96.4%
Net Ordinary Income	5,140.83	0.00	5,140.83	100.0%
Net Income	**5,140.83**	**0.00**	**5,140.83**	**100.0%**

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Glastonbury Landowners Association

Board of Directors Meeting Minutes

December 10, 2007

FINAL

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1. **Call to order and opening prayer.**
The meeting was called to order by Laura Boise at 6:58 p.m., at St. John's Church.
Janet gave the opening prayer
PRESENT: Laura Boise (President), Richard Bolen, aka Richard (Vice-President), Janet Naclerio (Secretary), Charlene Murphy, aka CRM, (Treasurer), Gerald Dubiel, Dan Kehoe, Charlotte Mizzi (aka CM), Paul Ranttalo, William Smith and Rich Spallone (aka Rich)
ABSENT: Alyssa Angelis and Randy Mosness
ALSO ATTENDING: Denise Orr (GLA Administrative Secretary) and Landowners: Dorothy and Leo Keeler, Chuck and Sally Muto, Valerie O'Connell and Francis Owen.

2. **Set Agenda**

3. **Reading and Disposition of Minutes – Review Procedure of Approval of Meeting Minutes Via E-Mail**

Monthly Schedule For Minutes, Agenda and Action Items

First Week of the month

Final Meeting Agenda is e-mailed to the Board, GLA web site & subscribers.

Second Week of the month

a) Monday Evening Board meeting. (During the meeting, Board members will note the Action Items for which they are responsible)

b) 1-2 Days following the Board Meeting: Action Items from the meeting are e-mailed to the Board.

Third Week of the month:

a) Draft of Minutes is e-mailed to the Board for edits or approval.

b) Exec. Committee receives agenda items from Board and develops Agenda for next meeting

c) Agenda Draft is e-mailed to Board for review

Fourth Week of the month

a) Meeting Minutes Draft is approved via e-mail and finalized.

b) Agenda Meeting Draft is finalized

(2-week cut off for receiving project review items)

4. Treasurer's Report - CRM

4.1 Reports: Budget Variance, Check and Deposit

Charlene reviewed the above reports for November 2007.

MOTION: Janet motioned and Charlotte seconded to approve the Treasurer's Reports.
Motion carried unanimously.

4.1.2 Update on Master Plan Funds Reimbursement.

Charlene reported that progress is being made in the preparation of receipts.

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4.1.3 Xerox Machine Research
Charlene reviewed that money had been set aside in 2008 Budget for a xerox machine.
ACTION ITEM: Charlene will contact William Chase for his consultation regarding the purchase of a xerox machine suited to the GLA's needs.

5. Officers' Reports

5.1 Executive Committee

5.1.1 Discuss potential time change for meetings (i.e. 6:45 - 9:45 p.m.)
Discussion.
UNANIMOUS AGREEMENT: The Board agreed that future Board meetings will be scheduled to start at 6:45 p.m. and end at 9:30 p.m.
ACTION ITEM: Denise to send meeting schedule to the Board and to Dan to post on the GLA website.

5.1.2 Review List of Unfinished Business Carried Forward (see 5.1.3)

5.1.3 Discuss overall Board goals and Committee goals with timelines
ACTION ITEM: Committee chairs need to list 2008 goals and projected timelines for accomplishing them.

Shelter Clean Up
ACTION ITEM: *Laura*- Check with Hertha concerning shelter letter.
ACTION ITEM: *Board* - Send to Dan any complaints regarding shelters.
ACTION ITEM: *Dan* - Make a spread sheet check list for each shelter.

Posting Existing GLA Signs
ACTION ITEM: *JT /William* - Post signs in early spring
ACTION ITEM: *William* - Order "No Forest Service Access" signs

5.1.4 Discuss who wants to serve on the Ad-Hoc Research Committee
(Approved by former Board on 11-12-07 for purpose of ***investigating procedures used by other landowner associations to enforce their covenants).***
Dan and Alyssa volunteered to work on the Ad-Hoc Research Committee.

5.1.5 Orientation Binder Review/Update
ACTION ITEM: *Denise* - Make updated copies of Orientation Binder materials for outdated binders.
ACTION ITEM: *Denise* - Add to all Orientation Binders:
a) New stamped Master Plan.
b) Administrative Secretarial role, including all correspondence needs to be reviewed by Secretary and Administrative Secretary.
c) Confidentiality information; meeting norms
d) 2008 Board Meeting schedule
e) Flow chart for minutes, agenda, etc.

File: MtgMins 12 10 07
Draft: 12 15 07; 03 07 08; 03 11 08- **FINAL**
Approved: 03 10 08

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f) New list of Board; Officers and Committee Chairs, etc.

6. UNFINISHED BUSINESS *(see 5.13 above)*

7. NEW BUSINESS - Committee Reports

7.1 Project Review– AA/RS

7.1.1 Lot 30 SG: Scott Pitman – Subdivision. Tabled.
Note: Leo Keeler expressed his concerns about this subdivision and submitted a written document.

7.1.2 Lot 38-A1 SG: Lyda and Scott Matthews - Residence
Rich reviewed the application.
MOTION: Rich motioned and Richard seconded to let Lyda and Scott Matthews proceed with construction of their residence on Lot 38-A1 (SG) on the condition that the Matthews meet with Rich on the construction site so that Rich can determine if all construction and drain field requirements and conditions are being met and are up to standard. Rich will give preliminary approval to this application if all of these conditions are met. **Motion carried unanimously.**
ACTION ITEM: *Dan* - Accompany Rich for Matthews inspection.

7.2. Community – LB/RB No report.

7.3 Road/Weed – WS/RS

7.3.1 Discuss Quonset hut for storing sand
Discussion.
ACTION ITEM: *Exec Comm* - Add Quonset discussion to Spring Agenda.
ACTION ITEM: *WS/RS* - Sand storage placement discussions should include the Road Committee and PVRC members. Both committees should meet on site.

7.3.2 Private Property/No Hunting signs
Laura reported that she received a number of complaints regarding recent poachers on both North and South Glastonbury land. This is against GLA Covenants and is a serious safety problem.
ACTION ITEM: *Road Committee* - Iinclude in the road budget funds for signs that read: "No Trespassing, Private Property, No Hunting, No Forest Service Access; Violators will be Prosecuted."

ACTION ITEM: GLA hunting rule information, etc. (including how to contact the game warden) needs to be developed and posted on the GLA website.
ACTION ITEM: Locate a welder to reinforce our signs.

7.4 Election – CM

7.4.1 Brief Review/Evaluation of Annual Meeting - CRM
The Board discussed ways to reach quorum early so that the meeting can begin earlier and end earlier.

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ACTION ITEM: Explain in our newsletters and election letters that Annual Meetings need attendees to arrive early so that a quorum can be reached and the meeting can officially begin. Include in letter encouragement to vote via absentee ballot if attendance isn't planned as absentee ballots are included in quorum. Explain that the meeting will last three hours *once* quorum is reached. .

7.5 Master Plan/Shelter Reclamation Ad Hoc Committee – CM/DK
Charlotte and Dan plan to meet in the New Year.

7.6 Recreation – LB/CM/JN
Charlotte expressed reasons why she didn't feel that it was right for the Board to have elected Committee Chairs at the Orientation Meeting. Discussion. The Board did not want to vote to revise this voting procedure.

7.7 Architectural Sub-Committee – CM. No report.

7.8 Website - DK No report.

7.9 Budget Committee – Exec. Committee No report.

8. 2008 Quarterly Newsletters to Landowners

a) Dates for mailings. The 15th of January, April, June and September.

a. **Review contents of January Newsletter mailing (i.e. election results, 2008 budget, etc)** The letter will be mailed January 15.
ACTION ITEM: *Board* - Submit all reports for newsletter during the first week of January.
ACTION ITEM: Include in the January newsletter (1) The chipseal and repair report from the Annual Meeting; (2) NG Landowners will be asked to vote in the spring regarding chip sealing, etc (3) Ask landowners for their e-mail address and if they would like to subscribe to receiving the newsletter by e-mail .
ACTION ITEM: *N Glastonbury Road Committee (CM/CRM/WS/LB)-* will meet to discuss what they might be doing in the New Year (including an over-view of snowplowing) and document this for the newsletter.

9. Comment Period for Visiting Landowners. (See item 7.1.1 above)

10. Meeting Adjourned at 9 p.m. Next Meeting Date is January 14, 2008 at St. John's Church, 6:45 p.m.

File: MtgMins 12 10 07
Draft: 12 15 07; 03 07 08; 03 11 08- **FINAL**
Approved: 03 10 08

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Glastonbury Landowners Association, Inc.

Board of Directors Meeting Agenda

December 10, 2007

St. John's Church, Emigrant, 6:45 p.m.

1. **Call to order, opening prayer**
2. **Set Agenda** ***(Please submit all proposed agenda items to the appropriate Committee Chair or Officer at least 15 days prior to the meeting. If, at the beginning of the meeting, the Board receives additional items of a timely nature, it will determine if these should be added to the agenda.)***
3. **Reading and Disposition of Minutes – Review Procedure of Approval of Meeting Minutes Via E-Mail**
4. **Treasurer's Report –CRM**
   - **4.1 Reports: Budget Variance, Check and Deposit**
     - **4.1.2 Update on Master Plan Reimbursement**
5. **Officers' Reports**
   - **5.1 Executive Committee**
     - **5.1.1 Discuss potential time change for meetings (i.e. 6:30– 9:30 p.m.)**
     - **5.1.2 Review List of Unfinished Business Carried Forward**
     - **5.1.3 Discuss overall Board goals and Committee goals with timelines**
     - **5.1.4 Discuss who wants to serve on the ad-hoc Research Committee** *(Approved by Board on 11-12-07for purpose of investigating procedures used by other landowner associations to enforce their covenants).*
     - **5.1.5 Orientation Binder Review/Update**
6. **UNFINISHED BUSINESS** *(see 5.1.1 above)*
7. **NEW BUSINESS - Committee Reports**
   - **7.1 Project Review– AA/RS**
     - **7.1.1 Lot 30 SG: Scott Pitman - Subdivision**
     - **7.1.2 Lot 38-A1 SG: Lida and Scott Matthews - Residence**
   - **7.2 Road/Weed – WS/RS**
     - **7.2.1 Discuss Quonset hut for storing sand**
     - **7.2.2 Private Property/No Hunting signs**
   - **7.3 Community – LB/RB**
   - **7.4 Election – CM**
     - **7.5.1 Brief Review/Evaluation of Annual Meeting - CRM**
   - **7.5 Master Plan – CM/DK**
   - **7.6 Recreation – CM/LB**
   - **7.7 Architectural Sub-Committee – CM**
   - **7.8 Website - DK**
   - **7.9 Budget Committee – Exec. Committee**
8. **2008 Quarterly Newsletters to Landowners**
   a. **Dates for mailings**
   b. **Review contents of January mailing (i.e. election results, 2008 budget, etc)**
9. **Comment Period for Visiting Landowners.**
10. **Meeting Adjournment. Next Meeting: Date January 14, 2008 at St. John's Church (Starting time to be determined – see 5.1.1 agenda item above)**

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Dec

12/03/07

Glastonbury Landowner's Association

2007 Budget Variance Report

January - November 2007

	Jan - Dec 07	Budget	$ Over Budget	% of Budget
Ordinary Income/Expense				
Income				
100. Parcel Assessment Fees				
101. Dwelling Prior to 2000	110.00			
106. Dwelling 2004	120.00			
107. Dwelling 2005	201.84			
108. Dwelling 2006	3,584.79			
109. Dwelling 2007	27,720.70	31,146.96	-3,426.26	89.0%
125. Land Prior to 2000	110.00			
128. Land 2002	40.00			
129. Land 2003	240.00			
130. Land 2004	474.78			
131. Land 2005	866.83			
132. Land 2006	5,789.20			
133. Land 2007	43,728.53	48,675.96	-4,947.43	89.8%
150. GAV	7,105.00	7,105.00	0.00	100.0%
160. Finance Chrgs Late Accnts	989.60			
161. Penalties Late Accounts	409.76			
100. Parcel Assessment Fees - Other	230.00			
Total 100. Parcel Assessment Fees	91,721.03	86,927.92	4,793.11	105.5%
200. Project Review Fees				
201. Application Fee	433.92	575.04	-141.12	75.5%
202. IF - House	750.00	750.00	0.00	100.0%
203. IF - Structures 200/800sf	100.00	300.00	-200.00	33.3%
204. IF - Structures Over 800sf	400.00			
205. IF - Well	525.00	300.00	225.00	175.0%
206. IF - Driveway	225.00	225.00	0.00	100.0%
207. IF - Septic	300.00	225.00	75.00	133.3%
208. IF - Package	1,001.79	1,700.04	-698.25	58.9%
209. IF - Mobile Home	100.00			
210. IF - Subdivison	150.00	750.00	-600.00	20.0%
211. IF - Road	200.00			
213. IF - Minor Variance	50.00			
214. IF - Major Variance	400.00	300.00	100.00	133.3%
217. IF - Mobile Home Pckg	0.00	275.04	-275.04	0.0%
Total 200. Project Review Fees	4,635.71	5,400.12	-764.41	85.8%
300. Roads				
301. CUT - Road Paving Loan	1,956.20	2,200.00	-243.80	88.9%
302. Knap Weed Refund	0.00	1,600.00	-1,600.00	0.0%
303. Snowplowing				
303A. Bank of the Rockies	300.00			
303B. Emigrant Post Office	225.00			
Total 303. Snowplowing	525.00			
306. SG Road Assessment Fees				
306G. Hercules Road	3,000.00			
Total 306. SG Road Assessment Fees	3,000.00			
Total 300. Roads	5,481.20	3,800.00	1,681.20	144.2%
400. Liens				
401. Landowner Filing Fee	50.00			
Total 400. Liens	50.00			
500. Interest Earned				
501. Savings Interest	404.20	300.00	104.20	134.7%
Total 500. Interest Earned	404.20	300.00	104.20	134.7%
700. Other Income				
703. Website Reality Listing	15.00			
704. Donations for legal fund	455.00			
Total 700. Other Income	470.00			
Total Income	102,762.14	96,428.04	6,334.10	106.6%

GLA 02418

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Glastonbury Landowner's Association

2007 Budget Variance Report

January - November 2007

	Jan - Dec 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 - Oth...	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	2,987.50	3,200.00	-212.50	93.4%
A04. Travel	160.94	200.04	-39.10	80.5%
A05. Equipment Reg & Ins	1,124.48	1,665.00	-540.52	67.5%
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	30,225.28	30,225.00	0.28	100.0%
A09. Administration	0.00	120.00	-120.00	0.0%
A11. Miscellaneous	0.00	500.04	-500.04	0.0%
A12. Contractors - NG Road Wrk				
A12C. Capricorn Drive	2,600.00			
A12F. Gemini Road	780.00			
A12J. Sirius Drive	2,600.00			
A12K. Taurus Road	2,600.00			
A12. Contractors - NG Road Wrk - Other	3,670.00			
Total A12. Contractors - NG Road Wrk	12,250.00			
A13. Contractors - SG Road Wrk				
A13B. Arcturus Drive	6,500.00			
A13D. Leo Drive	1,300.00			
A13G. Hercules Road	7,680.00			
A13. Contractors - SG Road Wrk - Other	3,930.00			
Total A13. Contractors - SG Road Wrk	19,410.00			
Total A00. Roads & Weeds	69,573.70	64,000.08	5,573.62	108.7%
B00. Project Review				
B01. Contractors	847.50	1,299.96	-452.46	65.2%
B04. Administration	1.74	275.04	-273.30	0.6%
B05. Legal Fees	0.00	100.00	-100.00	0.0%
Total B00. Project Review	849.24	1,675.00	-825.76	50.7%
C00. Complaints				
C01. Contractors	0.00	70.00	-70.00	0.0%
C03. Administration	0.78			
C04. Legal Fees	138.75	200.00	-61.25	69.4%
C05. Miscellaneous	0.00	30.00	-30.00	0.0%
Total C00. Complaints	139.53	300.00	-160.47	46.5%
D00. Recreation				
D03. PVRC				
D03A. PVRC Electricity	527.77	600.00	-72.23	88.0%
D03B. PVRC Insurance	703.78	500.00	203.78	140.8%
D03. PVRC - Other	5.07			
Total D03. PVRC	1,236.62	1,100.00	136.62	112.4%
D05. Legal Fees	300.00			
D06. Miscellaneous	70.00			
Total D00. Recreation	1,606.62	1,100.00	506.62	146.1%
E00. Master Plan				
E03. Administration	1,908.63	999.96	908.67	190.9%
E04. Legal Fees	647.50	800.04	-152.54	80.9%
E05. Miscellaneous	223.33	100.00	123.33	223.3%
Total E00. Master Plan	2,779.46	1,900.00	879.46	146.3%

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Glastonbury Landowner's Association

2007 Budget Variance Report

January - November 2007

	Jan - Dec 07	Budget	$ Over Budget	% of Budget
F00. Website				
F01. Contractors - Dev & Mtce	208.33	300.00	-91.67	69.4%
F02. URL/Domain Fee	87.05	99.96	-12.91	87.1%
Total F00. Website	295.38	399.96	-104.58	73.9%
G00. Liens				
G01. Lien Filing	16.00	250.00	-234.00	6.4%
G03. Administration	335.68	409.04	-73.36	82.1%
Total G00. Liens	351.68	659.04	-307.36	53.4%
J00. Other Projects				
J03. Procedures Proposal	866.25	3,565.02	-2,698.77	24.3%
Total J00. Other Projects	866.25	3,565.02	-2,698.77	24.3%
K00. General Operating Expenses				
K01. Contractors - Admin Sec	2,628.38	4,550.04	-1,921.66	57.8%
K02. Contractors - Bookkeeper	2,785.70	3,000.00	-214.30	92.9%
K03. Contractors - Accountant	120.00	105.00	15.00	114.3%
K04. Contractors - Database	162.95	750.00	-587.05	21.7%
K05. Contractors - Attorney	6,122.50	500.00	5,622.50	1,224.5%
K06. Office Supplies	328.87	600.00	-271.13	54.8%
K07. Postage and Delivery	754.13	414.96	339.17	181.7%
K08. Monthly Board Meetings	2,955.34	2,850.00	105.34	103.7%
K09. Bank Service Charges	36.50			
K10. Cash Advance	-209.32			
K11. Rent				
K11A Special Mtgs	75.00			
K11. Rent - Other	505.00	579.96	-74.96	87.1%
Total K11. Rent	580.00	579.96	0.04	100.0%
K12. Insurance				
K12A. GLA Board Liability Ins	1,341.00	1,341.00	0.00	100.0%
K12B. GLA Community Ins	6,100.00	6,100.00	0.00	100.0%
Total K12. Insurance	7,441.00	7,441.00	0.00	100.0%
K13. Taxes	306.66	317.00	-10.34	96.7%
K14. Licenses and Permits	55.00	70.00	-15.00	78.6%
K00. General Operating Expenses - Other	0.00			
Total K00. General Operating Expenses	24,067.71	21,177.96	2,889.75	113.6%
M00. Annual Meeting/Elections				
M01. Contractors	101.25			
M03. Administration	877.50	889.98	-12.48	98.6%
M04. Postage and Delivery	466.78	386.00	80.78	120.9%
M05. Refreshments	189.00	300.00	-111.00	63.0%
M06. Rent	75.00	75.00	0.00	100.0%
M07. Miscellaneous	519.23			
M08. Copies	70.19			
Total M00. Annual Meeting/Elections	2,298.95	1,650.98	647.97	139.2%
Total Expense	102,828.52	96,428.04	6,400.48	106.6%
Net Ordinary Income	-66.38	0.00	-66.38	100.0%
Net Income	-66.38	0.00	-66.38	100.0%

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Breakdown of Income for North Glastonbury and for South Glastonbury

South Glastonbury

7 lots with two dwellings	$ 3,045
91 lots with one dwelling	26,390
93 lots with no dwellings	13,485

total income from above $42,920

10 lots on subdivision waivers equals a loss of $1,405

11 liens for a loss of $ 2,610

total collected from South Glastonbury in 2007 (total minus liens) $40,310

North Glastonbury

5 lots with two dwellings	$ 2,175
131 lots with one dwelling	37,990
49 lots with no dwelling	7,105

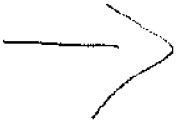
total from above $47,270

There are no subdivision waivers in North Glastonbury

12 liens for a loss of $3,335

total collected from North Glastonbury in 2007 (total minus liens) $43,935

I did not include the 49 assessments for Golden Age Village = $7,105 Because they are a special circumstance, however the GAV residents use the North Glastonbury roads and if accounting were separated it would be counted in North



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GLA Road/Weed/Snow Plowing

Year	Total	Roads	%
1999	95,601 (15,500 from Church Story Rd)	22,207 + 32,500 = 54,707	57%
2000	76,890	71,554 (used surplus from 1999)	93%
2001	68,982	20,866 -30% Paving 69,993 - used upgrade fees in savings 90,829	131%
2002	75,248	Roads 52,420 ★ includes loan	69%
2003	76,594	52,697 ★ includes loan	68%
2004	82,954	39,260 ★	47%
2005	104,221	★65,329	62%
2006	100,976	★69,021	68%
2007	96,428	★64,000	66%
2008	101,208	★69,910	69%

★ all years 2003 - 2008 (until 2016) will include $30,000 loan payment

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2008 Proposed Budget

Income/Expense Categories	2008 Projected Budget	Notes
Projected Income		
100. Assessment Fees for Land and Dwellings		
		$ 61,215 - 385 Parcels x $159.00
		(-) 3,975- Uncollectable Lien Accounts
		(-) 1,405 - Subdivision Waivers
		(-) 3,060 - Uncollectible 2008 Fees (5%)
100. Assessments:133. Land 2008	$ 52,755.00	$ 52,755 - Total Land Assessment Fees
		$ 38,637 - 243 Dwellings x $159.00
		(-) 2,544 - Uncollectable Lien Accounts
		(-) 1,931- Uncollectible 2008 Fees (5%)
100. Assessments:108. Dwelling 2008	$ 34,162.00	$ 34,162 - Total Assessment Fees
100. Assessments:150. GAV	$ 7,791.00	$ 7,791 - Golden Age Village (49 x $159.00
100. Total Assessment Fee Income	**$ 94,708.00**	
200. Project Review Fees for Landowner Building Projects		
200. Project Review Fees:201. Application Fee	$ 475.00	Non-refundable Application Fee
200. Project Review Fees:202. IF - House	$ 600.00	
200. Project Review Fees:203. IF - Structures 200/800sf	$ 250.00	
200. Project Review Fees:205. IF - Well	$ 250.00	
200. Project Review Fees:206. IF - Driveway	$ 175.00	
200. Project Review Fees:207. IF - Septic	$ 175.00	
200. Project Review Fees:208. IF - Package	$ 1,025.00	House, Well, Driveway and Septic
200. Project Review Fees:210. IF - Subdivison	$ 600.00	
200. Project Review Fees:214. IF - Major Variance	$ 250.00	
200. Project Review Fees:215. IF - Mobile Home Package	$ 200.00	Mobile Home, Well, Driveway and Septic
200. Project Review Fees:216. Road Use Fee	$ -	Businesses with Employees
200. Total Project Review Fee Income	**$ 4,000.00**	
300. Roads		
		1.0% of Loan Interest paid by Church
300. Roads:301. CUT - Road Paving Loan	$ 2,200.00	Universal Triumphant
300. Roads:302. Knap Weed Refund	$ -	50% Refund from Park County
300. Total Road Income	**$ 2,200.00**	
500. Interest Earned		
500. Interest Earned:501. Savings Interest	$ 300.00	Interest Earned from Savings Account
500. Total Interest Earned Income	**$ 300.00**	
Total 2008 Projected Income	**$ 101,208.00**	

Projected Expenses		
A00. Roads & Weeds		
A00. Roads & Weeds:A02. Contractors - Snow Removal	$ 5,500.00	Snow Plowing, Sanding, Fences
A00. Roads & Weeds:A03. Contractors - Weed Control	$ 3,200.00	Weed Spraying, Mowing
A00. Roads & Weeds:A04. Travel	$ 200.00	Inspect Roads & Weeds
A00. Roads & Weeds:A05. Equipment Reg & Ins	$ 1,665.00	
A00. Roads & Weeds:A06. Equipment Mtce	$ 500.00	

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A00. Roads & Weeds:A07. Discounts - Weed Control	$	-	GLA Landowner Discount Program
A00. Roads & Weeds:A08. Road Improvement Loan	$	30,225.00	1st National Bank of Rockies
A00. Roads & Weeds:A09. Administration	$	120.00	Correspondence, Postage
A00. Roads & Weeds:A11. Miscellaneous	$	500.00	
A00. Roads & Weeds:A12. NG Road Work	$	14,000.00	Grading, Gravel
A00. Roads & Weeds:A13. SG Road Work	$	14,000.00	Grading, Gravel
A00. Total Road Expenses	**$**	**69,910.00**	
B00. Project Review			
B00. Project Review:B01. Contractors	$	1,000.00	
B00. Project Review:B04. Administration	$	275.00	Correspondence, Postage
B00. Project Review:B05. Legal Fees	$	100.00	
B00.. Total Project Review Expenses	**$**	**1,375.00**	
C00. Complaints			
C00. Complaints:C01. Contractors	$	70.00	
C00. Complaints:C04. Legal Fees	$	800.00	
C00. Complaints:C05. Miscellaneous	$	30.00	
C00. Total Complaint Expenses	**$**	**900.00**	
D00. Recreation			
			$ 450 mower maint/fertilizer/airiator $ 500 - Liability Insurance $ 600 - Electricity
D00. Recreation:D03. Paradise Valley Recreation Center	$	1,550.00	$ 1,550 - Total PVRC Expenses
D00. Total Recreation Expenses	**$**	**1,550.00**	
F00. Website			
F00. Website:F01. Contractors - Dev & Mtce	$	400.00	
F00. Website:F02. URL/Domain Fee	$	100.00	
F00. Total Website Expenses	**$**	**500.00**	
G00. Liens			
G00. Liens:G01. Lien Filing	$	250.00	Fees for Filing a Lien
G00. Liens:G03. Administration	$	409.00	Correspondence, Postage
G04. Credit Report Attorney		$500.00	
G00. Total Lien Expenses	**$**	**1,159.00**	
J00. Other Projects			
J00. Other Projects:J03. Procedures	$	2,440.00	Produce Policy & Procedures Manuals
J00. Total Other Projects	**$**	**2,440.00**	
K00. General Operating Expenses			
K00. Operating Expenses:K01. Contractors - Admin Sec	$	4,550.00	Correspondence, Mail Processing, Project Review Applications, Landowner/Board Requests, Mass Mailings
K00. Operating Expenses:K02. Contractors - Bookkeeper	$	3,000.00	Financial accounting, landowner data
K00. Operating Expenses:K03. Contractors - Accountant	$	105.00	Federal & State Tax Filing
K00. Operating Expenses:K04. Contractors - Database	$	750.00	Research & Update Landowner Information
K00. Operating Expenses:K05. Contractors - Attorney	$	500.00	Legal Advice
K00. Operating Expenses:K06. Office Supplies	$	900.00	Letterhead, Envelopes, Labels, etc.
K00. Operating Expenses:K07. Postage and Delivery	$	800.00	Stamps, Shipping
K00. Operating Expenses:K08. Monthly Board Meetings	$	2,850.00	Meeting Minutes, Handouts, Refreshments

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K00. Operating Expenses:K11. Rent	$	540.00	GLA File Storage, Board Meetings
K00. Operating Expenses:K12. Insurance	$	7,441.00	$ 1,341 - GLA Board Liability Insurance $ 6,100 - GLA Community Insurance $ 7,441 - Total Insurance Expenses
K00. Operating Expenses:K13. Taxes	$	317.00	Park County Property Taxes
K00. Operating Expenses:K14. Licenses and Permits	$	70.00	Corporate Non-Profit Licensing
K00. Total General Operating Expenses	**$**	**21,823.00**	
M00. Annual Meeting/Elections			
M00. Annual Meeting/Elections:M03. Administration	$	890.00	Nomination & Election Packets, Meeting set up & Coordination, Meeting Handouts
M00. Annual Meeting/Elections:M04. Postage and Delivery	$	386.00	Nomination & Election Packets
M00. Annual Meeting/Elections:M05. Refreshments	$	200.00	Annual Meeting
M00. Annual Meeting/Elections:M06. Rent	$	75.00	Emigrant Hall Rental
M00. Total Annual Meeting/Elections Expenses	**$**	**1,551.00**	
Total 2008 Projected Expenses	**$**	**101,208.00**	
Total 2008 Projected Income	**$**	**101,208.00**	
2008 Balanced Projected Budget	**$**	**-**	

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2008

2008

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Glastonbury Landowners Association

Board of Directors Meeting Minutes

January 14, 2008 Final

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1. **Call to order and opening prayer.**
   The meeting was called to order by Laura Boise at 7 p.m. at St. John's Church.
   PRESENT: Laura Boise (President), Richard Bolen, aka Richard,(Vice-President), Janet Naclerio (Secretary), Charlene Murphy, aka CRM, (Treasurer), Gerald Dubiel, Dan Kehoe, Charlotte Mizzi, aka CM, Randy Mosness, Paul Ranttalo, William Smith and Rich Spallone, aka Rich.
   ABSENT: Alyssa Angelis Allen
   ALSO ATTENDING: Denise Orr Kirk (GLA Administrative Secretary) and Landowners: Chuck & Sally Muto, Bob & Krisi Sones, Ron Wartman, Patrick & Anita Wolberd, andValery O'Connell

2. **Set Agenda**

3. **Treasurers' Report – Charlene Murphy**
   3.1 Reports: Budget Variance, Check and Deposit
   Charlene reviewed "Check Detail, December 2007" and "Deposit Detail 2007" and the"2008 Budget Variance Report, January – December 2007."
   3.1.1 Update on Master Plan Reimbursement
   Charlene reported that the GLA received of $6,210.79 reimbursement for the MP receipts that she submitted in the first week of January.
   3.1.2 Review Copy Machine Research
   Charlene reported that $500 had been set aside in the 2008 budget for a copier; an additional $500 was recently submitted for the copier by a donor, who wishes to remain anonymous. She discussed with the Board purchasing a combination "Sharp" copier, scanner and printer that had been offered at a substantial discount. The Board agreed that the Sharp copier would save the GLA money in the long run and the remaining balance could be covered by MP reimbursement funds.
   MOTION: CM motioned and Richard seconded to approve the Sharp copier/printer for a discounted price of $1,450. **Motion carried unanimously.**

4. **Officers' Reports**
   4.1 Executive Committee – LB/
   4.1.1 Quarterly Newsletter to Landowners
   Charlene reported: The winter newsletter would be mailed soon and that she was working with Denise on developing a procedure outline for the newsletter process. Discussion.
   ACTION ITEM: Newsletter Procedures - For the time being, newsletter ideas from the Board and Landowners will be forwarded to Denise to collect until it is decided who will be responsible for overseeing the newsletter draft and mailing. Denise will then forward these ideas to that person.
   ACTION ITEM: *Dan*- Inform Rudy that newsletter ideas sent to the GLA Website are to be forwarded to Denise. E-mail subscriptions for newsletters will be handled by Dan/Rudy.
   4.1.2 Committee Chair 2008 goals and Projected Timelines
   ACTION ITEM: Chairs of Committees will document their basic goals for 2008 and the timelines/dates for fulfilling these goals (Example: Road & Weed Committee will list approximate dates when it plans to weed spray, do road work, etc) E-mail these to Denise and Laura prior to the February 11 meeting.
   ACTION ITEM: When 2008 Committee goals are finalized, include them in the next newsletter and on the GLA Website.
   ACTION ITEM: *Dan*- Remove the complaint procedure posted on the website.
   4.1.3 GLA hunting rules information
   ACTION ITEM: *Rich* - Compile hunting rule information; include information for reporting poachers and trespassers (i.e. license plates, etc) to Sheriff and Fish and Game Warden. Send research to Executive Committee to review.

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ACTION ITEM: *Executive Committee* – After editing is completed, send hunting rules, etc., to Dan for posting on Website. Include this information in our newsletters, especially during hunting season time. Incorporate into Policies and Procedures and newsletter.

5. UNFINISHED BUSINESS – Committee Reports

5.1 Project Review– AA/RS

5.1.1 Update on Lot 38-A1 SG: Lyda & Scott Matthews – Residence application-RS

Rich reported that he inspected the Matthews residence and that their project was in compliance with GLA standards, etc. Therefore, according to the motion made in the December 10, 2007 meeting, the Matthews application has received preliminary approval

5.1.2. Parcel 7 (NG) Discussion re possible subdivision variance - Patrick/ Anita Wolberd

Discussion included the Wolberd's and William Smith's verbal review of the potential subdivision of Parcel 7 (NG), which would require a variance application. The Wolberds explained that their purpose in coming to the meeting was to receive Board feedback before making the decision to submit a formal application. Discussion.

UNANIMOUS AGREEMENT: The Board agreed that it was unable to comment on whether the Wolberd's potential variance application for the subdivision of Parcel 7 (NG) would or would not be able to be approved. They explained that they would need to follow variance protocol and first review the completed variance application, including maps and comments received from neighbors, etc.

5.2 Road/Weed – WS/RS

5.2.1 Order new "No Forest Access, etc." signs

Rich reported that approximately 5 "No Forest Access" signs for a cost of $520 are needed. The signs should also include "No Hunting."

MOTION: Richard motioned and Randy seconded to purchase 5 "No U.S. Forest Service Access" signs for a total of $520. **Motion carried unanimously.**

ACTION ITEM: Rich - will install the above signs and posts, etc.

5.2.1.1 Potential Imminent Domain Issue

William reported that Map Quest shows South Glastonbury roads accessing U.S. Forest Service (USFS) land. The Board discussed that as a result of directing the public to use GLA roads, the U.S. government could potentially create an imminent domain takeover of our private roads. Discussion.

ACTION ITEM: *William* - Research and compile information on Map Quest maps that show South Glastonbury road accesses to U.S. Forest land.

ACTION ITEM: LAURA/RICHARD - Research potential of road takeover by imminent domain, etc.

5.2.2 Sand Storage Placement.

William and Laura reported that they walked the PVRC property to consider places where sand could be stored. They described 2 locations that might work. Paul reported that a 24x40 building had been secured.

ACTION ITEM: *William* – Post a flag on the 2 proposed sand storage properties so that the Board and Landowners can view those locations easily.

ACTION ITEM: *William* – Call a Road Committee meeting to discuss sand storage, etc.

ACTION ITEM: *William/Rich* – Bring a proposal for purchasing sand loading equipment to the February Board Meeting.

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5.3 Community – LB/RB

5.3.1 Ad Hoc Research committee - methods of Covenant enforcement – AA/DK No report.

5.4 Master Plan – CM/DK

5.4 1 New Description of Master Plan Committee.

ACTION ITEM: MP Committee – Hold a meeting to develop new committee description.

5.4.2 Letter to Shelter Owners

ACTION ITEM: *Dan* - E-mail the final draft of the proposed shelter letter to Laura and Richard.

ACTION ITEM: *Laura* - Research to determine if final draft of proposed shelter letter was reviewed by Hertha. If Hertha edited the letter and it is found, send a copy to Charlotte and Dan. If the letter was not reviewed, e-mail it to Richard Bolen to review.

5.4.3 Shelter spread sheet check list

Dan reported that he has a rough draft of the shelter spread sheet check list.

ACTION ITEM: *Dan* – Request a list of shelters from Arlene as they are posted on the GLA database.

6. NEW BUSINESS - Committee Reports

6.1 Project Review– AA/RS. No report.

6.2 Road/Weed – WS/RS

6.2.1 Snow plowing expense for Parcel 92 (SG) – WS/RS

Rich and William reviewed the snow plowing expense for Parcel 92 and believe that the GLA is no longer responsible to provide this service. Discussion.

ACTION ITEM: *Charlene* – Draft a nice letter to owner of Parcel 92 (SG) regarding the snow-plowing issue on his private property and review it with Richard Bolen. Send letter to Hertha to review and request that the letter carry her signature. .

6.3 Community – LB/RB

6.3.1 Vandalism in Golden Age Village & Thomas More School – CM

Charlotte distributed a letter that she sent to GAV residents regarding recent incidents of vandalism in the GAV and at Thomas More School. She requested that the GLA send a similar letter to all the residents of Glastonbury and the Board agreed to do so.

ACTION ITEM: *Janet/Denise* - Review/edit vandalism letter from Charlotte and send to Richard for review. Then send letter to Dan to post on GLA website. Add to the letter that residents are encouraged to keep good records of vandalism incidents and report them to the Sheriff and either Marjorie Lombard (for the GAV area) or Gerald Dubiel (for the remainder of Glastonbury.) Add this information to the next newsletter.

ACTION ITEM: *Gerald* - Will check out vandalism reports that he receives and will report these to the Sheriff (if needed) and to the GLA Board

6.3.2 Ad-hoc Research Committee – AA/DK. No report.

6.4 Master Plan – CM/DK. No report.

6.5 Recreation – LB

6.5.1 Goals for the year -- LB

Laura reported that the Committee's goal was to develop and complete the PVRC's legal documents (including a lease agreement to the PVRC) a.s.a.p, with Richard's assistance. The extension timeline for filing PVRC information to the IRS is now January 22, 2008.

6.5.2 Vote on Lease Agreement for the PVRC - RB

Richard distributed a draft of a PVRC lease agreement. Terms and conditions, annual contract information, etc. within the draft were discussed and changes were made. Richard explained the

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importance of keeping the GLA and PVRC separate in order for the PVRC to maintain its' tax exempt status. Discussion concerning the recreation land electric bill and insurance payments included suggestions a.
UNANIMOUS AGREEMENT: The GLA will continue to pay for the insurance and electric bills until the PVRC can budget for and raise funds to cover these expenses.
ACTION ITEM: Revisit the action of PVRC paying for electric bills and insurance in the future.

MOTION: Dan motioned and Janet seconded to approve the GLA's Draft Lease to the PVRC, charging $1 to the PVRC for the first year. Discussion.
AMENDMENT: William motioned and Rich seconded to amend the above motion by adding that the GLA Board also accepts William's proposed changes to the lease and "Exhibit A"as discussed and agreed upon by the Board. **Amendment carried.** (3 abstentions – Charlotte, Gerald and Paul)
Motion carried. (2 abstentions – Charlotte and Gerald)

7. **Comment Period for Visiting Landowners.**
   COMPLAINT: A Landowner reported and complained that a Livingston company is growing marijuana (which, in Montana, is legal when grown for medicinal uses) in a Glastonbury shelter. Discussion.
   ACTION ITEM: Research Glastonbury Covenants, concerning this activity, etc.

8. **The meeting adjourned at 9:35 p.m. Our next meeting will take place on February 11, 2008 at John's Church from 6:45 – 9:30 p.m.**

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Glastonbury Landowners Association, Inc.

Board of Directors Meeting Agenda

January 14, 2008

St. John's Church, Emigrant, 6:45 p.m.

1. Call to order, opening prayer
2. Set Agenda *(Please submit all proposed agenda items to the appropriate Committee Chair or Officer at least 15 days prior to the meeting. If, at the beginning of the meeting, the Board receives additional items of a timely nature, it will determine if these should be added to the agenda.)*
3. Treasurer's Report –CRM
   - 3.1 Reports: Budget Variance, Check and Deposit
     - 3.1.1 Update on Master Plan Reimbursement
     - 3.1.2 Review Copy Machine Research
4. Officers' Reports
   - 4.1 Executive Committee
     - 4.1.1 Quarterly Newsletter to Landowners
     - 4.1.2 Committee Chair 2008 goals and projected timelines
     - 4.1.3 GLA hunting rules information
5. UNFINISHED BUSINESS
   - 5.1 Project Review– AA/RS
     - 5.1.1 Update on Lot 38-A1 SG: Lida & Scott Matthews – Residence application-RS
   - 5.2 Road/Weed – WS/RS
     - 5.2.1 Order of new "No Forest Access, etc." signs
     - 5.2.1 Sand storage placement.
   - 5.3 Community – LB/RB

     Ad Hoc Research committee on methods of covenant enforcement – AA/DK
   - 5.4 Master Plan – CM/DK
     - 5.4 1 New Description of Master Plan Committee.
     - 5.4.2 Letter to shelter owners
     - 5.4.3 Shelter spread sheet check list
   - 5.5 Recreation – LB
     - 5.5.1 PVRC Update -- LB/RB
6. NEW BUSINESS - Committee Reports
   - 6.1 Project Review– AA/RS
   - 6.2 Road/Weed – WS/RS
     - 6.2.1 Snow plowing expense for Parcel 92/SG – WS/RS
   - 6.3 Community – LB/RB
     - 6.3.1 Vandalism in Golden Age Village & Thomas More School – CM
     - 6.3.2 Ad-hoc Research Committee – AA/DK
   - 6.4 Master Plan – CM/DK
   - 6.5 Recreation – LB
     - 6.5.1 Goals for the year -- LB
     - 6.5.2 Vote on Lease Agreement for the PVRC - RB
7. Comment Period for Visiting Landowners.
8. Meeting Adjournment. Next Meeting: Date February 11, 2008 at St. John's Church, 6:45 – 9:30 p.m.

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01/14/08

Glastonbury Landowner's Association

2007 Budget Variance Report

January - December 2007

	Jan - Dec 07	Budget	$ Over Budget	% of Budget
Ordinary Income/Expense				
Income				
100. Parcel Assessment Fees				
101. Dwelling Prior to 2000	110.00			
106. Dwelling 2004	120.00			
107. Dwelling 2005	201.84			
108. Dwelling 2006	3,602.29			
109. Dwelling 2007	28,010.70	31,146.96	-3,136.26	89.9%
125. Land Prior to 2000	110.00			
128. Land 2002	40.00			
129. Land 2003	240.00			
130. Land 2004	474.78			
131. Land 2005	902.83			
132. Land 2006	5,938.70			
133. Land 2007	44,489.78	48,675.96	-4,186.18	91.4%
150. GAV	7,105.00	7,105.00	0.00	100.0%
160. Finance Chrgs Late Accnts	1,044.77			
161. Penalties Late Accounts	422.96			
100. Parcel Assessment Fees - Other	230.00			
Total 100. Parcel Assessment Fees	93,043.65	86,927.92	6,115.73	107.0%
200. Project Review Fees				
201. Application Fee	433.92	575.04	-141.12	75.5%
202. IF - House	750.00	750.00	0.00	100.0%
203. IF - Structures 200/800sf	100.00	300.00	-200.00	33.3%
204. IF - Structures Over 800sf	400.00			
205. IF - Well	525.00	300.00	225.00	175.0%
206. IF - Driveway	225.00	225.00	0.00	100.0%
207. IF - Septic	300.00	225.00	75.00	133.3%
208. IF - Package	1,001.79	1,700.04	-698.25	58.9%
209. IF - Mobile Home	100.00			
210. IF - Subdivison	150.00	750.00	-600.00	20.0%
211. IF - Road	200.00			
213. IF - Minor Variance	50.00			
214. IF - Major Variance	400.00	300.00	100.00	133.3%
217. IF - Mobile Home Pckg	0.00	275.04	-275.04	0.0%
Total 200. Project Review Fees	4,635.71	5,400.12	-764.41	85.8%
300. Roads				
301. CUT - Road Paving Loan	1,956.20	2,200.00	-243.80	88.9%
302. Knap Weed Refund	0.00	1,600.00	-1,600.00	0.0%
303. Snowplowing				
303A. Bank of the Rockies	300.00			
303B. Emigrant Post Office	225.00			
Total 303. Snowplowing	525.00			
306. SG Road Assessment Fees				
306G. Hercules Road	3,000.00			
Total 306. SG Road Assessment Fees	3,000.00			
Total 300. Roads	5,481.20	3,800.00	1,681.20	144.2%
400. Liens				
401. Landowner Filing Fee	50.00			
Total 400. Liens	50.00			
500. Interest Earned				
501. Savings Interest	477.31	300.00	177.31	159.1%
Total 500. Interest Earned	477.31	300.00	177.31	159.1%
700. Other Income				
703. Website Reality Listing	15.00			
704. Donations for legal fund	455.00			
Total 700. Other Income	470.00			
Total Income	104,157.87	96,426.04	7,729.83	108.0%

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Glastonbury Landowner's Association

2007 Budget Variance Report

January - December 2007

	Jan - Dec 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	830.25			
A02B. South Glastonbury	530.25			
A02C. High South Glastonbury	1,575.00			
A02D. Bank of the Rockies	150.00			
A02E. Emigrant Post Office	120.00			
A02. Contractors - Snow Remo...	440.00	5,500.00	-5,060.00	8.0%
Total A02. Contractors - Snow Re...	3,645.50	5,500.00	-1,854.50	66.3%
A03. Contractors - Weed Contrl	2,987.50	3,200.00	-212.50	93.4%
A04. Travel	160.94	200.04	-39.10	80.5%
A05. Equipment Reg & ins	1,584.48	1,665.00	-80.52	95.2%
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	30,225.28	30,225.00	0.28	100.0%
A09. Administration	0.00	120.00	-120.00	0.0%
A11. Miscellaneous	172.18	500.04	-327.86	34.4%
A12. Contractors - NG Road Wrk				
A12C. Capricorn Drive	2,600.00			
A12F. Gemini Road	780.00			
A12J. Sirius Drive	2,600.00			
A12K. Taurus Road	2,600.00			
A12. Contractors - NG Road W...	3,730.00			
Total A12. Contractors - NG Road ...	12,310.00			
A13. Contractors - SG Road Wrk				
A13B. Arcturus Drive	6,500.00			
A13D. Leo Drive	1,300.00			
A13G. Hercules Road	7,680.00			
A13. Contractors - SG Road Wr...	4,110.00			
Total A13. Contractors - SG Road ...	19,590.00			
Total A00. Roads & Weeds	70,675.88	64,000.08	6,675.80	110.4%
B00. Project Review				
B01. Contractors	847.50	1,299.96	-452.46	65.2%
B04. Administration	1.74	275.04	-273.30	0.6%
B05. Legal Fees	0.00	100.00	-100.00	0.0%
Total B00. Project Review	849.24	1,675.00	-825.76	50.7%
C00. Complaints				
C01. Contractors	0.00	70.00	-70.00	0.0%
C03. Administration	0.78			
C04. Legal Fees	2,138.75	200.00	1,938.75	1,069.4%
C05. Miscellaneous	0.00	30.00	-30.00	0.0%
Total C00. Complaints	2,139.53	300.00	1,839.53	713.2%
D00. Recreation				
D03. PVRC				
D03A. PVRC Electricity	552.87	600.00	-47.13	92.1%
D03B. PVRC Insurance	703.78	500.00	203.78	140.8%
D03. PVRC - Other	5.07			
Total D03. PVRC	1,261.72	1,100.00	161.72	114.7%
D05. Legal Fees	300.00			
D06. Miscellaneous	70.00			
Total D00. Recreation	1,631.72	1,100.00	531.72	148.3%
E00. Master Plan				
E03. Administration	1,908.63	999.96	908.67	190.9%
E04. Legal Fees	647.50	800.04	-152.54	80.9%
E05. Miscellaneous	223.33	100.00	123.33	223.3%
Total E00. Master Plan	2,779.46	1,900.00	879.46	146.3%

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Glastonbury Landowner's Association

2007 Budget Variance Report

January - December 2007

	Jan - Dec 07	Budget	$ Over Budget	% of Budget
F00. Website				
F01. Contractors - Dev & Mtce	206.33	300.00	-91.67	69.4%
F02. URL/Domain Fee	87.05	99.96	-12.91	87.1%
Total F00. Website	295.38	399.96	-104.58	73.9%
G00. Liens				
G01. Lien Filing	16.00	250.00	-234.00	6.4%
G03. Administration	335.68	409.04	-73.36	82.1%
Total G00. Liens	351.68	659.04	-307.36	53.4%
J00. Other Projects				
J03. Procedures Proposal	866.25	3,565.02	-2,698.77	24.3%
Total J00. Other Projects	866.25	3,565.02	-2,698.77	24.3%
K00. General Operating Expenses				
K01. Contractors - Admin Sec	2,628.38	4,550.04	-1,921.66	57.8%
K02. Contractors - Bookkeeper	2,894.45	3,000.00	-105.55	96.5%
K03. Contractors - Accountant	120.00	105.00	15.00	114.3%
K04. Contractors - Database	162.95	750.00	-587.05	21.7%
K05. Contractors - Attorney	4,122.50	500.00	3,622.50	824.5%
K06. Office Supplies	335.67	600.00	-264.33	55.9%
K07. Postage and Delivery	773.76	414.96	358.80	186.5%
K08. Monthly Board Meetings	2,955.34	2,850.00	105.34	103.7%
K09. Bank Service Charges	36.50			
K10. Cash Advance	-209.32			
K11. Rent				
K11A Special Mtgs	75.00			
K11. Rent - Other	505.00	579.96	-74.96	87.1%
Total K11. Rent	580.00	579.96	0.04	100.0%
K12. Insurance				
K12A. GLA Board Liability Ins	1,341.00	1,341.00	0.00	100.0%
K12B. GLA Community Ins	6,100.00	6,100.00	0.00	100.0%
Total K12. Insurance	7,441.00	7,441.00	0.00	100.0%
K13. Taxes	306.66	317.00	-10.34	96.7%
K14. Licenses and Permits	55.00	70.00	-15.00	78.6%
K18. Miscellaneous	0.00			
K00. General Operating Expenses...	0.00			
Total K00. General Operating Expen...	22,202.89	21,177.96	1,024.93	104.8%
M00. Annual Meeting/Elections				
M01. Contractors	258.75			
M03. Administration	877.50	889.98	-12.48	98.6%
M04. Postage and Delivery	466.78	386.00	80.78	120.9%
M05. Refreshments	189.00	300.00	-111.00	63.0%
M06. Rent	75.00	75.00	0.00	100.0%
M07. Miscellaneous	529.23			
M08. Copies	70.19			
Total M00. Annual Meeting/Elections	2,466.45	1,650.98	815.47	149.4%
Total Expense	104,258.48	96,428.04	7,830.44	108.1%
Net Ordinary Income	-100.61	0.00	-100.61	100.0%
Net Income	-100.61	0.00	-100.61	100.0%

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Denise
1-14-08
MTG

2008 Proposed Budget

Income/Expense Categories	2008 Projected Budget	Notes
Projected Income		
100. Assessment Fees for Land and Dwellings		
100. Assessments:133. Land 2008	$ 52,755.00	$ 61,215 - 385 Parcels x $159.00 (-) 3,975- Uncollectable Lien Accounts (-) 1,405 - Subdivision Waivers (-) 3,060 - Uncollectible 2008 Fees (5%) $ 52,755 - Total Land Assessment Fees
100. Assessments:108. Dwelling 2008	$ 34,162.00	$ 38,637 - 243 Dwellings x $159.00 (-) 2,544 - Uncollectable Lien Accounts (-) 1,931- Uncollectible 2008 Fees (5%) $ 34,162 - Total Assessment Fees
100. Assessments:150. GAV	$ 7,791.00	$ 7,791 - Golden Age Village (49 x $159.00
100. Total Assessment Fee Income	**$ 94,708.00**	
200. Project Review Fees for Landowner Building Projects		
200. Project Review Fees:201. Application Fee	$ 475.00	Non-refundable Application Fee
200. Project Review Fees:202. IF - House	$ 600.00	
200. Project Review Fees:203. IF - Structures 200/800sf	$ 250.00	
200. Project Review Fees:205. IF - Well	$ 250.00	
200. Project Review Fees:206. IF - Driveway	$ 175.00	
200. Project Review Fees:207. IF - Septic	$ 175.00	
200. Project Review Fees:208. IF - Package	$ 1,025.00	House, Well, Driveway and Septic
200. Project Review Fees:210. IF - Subdivison	$ 600.00	
200. Project Review Fees:214. IF - Major Variance	$ 250.00	
200. Project Review Fees:215. IF - Mobile Home Package	$ 200.00	Mobile Home, Well, Driveway and Septic
200. Project Review Fees:216. Road Use Fee	$ -	Businesses with Employees
200. Total Project Review Fee Income	**$ 4,000.00**	
300. Roads		
300. Roads:301. CUT - Road Paving Loan	$ 2,200.00	1.0% of Loan Interest paid by Church Universal Triumphant
300. Roads:302. Knap Weed Refund	$ -	50% Refund from Park County
300. Total Road Income	**$ 2,200.00**	
500. Interest Earned		
500. Interest Earned:501. Savings Interest	$ 300.00	Interest Earned from Savings Account
500. Total Interest Earned Income	**$ 300.00**	
Total 2008 Projected Income	**$ 101,208.00**	

Projected Expenses		
A00. Roads & Weeds		
A00. Roads & Weeds:A02. Contractors - Snow Removal	$ 5,500.00	Snow Plowing, Sanding, Fences
A00. Roads & Weeds:A03. Contractors - Weed Control	$ 3,200.00	Weed Spraying, Mowing
A00. Roads & Weeds:A04. Travel	$ 200.00	Inspect Roads & Weeds
A00. Roads & Weeds:A05. Equipment Reg & Ins	$ 1,665.00	
A00. Roads & Weeds:A06. Equipment Mtce	$ 500.00	

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A00. Roads & Weeds:A07. Discounts - Weed Control	$	-	GLA Landowner Discount Program
A00. Roads & Weeds:A08. Road Improvement Loan	$	30,225.00	1st National Bank of Rockies
A00. Roads & Weeds:A09. Administration	$	120.00	Correspondence, Postage
A00. Roads & Weeds:A11. Miscellaneous	$	500.00	
A00. Roads & Weeds:A12. NG Road Work	$	14,000.00	Grading, Gravel
A00. Roads & Weeds:A13. SG Road Work	$	14,000.00	Grading, Gravel
A00. Total Road Expenses	**$**	**69,910.00**	
B00. Project Review			
B00. Project Review:B01. Contractors	$	1,000.00	
B00. Project Review:B04. Administration	$	275.00	Correspondence, Postage
B00. Project Review:B05. Legal Fees	$	100.00	
B00.. Total Project Review Expenses	**$**	**1,375.00**	
C00. Complaints			
C00. Complaints:C01. Contractors	$	70.00	
C00. Complaints:C04. Legal Fees	$	800.00	
C00. Complaints:C05. Miscellaneous	$	30.00	
C00. Total Complaint Expenses	**$**	**900.00**	
D00. Recreation			
			$ 450 mower maint/fertilizer/airiator $ 500 - Liability Insurance $ 600 - Electricity
D00. Recreation:D03. Paradise Valley Recreation Center	$	1,550.00	$ 1,550 - Total PVRC Expenses
D00. Total Recreation Expenses	**$**	**1,550.00**	
F00. Website			
F00. Website:F01. Contractors - Dev & Mtce	$	400.00	
F00. Website:F02. URL/Domain Fee	$	100.00	
F00. Total Website Expenses	**$**	**500.00**	
G00. Liens			
G00. Liens:G01. Lien Filing	$	250.00	Fees for Filing a Lien
G00. Liens:G03. Administration	$	409.00	Correspondence, Postage
G04. Credit Report Attorney		$500.00	
G00. Total Lien Expenses	**$**	**1,159.00**	
J00. Other Projects			
J00. Other Projects:J03. Procedures	$	2,440.00	Produce Policy & Procedures Manuals
J00. Total Other Projects	**$**	**2,440.00**	
K00. General Operating Expenses			
K00. Operating Expenses:K01. Contractors - Admin Sec	$	4,550.00	Correspondence, Mail Processing, Project Review Applications, Landowner/Board Requests, Mass Mailings
K00. Operating Expenses:K02. Contractors - Bookkeeper	$	3,000.00	Financial accounting, landowner data
K00. Operating Expenses:K03. Contractors - Accountant	$	105.00	Federal & State Tax Filing
K00. Operating Expenses:K04. Contractors - Database	$	750.00	Research & Update Landowner Information
K00. Operating Expenses:K05. Contractors - Attorney	$	500.00	Legal Advice
K00. Operating Expenses:K06. Office Supplies	$	900.00	Letterhead, Envelopes, Labels, etc.
K00. Operating Expenses:K07. Postage and Delivery	$	800.00	Stamps, Shipping
K00. Operating Expenses:K08. Monthly Board Meetings	$	2,850.00	Meeting Minutes, Handouts, Refreshments

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K00. Operating Expenses:K11. Rent	$	540.00	GLA File Storage, Board Meetings
K00. Operating Expenses:K12. Insurance	$	7,441.00	$ 1,341 - GLA Board Liability Insurance $ 6,100 - GLA Community Insurance $ 7,441 - Total Insurance Expenses
K00. Operating Expenses:K13. Taxes	$	317.00	Park County Property Taxes
K00. Operating Expenses:K14. Licenses and Permits	$	70.00	Corporate Non-Profit Licensing
K00. Total General Operating Expenses	**$**	**21,823.00**	
M00. Annual Meeting/Elections			
M00. Annual Meeting/Elections:M03. Administration	$	890.00	Nomination & Election Packets, Meeting set up & Coordination, Meeting Handouts
M00. Annual Meeting/Elections:M04. Postage and Delivery	$	386.00	Nomination & Election Packets
M00. Annual Meeting/Elections:M05. Refreshments	$	200.00	Annual Meeting
M00. Annual Meeting/Elections:M06. Rent	$	75.00	Emigrant Hall Rental
M00. Total Annual Meeting/Elections Expenses	**$**	**1,551.00**	
Total 2008 Projected Expenses	**$**	**101,208.00**	
Total 2008 Projected Income	**$**	**101,208.00**	
2008 Balanced Projected Budget	**$**	**-**	

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Glastonbury Landowners Association

Board of Directors Meeting Minutes

FEBRUARY 11, 2008 Final

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1. **Call to order and opening prayer.**
   The meeting was called to order by Laura Boise at 7:02 p.m. at St. John's Church.
   PRESENT: Laura Boise (President), Richard Bolen, a.k.a. Richard (Vice-President), Janet Naclerio (Secretary), Charlene Murphy, a.k.a. CRM, (Treasurer), Alyssa Angelis Allen, Gerald Dubiel, Dan Kehoe, Charlotte Mizzi, a.k.a. CM, and Rich Spallone, a.k.a. Rich.
   ABSENT: Randy Mosness, Paul Ranttalo, William Smith
   ALSO ATTENDING: Denise Orr Kirk (GLA Administrative Secretary)
   Landowners: Ron Wartman, Fern Moncrief, Scott Krabler and Danilie Howe.

2. **Set Agenda**

3. **Meeting Minute Review and Approval Procedure – JN/DOK**
   Discussion.
   UNANIMOUS AGREEMENT: Revised Procedure: (1) The meeting minute drafts will be sent to each Board member via e-mail for preliminary review; (2) The Board will e-mail to Denise suggested edits; (3) Denise will insert suggested edits (of a minor nature) and e-mail hard copies of the minutes to the Board; (4) The Board will review the hard copy of the minutes *prior* to the next meeting and come prepared to discuss and vote on it; (5) At the next meeting, the Board will discuss and cast its vote of approval concerning the final draft.

4. **Treasurer's Budget Variance, Check & Deposit Reports –CRM**
   Charlene reviewed the Check and Deposit reports. The Variance Report was not distributed, but will be available in March
   . **MOTION:** Charlotte motioned and Richard seconded to approve the "Check Detail, January 2008" and "Deposit Detail, January 2008" reports. **Motion carried unanimously.**

   4.1 Late fees attached to payment plans
   The Board discussed setting policy regarding finance charges attached to payment plans. .
   MOTION: Richard motioned and Janet seconded to approve the following policy: Landowners who have signed a payment plan and are making their regular monthly payments on time will have the monthly (1.5%) and yearly (5%) finance charges waived. If a monthly payment is late (i.e. after midnight on date due) the monthly (1.5%) finance charge will be applied. **Motion carried unanimously**.

   4.2 Copy Machine Update
   The copy machine was purchased with the added feature of a fax for no extra charge.

5. **Officers' Reports**

   5.1 Executive Committee – LB/RB/CRM/JN
   5.1.1 Committee Chair 2008 goals and projected timelines
   ACTION ITEM: *Board* - modify or add to the "GLA Board & Committee Goals for 2008 Worksheet…" by the March Board meeting.

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5.1.2 Discuss New Action Items form – LB
Laura distributed a new form: "New and Unfinished Business, Dec. 10, 2007-Jan. 14, 2008." This form contains new action items (traditionally listed at the end of the meeting minutes), unfinished action items, tabled agenda items and future action or agenda items. This information will assist in agenda planning and keeping tract of new, unfinished and future business. It will be updated after monthly meetings and e-mailed to Board members with meeting minute drafts.

6. UNFINISHED BUSINESS – Committee Reports

6.1 Road/Weed – WS/RS (2-3 min.)

6.1.1 Posting new "No Forest Access, etc." signs – RS.
Rich reported that he ordered and posted these signs. (Need location list)

6.2 Master Plan – CM/DK

6.2.1 Review/vote on the new Master Plan Committee description.
ACTION ITEM: *Charlotte* - E-mail a revised draft of the Master Plan Committee description to the Board prior to the March meeting.

6.2.2 Letter to Shelter Owners – DK
ACTION ITEM: *Dan & Richard* - work on letter containing attorney's edits.

6.3.3 Shelter spread sheet check list - DK
Dan reported the spread sheet is in process.
ACTION ITEM: *Charlotte, Dan & Gerald* - develop a shelter review check list and visit shelter sites.

7. NEW BUSINESS - Committee Reports

7.1 Road/Weed – WS/RS

7.1.1 Sand storage placement & proposal for sand equipment. Tabled.
ACTION ITEM: *Exec. Committee* - Place above item on the March agenda.

7.2 Community – LB/RB (5-10 min.)

7.2.1 Vandalism Letter – JN/DOK
The Board reviewed the new letter and discussed edits.
ACTION ITEM: *Janet/Denise* – Update vandalism letter; develop a brief informational clause to be placed on the website.

FUTURE ACTION ITEM: *Laura* – Locate "Neighborhood Watch"guidelines for future posting on GLA website.

7.2.2 Ad-hoc Research Committee – AA/DK. Tabled.
ACTION ITEM: *Executive Committee* – Place above item on April Agenda.

7.2.3 Research re: hunting rules - RS
ACTION ITEM: *Rich* – Research Fish, Wildlife and Game hotline information for future posting on GLA website.

File: MtgMins: 02 11 08
Draft: 02 12 08; 02 18-08 - FINAL
Approved: 03 10 08

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7.2.4 Trespassing in High South
A landowner reported an incident of trespassers in High South, who walked through a GLA easement over private property to gain access to U.S. Forest land. Discussion.
ACTION ITEM: *Rich* – Contact/research trespassing report. Post "No Trespassing" sign on GLA easement near above private property.
ACTION ITEM: *Janet* – Place information regarding no trespassing on private property in Fall 2008 newsletter.

7.3 Website – DK
7.3.1 Newsletter subscriber link on website
Dan reported that this subscriber link has been completed.
ACTION ITEM: *Dan* – Develop procedure with Janet and Arlene for newsletter mailing lists (web subscribers' list and regular mail list.). Include reminder that hard copies will not be sent to web subscribers. Develop procedure for handling exceptions.

8. Comment Period for Visiting Landowners. (10-15 min.)
ACTION ITEM: *Denise* – locate information for Ron Wartman.

9. The meeting adjourned at 8:20 p.m. Our next meeting will take place on March 10, 2008 at St. John's Church from 6:45 – 9:30 p.m.

File: MtgMins: 02 11 08
Draft: 02 12 08; 02 18-08 - FINAL
Approved: 03 10 08

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Glastonbury Landowners Association, Inc.

Board of Directors Meeting Agenda

February 11, 2008

St. John's Church, Emigrant, 6:45 p.m.

1. **Call to order, opening prayer**
2. **Set Agenda** ***(All proposed agenda items must first be sent to the appropriate Committee Chair or Officer at least 15 days prior to the meeting. If, at the beginning of the meeting, the Board receives additional items of a timely nature, it will determine if these should be added to the agenda at that time.)***
3. **Meeting Minute Approval and Procedure – JN/DOK (15 min.)**
4. **Treasurer's Budget Variance, Check & Deposit Reports –CRM (5-10 min.)**
   - **4.1 Late fees attached to payment plans**
   - **4.2 Copy Machine Update**
5. **Officers' Reports**
   - **5.1 Executive Committee – LB/RB/CRM/JN (10-15 min.)**
     - **5.1.1 Committee Chair 2008 goals and projected timelines**
     - **5.1.2 Discuss New Action Items form - LB**
6. **UNFINISHED BUSINESS – Committee Reports**
   - **6.1 Road/Weed – WS/RS (2-3 min.)**
     - **6.1.1 Posting new "No Forest Access, etc." signs - RS**
   - **6.2 Master Plan – CM/DK (5-10 min.)**
     - **6.2.1 Review/vote on the new Master Plan Committee description**
     - **6.2.2 Letter to Shelter Owners – DK**
     - **6.3.3 Shelter spread sheet check list - DK**
7. **NEW BUSINESS - Committee Reports**
   - **7.1 Road/Weed – WS/RS (5-10)**
     - **7.1.1 Sand storage placement & proposal for sand equipment**
   - **7.2 Community – LB/RB (5-10 min.)**
     - **7.2.1 Vandalism Letter – JN/DOK**
     - **7.2.2 Ad-hoc Research Committee – AA/DK.**
     - **7.2.3 Research re: hunting rules - RS**
   - **7.3 Website – DK (2-3 min.)**
     - **7.3.1 Newsletter subscriber link on website**
8. **Comment Period for Visiting Landowners. (10-15 min.)**
9. **Meeting Adjournment will take place early at 8:30 p.m.**
10. **Next Meeting Date: March 10, 2008 at St. John's Church, 6:45- 9:00 p.m.**

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Glastonbury Landowners Association

Board of Directors Meeting Minutes

March 10, 2008 Final

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1. **Call to order and opening prayer.**
   The meeting was called to order by Laura Boise at 7:17 p.m., at St. John's Church.
   PRESENT: Laura Boise (President), Richard Bolen aka Richard, (Vice-President), Janet Naclerio (Secretary), Charlene Murphy aka CRM (Treasurer), Alyssa Angelis, Gerald Dubiel, Charlotte Mizzi aka CM, Frances Owen and William Smith (arrived at around 8:50 p.m.)
   ABSENT: Dan Kehoe, Jr. and Paul Ranttalo.
   ALSO ATTENDING: Denise Orr Kirk (GLA Administrative Secretary)
   Landowners & Guests: Debra and Ken DeGraaf, Peter Naclerio, RC Sones, Kristi Sones, Val O'Connel, Charles Barker, Mike Adkins and Danelie D Howe

2. **Set Agenda**

3. **Meeting Minute Approval: Dec. 10, 2007; Jan. 14 & Feb. 11, 2008.**
   MOTION: Janet motioned and Charlene seconded to approve the meeting minutes of Dec.10, 2007 with amendments and Jan 14 and Feb. 11, 2008 as written **Motion carried unanimously.**

4. **Treasurer's Budget Variance, Check & Deposit Reports –CRM**
   4.1 Monthly Reports
   MOTION: Richard motioned and Charlotte seconded to approve the following Treasurer's reports: "Check Detail, February 2008 " "Deposit, February 2008" and the "2008 Budget Variance Report, January-February 2008." **Motion carried unanimously.**

5. **Officers' Reports**
   5.1 Executive Committee – LB/RB/CRM/JN
   5.1.1 Committee Chair 2008 goals/projected timelines & modifications and additions to Worksheet - LB
   Discussion.
   ACTION ITEM: *Charlotte* – E-mail new Master Plan goals to Board for review/input.
   ACTION ITEM: *Executive Committee* – Add "Discuss and Vote on new MP goals". to the April Board meeting agenda.
   ACTION ITEM: *Denise* - Add to the 2008 goals list: (1) *Road/Weed Committee*: Snow fence near Caspari Way; Replace or repair snow fence on Sirius; install snow fences in High South., and; (2) *Project Review Committee:* Further document procedures and guidelines for processing project review applications.

   5.1.2 GLA Newsletter - JN
   Janet reviewed newsletter timelines. Discussion included adding the following items to the next or future newsletter: Road maintenance/improvement plan for Spring; PVRC update; Community Committee spring clean-up (including possibly renting a back hoe for interested owners use in cleaning up properties; offer trees at discount; acquire county dumpster; offer information concerning how to contact city to haul away junk cars.; GLA information for landowners to give their renters; Pictures of Rich snowplowing.
   ACTION ITEM: *Laura* - Ask Paul Ranttalo for contact information regarding junk car hauling.
   ACTION ITEM: *Board* - Send to Janet by e-mail any articles for newsletter by April 1.

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ACTION ITEM: *Janet/Alyssa/Denise:* Develop process and procedure for developing GLA newsletters.

5 .1.3 Vote on Board Meeting Policies/Procedures re: the following:

a) General outline of format for meeting minutes. Discussion.

MOTION: Alyssa motioned and Janet seconded that the format of GLA Board meeting minutes will include motions, unanimous consent items, action items, policy and procedure clarifications and a minimum of descriptive dialogue as exemplified in the February 11, 2008 meeting minutes. However, more descriptive documentation may be needed on a case by case basis as determined and approved by the Board. **Motion carried unanimously.**

b) Election of Committee Chairs

MOTION: Alyssa motioned and Janet seconded that the GLA Board will elect Committee Chairs during its orientation meeting or initial meeting of newly elected Boards.

Discussion.

Motion Carried. (2 opposed – CM & GD)

c) Protocol re: interfacing w/Administrative Secretary

Discussion.

MOTION: Alyssa motioned and Janet seconded that the current Administrative Secretary, Denise Orr Kirk, will be welcome to participate in GLA Board Meetings. **Motion carried. (1 opposed – CM)**

6. UNFINISHED BUSINESS – Committee Reports

6.1 Master Plan – CM/DK

6.1.1 Review/vote on the new Master Plan Committee description –CM Tabled.

6.1.2 Letter to shelter owners – DK/RB Tabled

6.1.3 Shelter spread sheet check list – DK Tabled

6.2 Road/Weed – WS/RS

6.2.1 Sand storage placement & proposal for sand equipment- WS/RS Tabled.

6.2.2 Research re: hunting rules for posting on website - RS

ACTION ITEM: *Dan-* Extrapolate most important information for the website. (Laura will forward website information to Dan.)

6.2.3 Report re: research on potential of road takeover by imminent domain - WS Tabled.

6.2.4 Quonset Hut – Vote to Purchase

The Board discussed purchasing the discounted Quonset hut for the purpose of storing sand and preventing it from freezing. .

MOTION: Rich motioned and Richard seconded to set aside $1,500 to purchase in the future the Quonset hut for the purpose of storing sand and preventing it from freezing. The hut will be placed at a location yet to be determined. **Motion carried unanimously.**

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Draft: 03 14 08; 04 03 08 - FINAL
Approved: 04 14 08

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6.2.5 Pot holes in GLA Common Roads
The Board agreed that the pot holes need to be handled before the roads dry.
ACTION ITEM: *Rich* – Research/handle pot hole problem.

6.2.6 Posts for Signs
Rich reported that he had identified posts (on private land) on which signs could be placed; he offered to install our signs on these posts free of charge.
ACTION ITEM: *Laura or CRM* – Request Alan Shaw's permission to use posts.

6.2.7 Speed Limits/Signs
COMPLAINT: Prior to the meeting, visiting Landowners complained that drivers were driving too fast on Capricorn Drive, especially near Venus and Gemini, they requested that signs with slower speed limits be posted on Capricorn near these areas.
ACTION ITEM: *Road Committee* – Determine where speed signs need to be posted on Capricorn Drive.

7. NEW BUSINESS

7.1 Master Plan

7.1.1 Report on shelter review check list form & visiting shelter sites- DK/CM/GD. No report. Tabled.

7.2 Road Weed

7.2.1 Report re: Trespassing in North Glastonbury and posting of sign- RS
ACTION ITEM: *Rich* – Research trespassing report in North Glastonbury; contact Laura for location; post sign.

7.2.2 Report re: Letter from Parcel 92, High South, Landowner who responded to GLA letter –CRM Discussion.
ACTION ITEM: *Charlene* – Contact Gerald for: online research re: Parcel 92, SG.
ACTION ITEM: *Gerald* – Contact William Smith re history of the Parcel 92, SG.
ACTION ITEM: *Denise* – Research possible documentation of road agreement with parcels in neighborhood near Parcel 92, SG.
ACTION ITEM; *Val*- Research the possibility of developing maintenance districts.
ACTION ITEM: *Richard* - Assist w/Parcel 92, SG snowplowing issue once research is completed
ACTION ITEM: *Charlene/Richard* - Arrange conference call with attorney, Margo Berg re: Parcel 92, High South, snowplowing issue.

7.3 Website - DK

7.3.1 Newsletter e-mailing procedure for mailing lists – DK/JN No report.

7.4 Project Review – AA/RS. No report

8. Comment Period for Visiting Landowners. (See 6.2.7 above)

9. Meeting Adjournment: 9:32 p.m.
10. Next Meeting Date: April 14, 2008 at St. John's Church, 6:45- 9:00 p.m.

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Glastonbury Landowners Association, Inc.

Board of Directors Meeting Agenda

March 10, 2008

St. John's Church, Emigrant, 6:45 p.m.

1. Call to order, opening prayer, welcome new Board member.
2. Set Agenda *(All proposed agenda items must first be sent to the appropriate Committee Chair or Officer at least 15 days prior to the meeting. If, at the beginning of the meeting, the Board receives additional items of a timely nature, it will determine if these should be added to the agenda at that time.)*
3. Meeting Minute Approval: Dec. 3, & 10, 2007; Jan 14 & Feb 11, 2008 – LB/JN
4. Treasurer's Budget Variance, Check & Deposit Reports –CRM
5. Officers' Reports
   - 5.1 Executive Committee – LB/RB/CRM/JN
     - 5.1.1 Committee Chair 2008 goals/projected timelines – modifications/additions to Worksheet - LB
     - 5.1.2 Vote on Board Meeting Policies/Procedures re: the following:
       - a) General outline of format for meeting minutes
       - b) Election of Committee Chairs
       - c) Protocol re: interfacing w/Administrative Secretary
6. UNFINISHED BUSINESS – Committee Reports
   - 6.1 Master Plan – CM/DK
     - 6.1.1 Review/vote on the new Master Plan Committee description -CM
     - 6.1.2 Letter to shelter owners – DK/RB
     - 6.1.3 Shelter spread sheet check list - DK
   - 6.2 Road/Weed – WS/RS
     - 6.2.1 Sand storage placement & proposal for sand equipment- WS/RS
     - 6.2.2 Research re: hunting rules for posting on website - RS
     - 6.2.3 Report re: research on potential of road takeover by imminent domain - LB/RB/WS
7. NEW BUSINESS
   - 7.1 Master Plan
     - 7.1.1 Report on shelter review check list form & visiting shelter sites- DK/CM/GD
   - 7.2 Road Weed
     - 7.2.1 Report re: Trespassing in High South and posting of sign- RS
     - 7.2.2 Report re: Letter from High South landowner who responded to GLA letter –CRM
   - 7.3 Website - DK
     - 7.3.1 Newsletter e-mailing procedure for mailing lists – DK/JN
   - 7.4 Project Review – AA/RS
8. Comment Period for Visiting Landowners. (10-15 min.)
9. Meeting Adjournment will take place at 9 p.m.
10. Next Meeting Date: April 14, 2008 at St. John's Church, 6:45- 9:00 p.m.

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Draft: 02 25 08; 03 03 08

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Glastonbury Landowner's Association

2008 Budget Variance Report

January thru February 2008

	Jan - Dec 08	Budget	$ Over Bud...	% of Budget
Ordinary Income/Expense				
Income				
100. Parcel Assessment Fees				
109. Dwelling 2007	818.00			
110. NG Dwelling 2008	17,545.52	17,081.04	464.48	102.7%
110. SG Dwelling 2008	6,315.99	17,081.04	-10,765.05	37.0%
133. Land 2007	848.04			
134. NG Land 2008	0.00	26,377.56	-26,377.56	0.0%
134. SG Land 2008	11,706.57	26,377.56	-14,670.99	44.4%
150. GAV	1,947.75	7,791.00	-5,843.25	25.0%
160. Finance Chrgs Late Accnts	33.49			
161. Penalties Late Accounts	63.86			
Total 100. Parcel Assessment Fees	39,279.22	94,708.20	-55,428.98	41.5%
200. Project Review Fees				
201. Application Fee	0.00	475.00	-475.00	0.0%
202. IF - House	0.00	600.00	-600.00	0.0%
203. IF - Structures 200/800sf	0.00	250.00	-250.00	0.0%
205. IF - Well	0.00	250.00	-250.00	0.0%
206. IF - Driveway	0.00	175.00	-175.00	0.0%
207. IF - Septic	0.00	175.00	-175.00	0.0%
208. IF - Package	0.00	1,025.00	-1,025.00	0.0%
209. IF - Mobile Home	0.00	200.00	-200.00	0.0%
210. IF - Subdivison	0.00	600.00	-600.00	0.0%
214. IF - Major Variance	0.00	250.00	-250.00	0.0%
Total 200. Project Review Fees	0.00	4,000.00	-4,000.00	0.0%
300. Roads				
301. CUT - Road Paving Loan	471.20	2,200.00	-1,728.80	21.4%
Total 300. Roads	471.20	2,200.00	-1,728.80	21.4%
400. Liens				
401. Landowner Filing Fee	50.00			
Total 400. Liens	50.00			
500. Interest Earned				
501. Savings Interest	60.15	300.00	-239.85	20.1%
Total 500. Interest Earned	60.15	300.00	-239.85	20.1%
600. Reimbursed Expenses				
601. Reimbursement Master Plan	6,210.79			
Total 600. Reimbursed Expenses	6,210.79			
700. Other Income				
703. Website Reality Listing	15.00			
705. Donation for copier	500.00	500.00	0.00	100.0%
Total 700. Other Income	515.00	500.00	15.00	103.0%
Total Income	46,586.36	101,708.20	-55,121.84	45.8%
Expense				
A00. Roads & Weeds				
A02. Contractors - Snow Removal				
A02A. North Glastonbury	782.50			
A02B. South Glastonbury	365.00			
A02C. High South Glastonbury	1,072.50			
A02F. High Sagittarius Skyway	1,035.00			
A02. Contractors - Snow Removal - Other	0.00	5,500.00	-5,500.00	0.0%
Total A02. Contractors - Snow Removal	3,255.00	5,500.00	-2,245.00	59.2%
A03. Contractors - Weed Contrl	0.00	3,200.00	-3,200.00	0.0%
A04. Travel	0.00	200.00	-200.00	0.0%
A05. Equipment Reg & Ins	53.00	1,665.00	-1,612.00	3.2%
A06. Equipment Mtce	581.00	500.00	81.00	116.2%
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%

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Glastonbury Landowner's Association

2008 Budget Variance Report

January thru February 2008

	Jan - Dec 08	Budget	$ Over Bud...	% of Budget
A11. Miscellaneous				
A11A. Fuel	249.92			
A11B. Sand	380.00			
A11C. Sign Posts	834.53			
A11. Miscellaneous - Other	0.00	500.00	-500.00	0.0%
Total A11. Miscellaneous	1,464.45	500.00	964.45	292.9%
A12. Contractors - NG Road Wrk				
A12B. Aries Drive	90.00			
A12C. Capricorn Drive	180.00			
A12F. Gemini Road	135.00			
A12J. Sirius Drive	180.00			
A12K. Taurus Road	135.00			
A12. Contractors - NG Road Wrk - Other	0.00	14,000.00	-14,000.00	0.0%
Total A12. Contractors - NG Road Wrk	720.00	14,000.00	-13,280.00	5.1%
A13. Contractors - SG Road Wrk				
A13B. Arcturus Drive	680.00			
A13D. Leo Drive	680.00			
A13G. Hercules Road	680.00			
A13J. Sagittarius Skyway	680.00			
A13. Contractors - SG Road Wrk - Other	0.00	14,000.00	-14,000.00	0.0%
Total A13. Contractors - SG Road Wrk	2,720.00	14,000.00	-11,280.00	19.4%
Total A00. Roads & Weeds	16,349.77	69,910.00	-53,560.23	23.4%
B00. Project Review				
B01. Contractors	0.00	1,000.00	-1,000.00	0.0%
B04. Administration	0.00	275.00	-275.00	0.0%
B05. Legal Fees	0.00	100.00	-100.00	0.0%
Total B00. Project Review	0.00	1,375.00	-1,375.00	0.0%
C00. Complaints				
C01. Contractors	0.00	70.00	-70.00	0.0%
C04. Legal Fees	900.00	800.00	100.00	112.5%
C05. Miscellaneous	0.00	30.00	-30.00	0.0%
Total C00. Complaints	900.00	900.00	0.00	100.0%
D00. Recreation				
D03. PVRC				
D03A. PVRC Electricity	50.20	600.00	-549.80	8.4%
D03B. PVRC Insurance	0.00	500.00	-500.00	0.0%
Total D03. PVRC	50.20	1,100.00	-1,049.80	4.6%
D06. Miscellaneous	0.00	450.00	-450.00	0.0%
Total D00. Recreation	50.20	1,550.00	-1,499.80	3.2%
F00. Website				
F01. Contractors - Dev & Mtce	0.00	400.00	-400.00	0.0%
F02. URL/Domain Fee	0.00	100.00	-100.00	0.0%
Total F00. Website	0.00	500.00	-500.00	0.0%
G00. Liens				
G01. Lien Filing	0.00	250.00	-250.00	0.0%
G03. Administration	0.00	409.00	-409.00	0.0%
G04. Miscellaneous	0.00	1,550.00	-1,550.00	0.0%
Total G00. Liens	0.00	2,209.00	-2,209.00	0.0%
J00. Other Projects				
J03. Procedures Proposal	0.00	2,440.00	-2,440.00	0.0%
Total J00. Other Projects	0.00	2,440.00	-2,440.00	0.0%

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Glastonbury Landowner's Association

2008 Budget Variance Report

January thru February 2008

	Jan - Dec 08	Budget	$ Over Bud...	% of Budget
K00. General Operating Expenses				
K01. Contractors - Admin Sec	546.00	4,000.00	-3,454.00	13.7%
K02. Contractors - Bookkeeper	469.75	3,000.00	-2,530.25	15.7%
K03. Contractors - Accountant	0.00	105.00	-105.00	0.0%
K04. Contractors - Database	0.00	750.00	-750.00	0.0%
K05. Contractors - Attorney	600.00	500.00	100.00	120.0%
K06. Office Supplies	355.42	950.00	-594.58	37.4%
K07. Postage and Delivery	141.30	800.00	-658.70	17.7%
K08. Monthly Board Meetings	734.50	1,850.00	-1,115.50	39.7%
K11. Rent				
K11B. Storage/Boxes	60.00	240.00	-180.00	25.0%
K11. Rent - Other	350.00	300.00	50.00	116.7%
Total K11. Rent	410.00	540.00	-130.00	75.9%
K12. Insurance				
K12A. GLA Board Liability Ins	0.00	1,341.00	-1,341.00	0.0%
K12B. GLA Community Ins	0.00	6,100.00	-6,100.00	0.0%
Total K12. Insurance	0.00	7,441.00	-7,441.00	0.0%
K13. Taxes	0.00	317.00	-317.00	0.0%
K14. Licenses and Permits	0.00	70.00	-70.00	0.0%
K17. Equipment Purchases	1,450.00	1,000.00	450.00	145.0%
K18. Miscellaneous	0.00			
Total K00. General Operating Expenses	4,706.97	21,323.00	-16,616.03	22.1%
M00. Annual Meeting/Elections				
M03. Administration	0.00	890.00	-890.00	0.0%
M04. Postage and Delivery	0.00	386.00	-386.00	0.0%
M05. Refreshments	0.00	200.00	-200.00	0.0%
M06. Rent	0.00	75.00	-75.00	0.0%
M08. Copies	120.00			
Total M00. Annual Meeting/Elections	120.00	1,551.00	-1,431.00	7.7%
Total Expense	22,126.94	101,758.00	-79,631.06	21.7%
Net Ordinary Income	24,459.42	-49.80	24,509.22	-49,115.3%
Net Income	**24,459.42**	**-49.80**	**24,509.22**	**-49,115.3%**

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Glastonbury Landowners Association

Board of Directors Meeting Minutes

April 14, 2008 Final

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1. **Call to order and opening prayer.** The meeting was called to order by Laura Boise at 7:17 p.m., at St. John's Church.

   PRESENT: Laura Boise (President), Richard Bolen aka Richard, (Vice-President), Janet Naclerio (Secretary), Charlene Murphy aka CRM (Treasurer), Alyssa Angelis, Gerald Dubiel, Dan Kehoe, Jr., Frances Owen, Paul Ranttalo and William Smith
   ABSENT: Charlotte Mizzi
   ALSO ATTENDING: Denise Orr Kirk (GLA Administrative Secretary) and Landowners: Ron Wartman, Kristi Sones and Bob Sones

2. **Set Agenda**

3. **Meeting Minute Approval: March 10, 2008.**
   MOTION: Charlene motioned and Alyssa seconded to approve the meeting minutes of March 10, 2008 as written. **Motion carried unanimously. (2 abstentions-Dan & Paul, due to absences.)**

4. **Treasurer's Budget Variance, Check & Deposit Reports –CRM**
   MOTION: Alyssa motioned and Dan seconded to approve the following Treasurer's reports: "Check Detail, March 2008 " "Deposit Detail, March 2008" and the "2008 Budget Variance Report, March 2008." **Motion carried unanimously.**

5. **Officers' Reports**

   5.1 Executive Committee – LB/RB/CRM/JN

   5.1.1 Committee Chair 2008 goals/projected timelines – modifications/additions to Worksheet - LB Tabled.

   5.1.2 Discuss hiring of New Bookkeeper – CM
   The Board discussed hiring a new bookkeeper as Arlene Hoag will be moving from the area. Job requirements and potential candidates were reviewed.
   MOTION: Dan motioned and Alyssa seconded to hire Charlene Murphy through Pegasus Company to take the GLA Bookkeeper position at $15/hour. **Motion carried unanimously.** (1 abstention - Charlene)

   5.1.3 GLA Newsletter Report- LB/JN
   The Board and attending Landowners agreed the April newsletter was a good, informative and friendly letter and that the new format would be used in future mailings..
   ACTION ITEM: ***Board*** – E-mail any feedback re: April newsletter and/or suggestions for future newsletters to Janet.

   5.1.4 Homeowner Association Training Class – LB
   Laura distributed a description of a "Homeowner Association Risk Management" class that she attended and reported it was excellent and informative. Mark Evans, the class instructor, would be willing to hold a class for the GLA Board and address the GLA's needs, especially GLA policies, procedures and rule making, etc. Discussion.

File: MtgMins 04 14 08
Draft: 04 16 08 - FINAL
Approved: 05 12 08

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MOTION: Janet motioned and Richard seconded that the Board request Mark Evans to hold a Homeowners class for the GLA Board and GLA Administrative Secretary only for a total cost not to exceed $300. **Motion carried unanimously.**
Discussion.
UNANIMOUS AGREEMENT: (1) Each Board member will pay $10 toward the above class and the balance will be paid by the GLA; (2) The Board is available to attend the class on May 5th from 6:30 – 9:30 p.m.

ACTION ITEM: ***Laura*** – Contact Mark Evans to schedule Homeowners class.
ACTION ITEM: ***Janet*** – Contact E. Story to reserve St. John's for Homeowners class
ACTION ITEM: ***Laura, Alyssa, Denise*** – Develop an agenda for Homeowners class
ACTION ITEM: ***Janet*** – Include in July newsletter the information about future Homeowners Association Risk Management class in Bozeman.

5.1.5 Report and vote on legal response to Parcel 92, High South snow-plowing issue
The Board discussed (1) Letter, dated March 17, 2008, from Margot E. Barg (GLA's attorney), to Laura Boise, which analyzed the GLA's responsibility for removing snow from upper Sagittarius Skyway and offered options to resolve this issue short of litigation, and; (2) Letter draft, dated April 10, 2008, to James J. Jones (attorney to Jim Kelley) from Margot E. Barg, GLA's attorney re snowplowing issue..
MOTION: Janet motioned and Charlene seconded to accept the letter draft from our attorney, Margot E. Barg, to Jim Kelley's attorney, James J. Jones, dated April 10, 2008, with Board recommended edits. **Motion carried unanimously.**
ACTION ITEM: ***Richard*** – Edit M. Barg's letter to J. Jones; then forward to Laura
ACTION ITEM: ***Laura*** - Forward final draft of J. Jones letter to M. Barg.

6. UNFINISHED BUSINESS – Committee Reports
6.1 Road/Weed – WS/RS
6.1.1 Quonset hut placement & proposal for sand equipment- WS/RS
William reported that it was the consensus of the Road/Weed Committee to place the hut in a specific area which still needs to be inspected on site.
ACTION ITEM: ***William/Rich*** – Inspect proposed area for hut placement and present proposal at May 12 meeting.

6.2 Master Plan –DK/CM
6.2.1 Review/discuss and vote on the new Master Plan Committee description –CM Tabled.

6.2.2 Review/discuss and vote on Master Plan goals for 2008 – CM Tabled.

6.2.3 Letter to shelter owners – DK/RB
ACTION ITEM: ***Dan*** – Forward shelter letter draft to Charlene and Richard to edit
ACTION ITEM: ***Richard*** – Forward shelter letter to Laura, Janet and Denise to complete.
ACTION ITEM: ***Denise*** – Forward past sample letters to Janet.

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6.2.4 Shelter spread sheet check list – DK
Dan reported the spread sheet is in process.

ACTION ITEM: ***Dan*** – Drive by each shelter to evaluate what type of clean up is needed.

7. NEW BUSINESS

7.1 Project Review – AA/RS

7.1.1 Lot 10-D (NG)/Cristin Dhieux-Bray- Modular Home Placement

Alyssa, Paul and Gerald inspected the project on site. The garage construction in the original application was withdrawn. Discussion.
MOTION: Alyssa motioned and Charlene seconded to accept the modular home placement application with the following conditions: (1) The necessary plumbing and electrical permits would be obtained, and; (2) Any disturbed land would be reseeded. **Motion carried unanimously.**

7.2 Community Committee –LB

7.2.1 Community Clean-up Day

Laura reported that GLA's Spring Newsletter announced community clean-up days on May 3 and 4, which will occur if Laura receives adequate landowner response. JT is willing to do backhoe work in South Glastonbury at $65/hr; Paul Rantallo is willing to do the same in North Glastonbury.

7.2.2 Paradise Valley Recreation Center (PVRC) Update

Laura reported that the additional information requested by the IRS has been submitted by the GLA. The IRS agent next requested certified copies of the State forms, which the GLA has also provided.

7.3 Discuss and Vote on Fencing Proposal for High South – F0 (15 min)

Frances Owen's "Proposal to Replace Fencing in High South" dated March 28, 2008 (attached) was discussed. Neil Kremer distributed a map of the areas and parcels where the fencing had been burned in the fire 2 years ago. Discussion.
ACTION ITEM: ***Laura/Richard*** - Research federal and state law which pertains to the GLA's responsibility in building the fence.
ACTION ITEM: ***Laura*** – (1) Contact Forest Serve and ask: a) How much financial assistance they have already contributed to Story for this project; b) What additional funds are needed for this project, and, c) Clarify labor expense funding from FS; (2) Contact Story and ask when he will allow his cows to pasture off his land, etc.
ACTION ITEM: ***William/Gerald*** - Determine the length of fence needed for each affected landowner plus how much money and manpower would be required for each.
ACTION ITEM: ***Neil*** – Research generally how much manpower would be needed per foot, etc., contact experienced fencing companies.

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Draft: 04 16 08 - FINAL
Approved: 05 12 08

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ACTION ITEM: ***William*** - Using a survey map, measure and redo the boundary lines.
ACTION ITEM: ***Gerald*** – Resurvey the boundary lines for new fences
ACTION ITEM: ***Laura/Janet*** – Write letter to affected homeowners and offer different options. For example: (1) Put up the fence independently; (2) Work with landowners (including volunteers) to put up fence using the fencing that has been provided by FS, or; (3) Pay for labor to install fencing along their individual border.
ACTION ITEM: ***Gerald*** - Submit updated proposal for fencing project before or at the May 12 Board Meeting.

7.4 Brief Review Re: Forest Stewardship Workshop in Emigrant – FO (2 min)
The ad for this workshop was included in the Spring Newsletter
ACTION ITEM: ***Laura*** – Post posters at Pray Post Office and Bank of Rockies

7.5 Road Weed – WS/RS

7.5.1 Report re: trespassing in NG and posting of sign- RS
ACTION ITEM: ***William*** – Determine whether "Private Property" or "No legal access" sign should be posted along Glastonbury road easement.

7.5.2 Research/update on handling pothole problem - RS
Rich reported that he had filled in the problem potholes.
ACTION ITEM: ***Rich*** - Identify on a map and where the problem pothole areas are for the purpose of including this in the GLA files for future reference..

7.5.3 Report on permission from A. Shaw to use posts LB/CRM
Laura reported A. Shaw gave permission to use posts. Rich suggested that metal signs (which last longer) might be used instead of plastic signs.
ACTION ITEM: ***Charlene*** – Ask A. Shaw if the Church would like to purchase 6 metal signs @ approx. $15 each. (Otherwise, GLA will purchase plastic signs at no charge.)
ACTION ITEM: ***Rich*** – Based on A. Shaw's response, acquire 6 metal or plastic signs to install on posts.

7.5.4 Speed limit sign locations/installation and possibility of speed bumps on Capricorn Dr. (NG) – WS/RS
Discussion included that speed bumps were not recommended.
ACTION ITEM: ***Rich/William*** – Contact the Sones regarding wording on speed limit or caution signs.

7.5.5 Discuss purchase of second snow-plow sanding truck –RS/WS
The Board discussed purchasing a snow-plow sanding truck currently on sale.

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ACTION ITEM: ***Rich*** – Check out snow-plow sanding truck at Livingston County Motors

ACTION ITEM: ***Charlene*** – Inquire at our bank and credit union about possible loan for buying snow- plow sanding truck.

7.5.6 Report on Committee meeting re: Road Proposal for Chip Sealing

William distributed a list of "GLA Road Committee Action Items." (attached) He reported that bids and proposals from road contractors for long term maintenance of GLA Roads will be completed in the next 2 weeks. It was acknowledged that Mike Atkins has a 2-year contract with the GLA.

7.6 Master Plan –DK/CM

7.6.1 Report on shelter review check list form & visiting shelter sites- DK/CM/GD Tabled.

7.6.2 Tabled.

7.7 Website – DK .

7.7.1 Newsletter e-mailing procedure for mailing lists – DK/JN Tabled.

8. Comment Period for Visiting Landowners. (10-15 min.)

Ron Wartman volunteered to assist with welding signs.

ACTION ITEM: ***Rich*** – Call Ron Wartman re: offer to weld signs.

9. Meeting Adjournment: 9:32 p.m.

10. Next Meeting Date: May 12, 2008 at St. John's Church, 6:45-9:00 p.m.

File: MtgMins 04 14 08
Draft: 04 16 08 - FINAL
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Glastonbury Landowners Association, Inc.

Board of Directors Meeting Agenda

April 14, 2008

St. John's Church, Emigrant (6:45–9:00 p.m.)

1. Call to order, opening prayer.
2. Set Agenda *(All proposed agenda items must first be sent to the appropriate Committee Chair or Officer at least 15 days prior to the meeting. If, at the beginning of the meeting, the Board receives additional items of a timely nature, it will determine if these should be added to the agenda at that time.)*
3. Meeting Minute Approval: March 10, 2008
4. Treasurer's Budget Variance, Check & Deposit Reports –CRM
5. Officers' Reports
   - 5.1 Executive Committee – LB/RB/CRM/JN
     - 5.1.1 Committee Chair 2008 goals/projected timelines – modifications/additions to Worksheet - LB
     - 5.1.2 Discuss hiring of New Bookkeeper – CM
     - 5.1.3 GLA Newsletter Report- LB/JN
     - 5.1.4 Homeowner's Association Training Class – LB
     - 5.1.5 Report and vote on legal response to Parcel 92, High South snow-plowing issue
6. UNFINISHED BUSINESS – Committee Reports
   - 6.1 Road/Weed – WS/RS
     - 6.1.1 Quonset hut placement & proposal for sand equipment- WS/RS
   - 6.2 Master Plan –DK/CM
     - 6.2.1 Review/discuss and vote on the new Master Plan Committee description –CM
     - 6.2.2 Review/discuss and vote on Master Plan goals for 2008 - CM
     - 6.2.3 Letter to shelter owners – DK/RB – Dan will e-mail to me
     - 6.2.4 Shelter spread sheet check list – DK
7. NEW BUSINESS
   - 7.1 Project Review – AA/RS
     - 7.1.1 Lot 10-D (NG)/Cristin Dhieux-Bray- Manufactured Home Placement
   - 7.2 Community Committee –LB
   - 7.3 Discuss and Vote on Fencing Proposal for High South – F0 (15 min)
   - 7.4 Brief Review Re: Forest Stewardship Workshop in Emigrant – FO (2 min)
   - 7.5 Road Weed – WS/RS
     - 7.5.1 Report re: trespassing in NG and posting of sign- RS
     - 7.5.2 Research/update on handling pothole problem - RS
     - 7.5.3 Report on permission from A. Shaw to use posts-LB/CRM
     - 7.5.4 Speed limit sign locations/installation and possibility of speed bumps on Capricorn Dr, NG – WS/RS
     - 7.5.5 Discuss purchase of second snow-plow sanding truck –RS/WS
     - 7.5.6 Report on Committee meeting re: Road Proposal for Chip Sealing
   - 7.6 Master Plan –DK/CM
     - 7.6.1 Report on shelter review check list form & visiting shelter sites- DK/CM/GD 7.6 Website - DK
     - 7.6.2 Newsletter e-mailing procedure for mailing lists – DK/JN
8. Comment Period for Visiting Landowners. (10-15 min.)
9. Meeting Adjournment will take place at 9 p.m.
10. Next Meeting Date: May 12, 2008 at St. John's Church, 6:45-9:00 p.m.

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Draft: 04 01 08; 04 03 08; 04 14 08

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GLA Road Committee Action Items

1. Prepare a Performance Specification and Contract for Services for soliciting bids from qualified road contractors.
2. Issue bid documents to qualified bidders, receive bids by the specified date, evaluate bids and submit results to GLA Board for entering into a contract with the selected contractor.
3. Develop proposal for repairing and chip sealing asphalt paved road in North Glastonbury. Submit complete competitive bids from qualified contractors to GLA Board for review and sending to North Glastonbury landowners for vote.
4. Contractor to perform grading, watering and rolling all community roads within the timeline negotiated with the contractor. Emphasis will be placed on performing this work while the natural moisture is high in the road base.
5. Add gravel to the low section of Capricorn Drive, water and roll to maximum compaction, and construct a drainage sump along the upper side of the road to help control snow melt and stormwater runoff.
6. Grade, gravel, water and roll Sagittarius Skyway.
7. Add gravel, water and roll to small selected locations in roads in both North and South Glastonbury.
8. JT to install road signs.
9. JT to install snow fence posts along designated lengths of upper Gemini Road and Caspari Way.

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2008 legal expenses as of March 31, 2008

Marijuana issue:

1-29---1-31	$ 400
2-1----2-27	1,571.10
3-5----3-11	43.75
	195.00
	90.00
3-26 & 3-28	30.00
TOTAL	$2,554.85

Snow removal:

3-13	$180.00
3-17	570.00
TOTAL	$750.00

LEGAL BUDGET 2008

Complaints	$800
General	500
Liens	1,500
TOTAL	$2,800

Spent so far, 2008:

Begin	$475
1/29	1,500
3-11	1,000
total	$2,975

2007 Legal Expenses ($455 donations to legal fund)

PVRC	$300
Complaints	2,138.75
General	4,122.50
Total	$6,561.25

(The Public Access Road Issue was our main legal expense)

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MEMORANDUM

To: GLA Board of Directors
From: Frances Owen, GLA Board Member
Date: March 28, 2008

Re: Proposal to Replace Fencing in High South

I propose that the GLA initiate a community project to replace the fencing that was burned in the fire in High South two years ago. I have asked that this proposal be placed on the April 14, 2008 GLA Board of Directors Meeting Agenda for discussion and vote. Other landowners will be present at the meeting to discuss this proposal, so we would ask that this could be covered in about a 15-minute segment at the beginning of the meeting.

A) Property Affected
The property involves a four-mile stretch on Glastonbury, Forest Land and Story borders. Landowners affected are:

Parcel 96: GLA Common Use Land
Section 33: Nelson Story
Section 4 & 34: Forest Service (640 acres),
Parcel 91: Erickson
Parcel 89: Haling (Spelling?)
Parcel 87: Moore
Parcel 86: Messina
Parcel 82 & 83: Johnston (Parcel 82 wasn't burned)

Notes: Kathleen Ramp's fencing was also burned, but was fenced by Mark Rose of Big Sky Ranch. Frances Owen's property is not on these borders

B) Project Materials
The Forest Service has provided the materials to Nelson Story.

C) Volunteers and Contractors Needed for the Project

1) Volunteers and contractors will be needed for the project

2) Nelson Story & Neil Kremer have offered to volunteer their services, but will need more help. They plan to work in May & June.

3) Sam Hazen has offered his services for contract ($10 - $15.00 per hour)

4) Neil estimated the cost of labor will be approximately $300 or 30 man hours, but at present this is a rough estimate.

D) How We Can Make This Happen

1) Determine exactly the length of border belonging to each of the above Landowners.

2) Determine approximately how many man hours it will take for this project

3) Contact Landowners affected and request their support to either volunteer labor or financial assistance to this project.

4) Possibly contact all remaining North and South Landowners and also ask for their assistance since this involves all of one Glastonbury. Many hands make light work!

5) Frances Owen would be open to contributing a monetary contribution as a seed start Frances would also be willing to offer her assistance to help facilitate getting this message out to the Landowners, etc.

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Glastonbury Landowner's Association

2008 Budget Variance Report

March 2008

	Jan - Dec 08	Budget	$ Over Budget	% of Budget
Ordinary Income/Expense				
Income				
100. Parcel Assessment Fees				
109. Dwelling 2007	1,208.00			
110. NG Dwelling 2008	21,937.56	17,081.04	4,856.52	128.4%
110. SG Dwelling 2008	6,778.69	17,081.04	-10,302.35	39.7%
133. Land 2007	1,370.04			
134. NG Land 2008	0.00	26,377.56	-26,377.56	0.0%
134. SG Land 2008	12,981.94	26,377.56	-13,395.62	49.2%
150. GAV	1,947.75	7,791.00	-5,843.25	25.0%
160. Finance Chrgs Late Accnts	37.84			
161. Penalties Late Accounts	97.81			
Total 100. Parcel Assessment Fees	46,359.63	94,708.20	-48,348.57	48.9%
200. Project Review Fees				
201. Application Fee	0.00	475.00	-475.00	0.0%
202. IF - House	0.00	600.00	-600.00	0.0%
203. IF - Structures 200/800sf	0.00	250.00	-250.00	0.0%
205. IF - Well	0.00	250.00	-250.00	0.0%
206. IF - Driveway	0.00	175.00	-175.00	0.0%
207. IF - Septic	0.00	175.00	-175.00	0.0%
208. IF - Package	0.00	1,025.00	-1,025.00	0.0%
209. IF - Mobile Home	0.00	200.00	-200.00	0.0%
210. IF - Subdivison	0.00	600.00	-600.00	0.0%
214. IF - Major Variance	0.00	250.00	-250.00	0.0%
Total 200. Project Review Fees	0.00	4,000.00	-4,000.00	0.0%
300. Roads				
301. CUT - Road Paving Loan	471.20	2,200.00	-1,728.80	21.4%
Total 300. Roads	471.20	2,200.00	-1,728.80	21.4%
400. Liens				
401. Landowner Filing Fee	50.00			
Total 400. Liens	50.00			
500. Interest Earned				
501. Savings Interest	77.17	300.00	-222.83	25.7%
Total 500. Interest Earned	77.17	300.00	-222.83	25.7%
600. Reimbursed Expenses				
601. Reimbursement Master Plan	6,210.79			
Total 600. Reimbursed Expenses	6,210.79			
700. Other Income				
703. Website Reality Listing	15.00			
705. Donation for copier	500.00	500.00	0.00	100.0%
Total 700. Other Income	515.00	500.00	15.00	103.0%
Total Income	53,683.79	101,708.20	-48,024.41	52.8%
Expense				
A00. Roads & Weeds				
A02. Contractors - Snow Removal				
A02A. North Glastonbury	782.50			
A02B. South Glastonbury	365.00			
A02C. High South Glastonbury	1,072.50			
A02F. High Sagittarius Skyway	1,035.00			
A02. Contractors - Snow Remo...	0.00	5,500.00	-5,500.00	0.0%
Total A02. Contractors - Snow Re...	3,255.00	5,500.00	-2,245.00	59.2%
A03. Contractors - Weed Contrl	0.00	3,200.00	-3,200.00	0.0%
A04. Travel	0.00	200.00	-200.00	0.0%
A05. Equipment Reg & Ins	53.00	1,665.00	-1,612.00	3.2%
A06. Equipment Mtce	581.00	500.00	81.00	116.2%
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%

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Glastonbury Landowner's Association

2008 Budget Variance Report

March 2008

	Jan - Dec 08	Budget	$ Over Budget	% of Budget
A11. Miscellaneous				
A11A. Fuel	249.92			
A11B. Sand	380.00			
A11C. Sign Posts	834.53			
A11. Miscellaneous - Other	0.00	500.00	-500.00	0.0%
Total A11. Miscellaneous	1,464.45	500.00	964.45	292.9%
A12. Contractors - NG Road Wrk				
A12B. Aries Drive	90.00			
A12C. Capricorn Drive	180.00			
A12F. Gemini Road	135.00			
A12J. Sirius Drive	180.00			
A12K. Taurus Road	135.00			
A12. Contractors - NG Road W...	0.00	14,000.00	-14,000.00	0.0%
Total A12. Contractors - NG Road ...	720.00	14,000.00	-13,280.00	5.1%
A13. Contractors - SG Road Wrk				
A13B. Arcturus Drive	680.00			
A13D. Leo Drive	680.00			
A13G. Hercules Road	680.00			
A13J. Sagittarius Skyway	680.00			
A13. Contractors - SG Road Wr...	0.00	14,000.00	-14,000.00	0.0%
Total A13. Contractors - SG Road ...	2,720.00	14,000.00	-11,280.00	19.4%
Total A00. Roads & Weeds	16,349.77	69,910.00	-53,560.23	23.4%
B00. Project Review				
B01. Contractors	0.00	1,000.00	-1,000.00	0.0%
B04. Administration	0.00	275.00	-275.00	0.0%
B05. Legal Fees	0.00	100.00	-100.00	0.0%
Total B00. Project Review	0.00	1,375.00	-1,375.00	0.0%
C00. Complaints				
C01. Contractors	0.00	70.00	-70.00	0.0%
C04. Legal Fees	900.00	800.00	100.00	112.5%
C05. Miscellaneous	0.00	30.00	-30.00	0.0%
Total C00. Complaints	900.00	900.00	0.00	100.0%
D00. Recreation				
D03. PVRC				
D03A. PVRC Electricity	75.30	600.00	-524.70	12.6%
D03B. PVRC Insurance	0.00	500.00	-500.00	0.0%
Total D03. PVRC	75.30	1,100.00	-1,024.70	6.8%
D06. Miscellaneous	0.00	450.00	-450.00	0.0%
Total D00. Recreation	75.30	1,550.00	-1,474.70	4.9%
F00. Website				
F01. Contractors - Dev & Mtce	0.00	400.00	-400.00	0.0%
F02. URL/Domain Fee	0.00	100.00	-100.00	0.0%
Total F00. Website	0.00	500.00	-500.00	0.0%
G00. Liens				
G01. Lien Filing	0.00	250.00	-250.00	0.0%
G03. Administration	0.00	409.00	-409.00	0.0%
G04. Miscellaneous	1,000.00	1,550.00	-550.00	64.5%
Total G00. Liens	1,000.00	2,209.00	-1,209.00	45.3%
J00. Other Projects				
J03. Procedures Proposal	0.00	2,440.00	-2,440.00	0.0%
Total J00. Other Projects	0.00	2,440.00	-2,440.00	0.0%

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Glastonbury Landowner's Association

2008 Budget Variance Report

March 2008

	Jan - Dec 08	Budget	$ Over Budget	% of Budget
K00. General Operating Expenses				
K01. Contractors - Admin Sec	799.50	4,000.00	-3,200.50	20.0%
K02. Contractors - Bookkeeper	715.50	3,000.00	-2,284.50	23.9%
K03. Contractors - Accountant	120.00	105.00	15.00	114.3%
K04. Contractors - Database	0.00	750.00	-750.00	0.0%
K05. Contractors - Attorney	600.00	500.00	100.00	120.0%
K06. Office Supplies	420.67	950.00	-529.33	44.3%
K07. Postage and Delivery	362.80	800.00	-437.20	45.4%
K08. Monthly Board Meetings	1,105.00	1,850.00	-745.00	59.7%
K11. Rent				
K11B. Storage/Boxes	100.00	240.00	-140.00	41.7%
K11. Rent - Other	362.50	300.00	62.50	120.8%
Total K11. Rent	462.50	540.00	-77.50	85.6%
K12. Insurance				
K12A. GLA Board Liability Ins	0.00	1,341.00	-1,341.00	0.0%
K12B. GLA Community Ins	0.00	6,100.00	-6,100.00	0.0%
Total K12. Insurance	0.00	7,441.00	-7,441.00	0.0%
K13. Taxes	0.00	317.00	-317.00	0.0%
K14. Licenses and Permits	0.00	70.00	-70.00	0.0%
K17. Equipment Purchases	1,450.00	1,000.00	450.00	145.0%
K18. Miscellaneous	0.00			
Total K00. General Operating Expen...	6,035.97	21,323.00	-15,287.03	28.3%
M00. Annual Meeting/Elections				
M03. Administration	0.00	890.00	-890.00	0.0%
M04. Postage and Delivery	0.00	386.00	-386.00	0.0%
M05. Refreshments	0.00	200.00	-200.00	0.0%
M06. Rent	0.00	75.00	-75.00	0.0%
M08. Copies	120.00			
Total M00. Annual Meeting/Elections	120.00	1,551.00	-1,431.00	7.7%
Total Expense	24,481.04	101,758.00	-77,276.96	24.1%
Net Ordinary Income	29,202.75	-49.80	29,252.55	-58,640.1%
Net Income	**29,202.75**	**-49.80**	**29,252.55**	**-58,640.1%**

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Glastonbury Landowners Association

Board of Directors Meeting Minutes

May 12, 2008 Final

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1. Call to order, opening prayer. The meeting was called to order at 7:15 p.m. by Laura Boise at St. John's Church. Charlene gave the opening prayer.
PRESENT: Laura Boise (President), Richard Bolen aka Richard, (Vice-President), Janet Naclerio (Secretary), Charlene Murphy aka CRM (Treasurer), Alyssa Angelis, Gerald Dubiel (arrived approximately 8:00 p.m.), Charlotte Mizzi, Frances Owen, Rich Spallone and William Smith.
ABSENT: Dan Kehoe, Jr. and Paul Ranttalo
ALSO ATTENDING: Denise Orr Kirk (GLA Administrative Secretary) and Landowners: Kristi Sones, Bob Sones, Val O'Connell and Lyn Vastenko.

2. Set Agenda

3. Meeting Minute Approval: April 14, 2008
MOTION: Janet motioned and Charlene seconded to approve the April meeting minutes as written. **Motion carried.** (1 abstention – Charlotte, who was not in attendance)

4. Treasurer's Budget Variance, Check & Deposit Reports –CRM
Charlene reviewed the Treasurer's reports and the current status of the GLA budget and projected spending, as detailed in her May 10, 2008 e-mail message to the Board. (see attached) She also reported that a new snowplow truck had been purchased (based on Board approval through e-mail vote) so each Glastonbury has a truck. Discussion.
MOTION: Charlotte motioned and Richard seconded to approve the following Treasurer's reports: "Check Detail, April 2008," "Deposit Detail, April 2008" and the "2008 Budget Variance Report, April 2008." **Motion carried unanimously.**

5. Officers' Reports

5.1 Executive Committee – LB/RB/CRM/JN

5.1.1 Committee Chair 2008 goals/projected timelines – modifications and additions to Worksheet - LB
The worksheet will be completed pending submission of committee goal timelines by Committee Chairs.

5.1.2 Update on Homeowner's Association Training Class – LB
Laura confirmed that the class is scheduled for May 29.
ACTION ITEM: ***Laura*** – Send proposed Focus Items List to Mark Evans for Homeowner's class.

5.1.3 Review Project Action Item Forms - LB
Laura distributed a draft of the Project Action Item form to be used for completing detailed action items. Each project will have a "project manager."
ACTION ITEM: ***Alyssa/Denise/Laura:*** Develop project form & project status spreadsheet
ACTION ITEM: *Committee Chairs* - Send to Laura and Denise any ideas that you would like to see added to the Project Action Item form that will help meet specific needs of your committee.

File: MtgMins 04 14 08
Draft: 04 16 08; 04 22 08; 05 29 08 -FINAL
Approved: 06 09 08

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5.1.4 Brief review of Landowner responses to new Rule, 1.01 and Vote

Laura reviewed that the May 12 meeting marked the end of the 30-day period for Landowner response to the new Glastonbury Rule, 1.01. The GLA received approximately 9 positive responses by phone and in writing *plus* four positive verbal responses from meeting attendees – for a total of 13 responses. No responses objecting to the new Rule were received. Discussion.

MOTION: Richard motioned and Charlotte seconded to adopt "Rule and Regulation 1.01 of Glastonbury Landowners Association" which expressly prohibits the commercial growing and/or production of marijuana and any other psycho-active substance and/or drug in Glastonbury. **Motion carried unanimously.**

Board members then signed the new Rule. (Gerald Dubiel did not sign it as he had not yet arrived. Paul and Dan were absent.)

ACTION ITEM: ***Richard/Laura*** – Ask our attorney, Margo Barg, if the GLA needs to take any further actions (legal or otherwise) regarding the publication of Rule 1.01, etc.

ACTION ITEM: ***Denise*** – Scan and send pdf file of the new Rule, with Board signatures, to Dan for website.

6. UNFINISHED BUSINESS – Committee Reports

6.1 Road/Weed – WS/RS

6.1.1 Present Quonset hut placement proposal & vote - WS/RS

William reported that the Road Committee had reviewed two areas for placement consideration. Discussion included Landowner input regarding pros and cons of areas.

ACTION ITEM: ***William/Paul/Gerald and Rich*** – Further discuss the pros and cons of proposed Quonset hut sites. Stake out both areas to identify them prior to June 9.

ACTION ITEM: ***William*** – Send Quonset hut placement proposal, including installation expense, to Board prior to the June 9 Board meeting.

ACTION ITEM: ***Laura/Denise*** – Put Quonset hut placement proposal on June agenda.

6.1.2 Update on GLA response to Parcel 92, High South snow-plowing issue

Laura reported that the letter draft had been finalized and forwarded to Margot Barg to send to Kelly.

6.1.3 Update re: Status of Forest Stewardship Workshop in Emigrant – FO

Frances reported that an Emigrant class would not take place due to lack of Landowner response. Discussion included comments from Lyn Vastenko, who had attended a class and stated it was excellent and would be very valuable to Glastonbury landowners.

ACTION ITEM: ***Frances*** – Inquire if the GLA can purchase a Forest Stewardship manual without attending the class.

ACTION ITEM: ***Janet*** – Place a more detailed Forest Stewardship Workshop ad in a future newsletter to solicit interest in a possible class in 2009. Contact Lynn Vastenko for possible input.

ACTION ITEM: ***Laura/Frances?*** – Contact the Forest Stewardship representative to ask: (1) When will the next class be given in 2009, and; (2) Would someone would be willing to give a brief presentation regarding the class during the 2008 Annual Meeting. If no one is available to give presentation, contact Lynn Vastenko and ask if she might give the presentation.

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ACTION ITEM: ***Election Committee*** – At the GLA Annual Meeting, provide a sign-up sheet for Landowners to indicate interest in attending Forest Stewardship class in 2009.

6.1.4 Update re: Anonymous complaint re: trespassing in NG and posting of sign- RS

Rich reported that he inspected the alleged trespassed area and determined that it is private property. Therefore, the property owner will need to be contacted by the GLA to obtain permission to post "No Tresspassing or Poaching" signs.

ACTION ITEM: ***Rich*** – Ask permission from Jack Brandis to post metal signs to prevent trespassing or poaching.

6.1.5 Report on GLA road accesses to U.S. Forest Land and potential of road takeover by imminent domain, etc. - WS

Laura reported that Ron Archuletta (U.S. Forest Service) stated that FS maps do not show GLA public accesses to FS land. Board discussion included that Map Quest may incorrectly show that the GLA's private road off of Capricorn is a public access road to Forest Land..

ACTION ITEM: ***Val O'Connel*** - Volunteered to research Google/Map Quest re GLA roads; then send her research to William.

ACTION ITEM: ***William*** – Investigate as to whether further action needs to be taken with the State and/or County to determine whether their maps are correctly noting that GLA roads are private.

ACTION ITEM: ***Dan*** – If Map Quest has incorrect information re: GLA roads, remove the Map Quest link from the GLA website

6.1.6 Post existing signs – WS/RS

ACTION ITEM: ***William*** - Contact JT about posting signs, and post on a Glastonbury map the location of all of our signs.

ACTION ITEM: ***Denise:*** Research the existence of electronic copies of GLA maps that show our streets and roads. If found, e-mail maps to William to create sign placement maps.

6.2 Master Plan –DK/CM

6.2.1 Review/discuss & vote on the new Master Plan Committee description –CM

Charlotte read her draft of the MP Committee description, which she then passed around for the Board to further review and comment upon. Discussion.

ACTION ITEM: ***Charlotte/Alyssa/William*** – Charlotte will rewrite her draft of the Master Plan Committee description to include a more extensive explanation of what the committee would do and why it's existence is necessary. E-mail copies to William and Alyssa for further input.

6.2.2 Review/discuss & vote on Master Plan goals for 2008 - CM

ACTION ITEM: ***Master Plan Committee*** – Complete the shelter letter project, making this project a priority before re-examining the MP Committee description and goals.

ACTION ITEM: ***Denise*** – Xerox shelter list from Charlotte and return original to her.

6.2.3 Report re: Shelter spread sheet check list and letter – DK

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Laura reported that a letter to shelter owners, which includes a check list for owners to use, has been developed and sent to Dan for finalization.

6.2.4 Report on drive-by shelter evaluation – DK Tabled.

6.3 Update re: Fencing Proposal for High South – GD/WS

6.3.1 Report on federal and state law research - LB/RB

Laura reported that Ron Archuletta stated the FS is not legally responsible for financial assistance for fencing and that the Storeys received FS assistance because they are leasing from the FS.

6.3.2 Report on whether funds are available from FS to help with cost of fence - LB

The financial assistance offered after the fires two years ago has been used up. In the future, applications for this assistance need to be made immediately following a fire.
ACTION ITEM: ***Laura*** – After William and Gerald survey and estimate the cost of the fencing, contact Nelson Story to work out an agreement as to how we can work together on the fence.

6.3.3 Measure and redo boundary lines - WS

William displayed a map with boundary lines.
ACTION ITEM: ***William*** – Measure and redo boundary lines.

6.3.4 Resurvey the boundary lines for new fences - GD

ACTION ITEM: ***Gerald*** - Resurvey boundary lines for new fences.

6.3.5 Letter to affected landowners – LB/JN Tabled until cost estimates are made.

6.3.6 Project Manager for Fencing Proposal

Frances offered to be the Project Manager (i.e. oversee and track all steps to project completion) for the fencing proposal project.

6.4 Community Committee –LB

6.4.1 Report on status of Community Clean-up Day - LB

The clean-up day was cancelled due to lack of Landowner response.

7. NEW BUSINESS

7.1 Project Review – AA/RS

7.1.1 43-5 (NG) James & Marion Kozlik - greenhouse application

Discussion.
MOTION: Alyssa motioned and Richard seconded to approve James and Marion Kozlik's greenhouse application on 43-5 (NG) with the following conditions: (1) The Project Review Committee meets with the Kozliks on-site to confirm that setback

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requirements are being met; (2) The $25 application fee is submitted; (3) The $250 refundable sanitation bond is submitted; (4) The 2008 annual assessments of $318 are submitted, and (5) Any disturbed land be re-seeded.
Motion carried unanimously.

7.4 Paradise Valley Recreation Center (PVRC) Update - LB
Laura reported that on May 12, 2008, the PVRC received official notification from the IRS, dated May 6, 2008, that the PVRC's tax exempt status under the IRS Code, Section 501 (c) (3) was approved, and is also classified as a 509 (a) (2) Public Charity Status. This means the PVRC is able to accept tax deductible donations. The effective date of exemption is October 9, 2004.

7.6 Road Weed – WS/RS

7.6.1 Review/Vote on Chip Sealing Proposal for Landowner Vote – WS/RS
William reported that he is still waiting to hear back from two contractors. Charlene volunteered to be Project Manager for the chip sealing project.
ACTION ITEM: ***Road/Weed Committee & Charlene***– Send chip sealing proposal to the Board in the future.

7.6.2 Report re: possible placement of signs on Glastonbury road easements - WS. REMOVED FROM THE AGENDA .

7.6.3 Identify problem pothole areas on map - RS Tabled.
ACTION ITEM: ***Denise*** – Send copies of GLA maps with streets to Rich, William and JT to label for specific pothole areas and send copies to Denise for GLA files.

7.6.4 Report re: speed limit and/or caution signs on Capricorn Dr. (NG) - RS/WS
ACTION ITEM: ***Charlene*** – Research/order speed limit/caution signs for Capricorn and replacement signs on Aries and Aquarius.

8. Comment Period for Visiting Landowners.
Val O'Connell reported that the State may be ready to settle with the neighbors who brought up the complaint lawsuit concerning the County Subdivision Laws. Since the inception of these laws about a year ago, the county has postponed all review and approval of subdivision applications submitted to them from Glastonbury landowners

9. Meeting Adjourned at 9:30 p.m.

10. Next Meeting Date: June 9, 2008 at St. John's Church, 6:45-9:00 p.m.

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Glastonbury Landowners Association, Inc.

Board of Directors Meeting Agenda

May 12, 2008

St. John's Church, Emigrant (6:45–9:00 p.m.)

1. **Call to order, opening prayer.**
2. **Set Agenda** *(All proposed agenda items must first be sent to the appropriate Committee Chair or Officer at least 15 days prior to the meeting. If, at the beginning of the meeting, the Board receives additional items of a timely nature, it will determine if these should be added to the agenda at that time.)*
3. **Meeting Minute Approval: April 14, 2008**
4. **Treasurer's Budget Variance, Check & Deposit Reports –CRM**
5. **Officers' Reports**
   - **5.1 Executive Committee – LB/RB/CRM/JN**
     - **5.1.1 Committee Chair 2008 goals/projected timelines – modifications and additions to Worksheet - LB**
     - **5.1.2 Update on Homeowner's Association Training Class – LB**
     - **5.1.3 Review Project Action Item Forms - LB**
     - **5.1.4 Brief review of Landowner response to new Rule**
6. **UNFINISHED BUSINESS – Committee Reports**
   - **6.1 Road/Weed – WS/RS**
     - **6.1.1 Present Quonset hut placement proposal & vote - WS/RS**
     - **6.1.2 Update on GLA response to Parcel 92, High South snow-plowing issue**
     - **6.1.3 Update re: status of Forest Stewardship Workshop in Emigrant – FO**
     - **6.1.4 Update re: trespassing in NG complaint and posting of sign- RS**
     - **6.1.5 Report on GLA road accesses to U.S. Forest land and potential of road takeover by imminent domain, etc. - WS**
     - **6.1.6 Post existing signs – WS/RS**
   - **6.2 Master Plan –DK/CM**
     - **6.2.1 Review/discuss & vote on the new Master Plan Committee description –CM**
     - **6.2.2 Review/discuss & vote on Master Plan goals for 2008 - CM**
     - **6.2.3 Report re: Shelter spread sheet check list and letter – DK**
     - **6.2.4 Report on drive-by shelter evaluation - DK**
   - **6.3 Update re: Fencing Proposal for High South – GD/WS**
     - **6.3.1 Report on federal and state law research - LB/RB**
     - **6.3.2 Report on contact with FS and Story - LB**
     - **6.3.3 Measure and redo boundary lines - WS**
     - **6,3.4 Resurvey the boundary lines for new fences - GD**
     - **6.3.5 Letter to affected landowners – LB/JN**
   - **6.4 Community Committee –LB**
     - **6.4.1 Report on status of Community Clean-up Day - LB**
7. **NEW BUSINESS**
   - **7.1 Project Review – AA/RS**
     - **7.1.1 43-5 (NG) James & Marion Kozlik - greenhouse application**
   - **7.2 Community Committee –LB**
   - **7.4 Paradise Valley Recreation Center (PVRC) Update - LB**
   - **7.6 Road Weed – WS/RS**
     - **7.6.1 Review/Vote on Chip Sealing Proposal for Landowner Vote – WS/RS**
     - **7.6.2 Report re: possible placement of signs on Glastonbury road easements - WS**
     - **7.6.3 Identify problem pothole areas on map - RS**
     - **7.6.4 Report re: speed limit and/or caution signs on Capricorn Dr. (NG) - RS/WS**
8. **Comment Period for Visiting Landowners. (10-15 min.)**
9. **Meeting Adjournment will take place at 9 p.m.**
10. **Next Meeting Date: June 9, 2008 at St. John's Church, 6:45-9:00 p.m.**

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Glastonbury Landowner's Association

2008 Budget Variance Report

April 2008

	Jan - Dec 08	Budget	$ Over Budget	% of Budget
Ordinary Income/Expense				
Income				
100. Parcel Assessment Fees				
109. Dwelling 2007	1,208.00			
110. NG Dwelling 2008	23,101.24	17,081.04	6,020.20	135.2%
110. SG Dwelling 2008	6,937.69	17,081.04	-10,143.35	40.6%
133. Land 2007	1,440.04			
134. NG Land 2008	0.00	26,377.56	-26,377.56	0.0%
134. SG Land 2008	13,158.61	26,377.56	-13,218.95	49.9%
150. GAV	3,895.50	7,791.00	-3,895.50	50.0%
160. Finance Chrgs Late Accnts	37.84			
161. Penalties Late Accounts	101.31			
Total 100. Parcel Assessment Fees	49,880.23	94,708.20	-44,827.97	52.7%
200. Project Review Fees				
201. Application Fee	25.00	475.00	-450.00	5.3%
202. IF - House	0.00	600.00	-600.00	0.0%
203. IF - Structures 200/800sf	0.00	250.00	-250.00	0.0%
205. IF - Well	0.00	250.00	-250.00	0.0%
206. IF - Driveway	0.00	175.00	-175.00	0.0%
207. IF - Septic	0.00	175.00	-175.00	0.0%
208. IF - Package	0.00	1,025.00	-1,025.00	0.0%
209. IF - Mobile Home	100.00	200.00	-100.00	50.0%
210. IF - Subdivison	0.00	600.00	-600.00	0.0%
214. IF - Major Variance	0.00	250.00	-250.00	0.0%
Total 200. Project Review Fees	125.00	4,000.00	-3,875.00	3.1%
300. Roads				
301. CUT - Road Paving Loan	471.20	2,200.00	-1,728.80	21.4%
Total 300. Roads	471.20	2,200.00	-1,728.80	21.4%
400. Liens				
401. Landowner Filing Fee	50.00			
Total 400. Liens	50.00			
500. Interest Earned				
501. Savings Interest	77.17	300.00	-222.83	25.7%
Total 500. Interest Earned	77.17	300.00	-222.83	25.7%
600. Reimbursed Expenses				
601. Reimbursement Master Plan	6,210.79			
Total 600. Reimbursed Expenses	6,210.79			
700. Other Income				
703. Website Reality Listing	15.00			
705. Donation for copier	500.00	500.00	0.00	100.0%
Total 700. Other Income	515.00	500.00	15.00	103.0%
Total Income	57,329.39	101,708.20	-44,378.81	56.4%
Expense				
A00. Roads & Weeds				
A02. Contractors - Snow Removal				
A02A. North Glastonbury	782.50			
A02B. South Glastonbury	365.00			
A02C. High South Glastonbury	3,082.50			
A02F. High Sagittarius Skyway	1,035.00			
A02. Contractors - Snow Remova...	0.00	5,500.00	-5,500.00	0.0%
Total A02. Contractors - Snow Rem...	5,265.00	5,500.00	-235.00	95.7%
A03. Contractors - Weed Contrl	0.00	3,200.00	-3,200.00	0.0%
A04. Travel	0.00	200.00	-200.00	0.0%
A05. Equipment Reg & Ins	53.00	1,665.00	-1,612.00	3.2%
A06. Equipment Mtce	581.00	500.00	81.00	116.2%
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%

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Glastonbury Landowner's Association

2008 Budget Variance Report

April 2008

	Jan - Dec 08	Budget	$ Over Budget	% of Budget
A11. Miscellaneous				
A11A. Fuel	249.92			
A11B. Sand	380.00			
A11C. Sign Posts	834.53			
A11. Miscellaneous - Other	0.00	500.00	-500.00	0.0%
Total A11. Miscellaneous	1,464.45	500.00	964.45	292.9%
A12. Contractors - NG Road Wrk				
A12B. Aries Drive	90.00			
A12C. Capricorn Drive	180.00			
A12F. Gemini Road	135.00			
A12J. Sirius Drive	180.00			
A12K. Taurus Road	135.00			
A12. Contractors - NG Road Wrk ...	0.00	14,000.00	-14,000.00	0.0%
Total A12. Contractors - NG Road Wrk	720.00	14,000.00	-13,280.00	5.1%
A13. Contractors - SG Road Wrk				
A13B. Arcturus Drive	680.00			
A13D. Leo Drive	680.00			
A13G. Hercules Road	680.00			
A13J. Sagittarius Skyway	680.00			
A13. Contractors - SG Road Wrk ...	0.00	14,000.00	-14,000.00	0.0%
Total A13. Contractors - SG Road Wrk	2,720.00	14,000.00	-11,280.00	19.4%
Total A00. Roads & Weeds	18,359.77	69,910.00	-51,550.23	26.3%
B00. Project Review				
B01. Contractors	0.00	1,000.00	-1,000.00	0.0%
B04. Administration	0.00	275.00	-275.00	0.0%
B05. Legal Fees	0.00	100.00	-100.00	0.0%
Total B00. Project Review	0.00	1,375.00	-1,375.00	0.0%
C00. Complaints				
C01. Contractors	0.00	70.00	-70.00	0.0%
C04. Legal Fees	900.00	800.00	100.00	112.5%
C05. Miscellaneous	0.00	30.00	-30.00	0.0%
Total C00. Complaints	900.00	900.00	0.00	100.0%
D00. Recreation				
D03. PVRC				
D03A. PVRC Electricity	100.40	600.00	-499.60	16.7%
D03B. PVRC Insurance	0.00	500.00	-500.00	0.0%
Total D03. PVRC	100.40	1,100.00	-999.60	9.1%
D06. Miscellaneous	0.00	450.00	-450.00	0.0%
Total D00. Recreation	100.40	1,550.00	-1,449.60	6.5%
F00. Website				
F01. Contractors - Dev & Mtce	126.67	400.00	-273.33	31.7%
F02. URL/Domain Fee	128.63	100.00	28.63	128.6%
F04. Miscellaneous	3.00			
Total F00. Website	258.30	500.00	-241.70	51.7%
G00. Liens				
G01. Lien Filing	0.00	250.00	-250.00	0.0%
G03. Administration	0.00	409.00	-409.00	0.0%
G04. Miscellaneous	1,000.00	1,550.00	-550.00	64.5%
Total G00. Liens	1,000.00	2,209.00	-1,209.00	45.3%
J00. Other Projects				
J03. Procedures Proposal	0.00	2,440.00	-2,440.00	0.0%
Total J00. Other Projects	0.00	2,440.00	-2,440.00	0.0%

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Glastonbury Landowner's Association

2008 Budget Variance Report

April 2008

	Jan - Dec 08	Budget	$ Over Budget	% of Budget
K00. General Operating Expenses				
K01. Contractors - Admin Sec	1,176.50	4,000.00	-2,823.50	29.4%
K02. Contractors - Bookkeeper	841.25	3,000.00	-2,158.75	28.0%
K03. Contractors - Accountant	120.00	105.00	15.00	114.3%
K04. Contractors - Database	0.00	750.00	-750.00	0.0%
K05. Contractors - Attorney	805.00	500.00	305.00	161.0%
K06. Office Supplies	446.66	950.00	-503.34	47.0%
K07. Postage and Delivery	458.80	800.00	-341.20	57.4%
K08. Monthly Board Meetings	1,157.00	1,850.00	-693.00	62.5%
K11. Rent				
K11B. Storage/Boxes	100.00	240.00	-140.00	41.7%
K11. Rent - Other	362.50	300.00	62.50	120.8%
Total K11. Rent	462.50	540.00	-77.50	85.6%
K12. Insurance				
K12A. GLA Board Liability Ins	1,341.00	1,341.00	0.00	100.0%
K12B. GLA Community Ins	0.00	6,100.00	-6,100.00	0.0%
Total K12. Insurance	1,341.00	7,441.00	-6,100.00	18.0%
K13. Taxes	0.00	317.00	-317.00	0.0%
K14. Licenses and Permits	15.00	70.00	-55.00	21.4%
K17. Equipment Purchases	1,450.00	1,000.00	450.00	145.0%
K18. Miscellaneous	0.00			
Total K00. General Operating Expenses	8,273.71	21,323.00	-13,049.29	38.8%
M00. Annual Meeting/Elections				
M03. Administration	0.00	890.00	-890.00	0.0%
M04. Postage and Delivery	0.00	386.00	-386.00	0.0%
M05. Refreshments	0.00	200.00	-200.00	0.0%
M06. Rent	0.00	75.00	-75.00	0.0%
M08. Copies	120.00			
Total M00. Annual Meeting/Elections	120.00	1,551.00	-1,431.00	7.7%
Total Expense	29,012.18	101,758.00	-72,745.82	28.5%
Net Ordinary Income	28,317.21	-49.80	28,367.01	-56,861.9%
Net Income	**28,317.21**	**-49.80**	**28,367.01**	**-56,861.9%**

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Glastonbury Landowners Association

Board of Directors Meeting Minutes

June 9, 2008 Final

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1. **Call to order and opening prayer.**
   The meeting was called to order by Laura Boise at 7:20 p.m., at St. John's Church.
   PRESENT: Laura Boise (President), Richard Bolen aka Richard, (Vice-President), Charlene Murphy aka CRM (Treasurer), Alyssa Angelis, Dan Kehoe (arrived 7:45 pm), Charlotte Mizzi aka CM, Frances Owen, Paul Ranttalo
   ABSENT: Gerald Dubiel, Janet Naclerio, William Smith and Rich Spallone.
   ALSO ATTENDING: Denise Orr Kirk (GLA Administrative Secretary)
   Landowners: Ron Wartman, Bob & Kristi Sones

2. **Set Agenda**

3. **Meeting Minutes Approval: May 12, 2008**
   MOTION: Charlene motioned and Richard seconded to approve the May 12, 2008 minutes as written. **Motion carried unanimously.**

4. **Treasurers' Budget Variance, Check & Deposit Reports –CRM**
   4.1 Monthly Reports: Charlene reviewed the 3 reports.
   MOTION: Charlotte motioned and Richard seconded to approve the "Check Detail, May 2008," "Deposit Detail, May 2008" and the "2008 Budget Variance Report, January –May 2008." reports. **Motion carried unanimously.**

5. **Officers' Reports**
   5.1 Executive Committee – LB/RB/CRM/JN
   5.1.1 Brief Review of Homeowner's Association Training Class – LB
   Discussion.

6. **UNFINISHED BUSINESS – Committee Reports**
   6.1 Road/Weed – WS/RS
   6.1.1 Review timeline and vote process for chip sealing project –WS Tabled.
   6.1.2 Present Quonset hut placement proposal & vote - WS/RS Tabled.
   6.1.3 Report from Frances re: Forest Stewardship Workshop Manual - FO
   ACTION ITEM: ***Frances*** – Request date of stewardship class for 2009. Also, request if Lyn Vastenko would give a 10 minute overview of the Forest Stewardship workshop at the GLA Annual Meeting.
   6.1.4 Report on GLA mapped road accesses to U.S. Forest land & whether further action needs to be taken with the State and/or County –WS Tabled.
   6.1.5 Posting of existing signs by JT – WS Tabled.
   6.1.6 Glastonbury road map identifying existing signs - WS Tabled.
   6.1.7 Glastonbury road map identifying problem pothole areas - RS Tabled.
   6.1.8 Report re: speed limit and/or caution signs on Capricorn Dr. (NG) - RS/WS
   Charlene reported that these signs have been purchased.

   6.2 Master Plan –DK/CM
   6.2.1 Review/discuss & vote on the revised Master Plan Committee description – CM/WS./AA

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ACTION ITEM: ***Charlotte*** – Send draft of Master Plan Committee description to William and Alyssa; work w/ them to complete description prior to July Board meeting

6.2.2 Review/discuss & vote on Master Plan goals for 2008 - CM
ACTION ITEM: ***Charlotte*** – E-mail Master Plan Committee goals to Board prior to July Meeting.

6.2.3 Report re: Shelter spread sheet check list and letter – DK
ACTION ITEM: ***Laura*** - Determine if shelter letter & checklist was forwarded to DK.

6.2.4 Report on drive-by shelter evaluation – DK Tabled.

6.3 Update re: Fencing Proposal for High South – GD/WS
6.3.1 Measure and redo boundary lines – WS Tabled.
6.3.2 Resurvey the boundary lines for new fences - GD Tabled.
6.3.3 Estimate total cost of proposed fencing - GD/WS Tabled.

6.3.4 Project Manager for Fencing Proposal
Frances reported that she has contacted the people working on the project and has not received responses. Discussion.
MOTION: Charlene motioned and Alyssa seconded to approve the GLA to pay $100 to Neil Kremer, who will put it toward covering part of the labor expense needed for the completion of the fence being replaced on the common use land in High South above Parcel 95. **Motion carried unanimously.**

6.3.5 Locks and Sign on Kathleen Ramps Fence – Parcel 97 (SG)
(New agenda item) It was reported that Kathleen Ramp's fence, which leads to common use property and USFS land has 3 locks.. Discussion.
ACTION ITEM: ***Richard*** – Contact Alyssa and Laura to review past activity and discussion regarding K. Ramp's gate and sign.

7. NEW BUSINESS
7.1 Project Review – AA/RS
7.1.1 Lot 22-D (SG)/Justin Woodruff - House Addition. Alyssa reviewed the application.
MOTION: Charlotte motioned and Alyssa seconded to accept Justin Woodruff's Lot 22-D (SG) house addition application with the condition that the land be reseeded after construction. **Motioned carried unanimously.**

7.1.2 Lot 37-D (NG)/Orlando Johnson - Lot use change from Shelter only to Residential
Alyssa clarified that the change in use only applied to a statement from the DEQ, who had since removed this restriction, rather than a restriction placed on the lot by the parcel's subdivision covenants. Alyssa also clarified that this type of change would not

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normally go through GLA review, but that we were doing so because Park County is in favor of the GLA review process and requested this of the owner.
MOTION: Alyssa motioned and Charlotte seconded to approve Orlando Johnson's application for Lot 37 (NG) to change from shelter use to residential use on the condition that no additional driveway that directly accesses Gemini Road will be installed.
Motion carried. (1 abstention - Charlene)

7.1.3 Lot 51 (SG)/Kathleen Rakela - Update to Subdivision
Alyssa and the Board discussed with Kathleen the requirement that a cul-de-sac be installed close to the fire fill tank to meet fire regulations and that this cul-de-sac would run alongside Arcturus Road. The Board suggested that Kathleen meet with Mike Graham to determine if a T-shape turnaround would be acceptable rather than a cul-de-sac.
ACTION ITEM: ***Alyssa/Project Review & Road Committee*** – Meet with Kathleen at Lot 51 (SG) to inspect the potential location of cul-de-sac.
ACTION ITEM: ***Alyssa*** – After meeting with Kathleen and Committee members, e-mail the Board with an update and possibly request a vote to approve the location of the cul-de-sac on Kathleen Rakela's Lot 51 (SG).

7.1.4 Lot 53 (NG)/Kathleen Rakela - Family Conveyance
MOTION: Alyssa motioned and Richard seconded to approve Kathleen Rakela's Lot 53 (NG) subdivision application with the condition that there be only one access point to any portion of the parcel from Aquarius Lane. **Motion carried unanimously.**

7.2 Community Committee –LB
7.2.1 Recent Complaints concerning dogs - LB
Laura reviewed that she was working with complainants who had contacted the GLA concerning barking/howling dogs .

7.2.2 Recent Flooding in High South and in North (on Orion & across Capricorn to the Recreation Land)
(New agenda item) The Board discussed the recent flooding in North and South Glastonbury due to snow melt. They commended Rich for his work in South and Paul and William for their work in North. Their work included redirecting the water and installing larger culverts, which were needed.

7.2.3 Drivers Cutting Across GLA Recreation Land
(New agenda item) The Board discussed the problem of cars cutting across GLA recreation land and through nearby parcels owned by the Church. Laura reported that a car was recently stuck in the middle of the land, which had flooded due to snow melt. It was reported that the Church plans to install large rocks and a sign to keep cars off the land.
ACTION ITEM: ***Janet*** – Include in next newsletter a reminder to not drive on recreation land, etc.

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7.3 Road Weed – WS/RS/

7.3.1 Review/Vote on Chip Sealing Proposal for Landowner Vote – WS/RS Tabled.

7.3.2 Update re: contact w/J. Brandis for posting sign - RS Tabled.

8. Comment Period for Visiting Landowners. (10-15 min.)

Bob Sones inquired if the GLA has a policy on parking shipping containers. Discussion.

ACTION ITEM: Denise – Research 1997 minutes regarding motion regarding cargo containers as eyesores, etc. and send to Alyssa.

ACTION ITEM: Alyssa – *If necessary,* send project application information to NG landowner (name to be determined), who has a shipping container on his/her property.

9. The meeting adjourned at 9:14 p.m.

10. Our next meeting will take place July 14, 2008 at St. John's Church, 6:45-9 pm.

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Glastonbury Landowners Association, Inc.
Board of Directors Meeting Agenda
June 9, 2008
St. John's Church, Emigrant (6:45–9:00 p.m.)

1. **Call to order, opening prayer.**
2. **Set Agenda** ***(All proposed agenda items must first be sent to the appropriate Committee Chair or Officer at least 15 days prior to the meeting. If, at the beginning of the meeting, the Board receives additional items of a timely nature, it will determine if these should be added to the agenda at that time.)***
3. **Meeting Minutes Approval: May 12, 2008**
4. **Treasurer's Budget Variance, Check & Deposit Reports –CRM**
5. **Officers' Reports**
   - **5.1 Executive Committee – LB/RB/CRM/JN**
     - **5.1.1 Brief Review of Homeowner's Association Training Class – LB**
6. **UNFINISHED BUSINESS – Committee Reports**
   - **6.1 Road/Weed – WS/RS**
     - **6.1.1 Review timeline and vote process for chip sealing project -WS**
     - **6.1.2 Present Quonset hut placement proposal & vote - WS/RS**
     - **6.1.3 Report from Frances re: manual for Stewardship Workshop - FO**
     - **6.1.4 Report on GLA mapped road accesses to U.S. Forest land & whether further action needs to be taken with the State and/or County -WS**
     - **6.1.5 Posting of existing signs by JT – WS**
     - **6.1.6 Glastonbury road map identifying existing signs - WS**
     - **6.1.7 Glastonbury road map identifying problem pothole areas - RS**
     - **6.1.8 Report re: speed limit and/or caution signs on Capricorn Dr. (NG) - RS/WS**
   - **6.2 Master Plan –DK/CM**
     - **6.2.1 Review/discuss & vote on the revised Master Plan Committee description – CM/WS./AA**
     - **6.2.2 Review/discuss & vote on Master Plan goals for 2008 - CM**
     - **6.2.3 Report re: Shelter spread sheet check list and letter – DK**
     - **6.2.4 Report on drive-by shelter evaluation - DK**
   - **6.3 Update re: Fencing Proposal for High South – GD/WS**
     - **6.3.1 Measure and redo boundary lines - WS**
     - **6.3.2 Resurvey the boundary lines for new fences - GD**
     - **6.3.3 Estimate total cost of proposed fencing - GD/WS**
     - **6.3.4 Project Manager for Fencing Proposal**
7. **NEW BUSINESS**
   - **7.1 Project Review – AA/RS**
     - **7.1.1 Lot 22-D (SG)/Justin Woodruff - House Addition**
     - **7.1.2 Lot 37-D (NG)/Orlando Johnson - Lot use change from Shelter only to Residential**
     - **7.1.3 Lot 51 (SG)/Kathleen Rakela - Update to Subdivision**
     - **7.1.4 Lot 53 (NG)/Kathleen Rakela - Family Conveyance**
   - **7.2 Community Committee –LB**
     - **7.2.1 Recent Complaints concerning dogs - LB**
   - **7.3 Road Weed – WS/RS**
     - **7.3.1 Review/Vote on Chip Sealing Proposal for Landowner Vote – WS/RS**
     - **7.3.2 Update re: contact w/J. Brandis for posting sign - RS**
8. **Comment Period for Visiting Landowners. (10-15 min.)**
9. **Meeting Adjournment will take place at 9 p.m.**
10. **Next Meeting Date: July 14, 2008 at St. John's Church, 6:45-9:00 p.m.**

MtgAgenda 06 09 08
Draft: 05 30 08; 06 03 08; 06 06 08; 06 07 08

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Glastonbury Landowner's Association

2008 Budget Variance Report

May 2008

	Jan - Dec 08	Budget	$ Over Budget	% of Budget
Ordinary Income/Expense				
Income				
100. Parcel Assessment Fees				
108. Dwelling 2006	17.50			
109. Dwelling 2007	1,399.25			
110. NG Dwelling 2008	26,603.99	17,081.04	9,522.95	155.8%
110. SG Dwelling 2008	9,124.44	17,081.04	-7,956.60	53.4%
132. Land 2006	49.50			
133. Land 2007	1,776.29			
134. NG Land 2008	0.00	26,377.56	-26,377.56	0.0%
134. SG Land 2008	16,979.53	26,377.56	-9,398.03	64.4%
150. GAV	3,895.50	7,791.00	-3,895.50	50.0%
160. Finance Chrgs Late Accnts	37.84			
161. Penalties Late Accounts	111.31			
Total 100. Parcel Assessment Fees	59,995.15	94,708.20	-34,713.05	63.3%
200. Project Review Fees				
201. Application Fee	50.00	475.00	-425.00	10.5%
202. IF - House	250.00	600.00	-350.00	41.7%
203. IF - Structures 200/800sf	100.00	250.00	-150.00	40.0%
205. IF - Well	0.00	250.00	-250.00	0.0%
206. IF - Driveway	75.00	175.00	-100.00	42.9%
207. IF - Septic	75.00	175.00	-100.00	42.9%
208. IF - Package	0.00	1,025.00	-1,025.00	0.0%
209. IF - Mobile Home	100.00	200.00	-100.00	50.0%
210. IF - Subdivison	0.00	600.00	-600.00	0.0%
214. IF - Major Variance	0.00	250.00	-250.00	0.0%
Total 200. Project Review Fees	650.00	4,000.00	-3,350.00	16.3%
300. Roads				
301. CUT - Road Paving Loan	923.28	2,200.00	-1,276.72	42.0%
Total 300. Roads	923.28	2,200.00	-1,276.72	42.0%
400. Liens				
401. Landowner Filing Fee	50.00			
Total 400. Liens	50.00			
500. Interest Earned				
501. Savings Interest	105.55	300.00	-194.45	35.2%
Total 500. Interest Earned	105.55	300.00	-194.45	35.2%
600. Reimbursed Expenses				
601. Reimbursement Master Plan	6,210.79			
Total 600. Reimbursed Expenses	6,210.79			
700. Other Income				
703. Website Reality Listing	15.00			
705. Donation for copier	500.00	500.00	0.00	100.0%
706. Donation/ Board Training	100.00			
Total 700. Other Income	615.00	500.00	115.00	123.0%
Total Income	68,549.77	101,708.20	-33,158.43	67.4%
Expense				
A00. Roads & Weeds				
A02. Contractors - Snow Removal				
A02A. North Glastonbury	782.50			
A02B. South Glastonbury	365.00			
A02C. High South Glastonbury	3,202.50			
A02F. High Sagittarius Skyway	1,035.00			
A02. Contractors - Snow Removal...	0.00	5,500.00	-5,500.00	0.0%
Total A02. Contractors - Snow Remo...	5,385.00	5,500.00	-115.00	97.9%

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Glastonbury Landowner's Association

2008 Budget Variance Report

May 2008

	Jan - Dec 08	Budget	$ Over Budget	% of Budget
A03. Contractors - Weed Contrl	0.00	3,200.00	-3,200.00	0.0%
A04. Travel	0.00	200.00	-200.00	0.0%
A05. Equipment Reg & Ins	388.00	1,665.00	-1,277.00	23.3%
A06. Equipment Mtce	581.00	500.00	81.00	116.2%
A08. Road Improvement Loan	15,112.64	30,225.00	-15,112.36	50.0%
A09. Administration	0.00	120.00	-120.00	0.0%
A11. Miscellaneous				
A11A. Fuel	314.92			
A11B. Sand	380.00			
A11C. Sign Posts	890.66			
A11. Miscellaneous - Other	0.00	500.00	-500.00	0.0%
Total A11. Miscellaneous	1,585.58	500.00	1,085.58	317.1%
A12. Contractors - NG Road Wrk				
A12B. Aries Drive	90.00			
A12C. Capricorn Drive	180.00			
A12F. Gemini Road	135.00			
A12H. Orion Way	375.00			
A12J. Sirius Drive	180.00			
A12K. Taurus Road	135.00			
A12. Contractors - NG Road Wrk - ...	0.00	14,000.00	-14,000.00	0.0%
Total A12. Contractors - NG Road Wrk	1,095.00	14,000.00	-12,905.00	7.8%
A13. Contractors - SG Road Wrk				
A13B. Arcturus Drive	680.00			
A13D. Leo Drive	680.00			
A13G-1. Hercules Road Flood	270.00			
A13G. Hercules Road	680.00			
A13J. Sagittarius Skyway	680.00			
A13. Contractors - SG Road Wrk - ...	0.00	14,000.00	-14,000.00	0.0%
Total A13. Contractors - SG Road Wrk	2,990.00	14,000.00	-11,010.00	21.4%
Total A00. Roads & Weeds	27,137.22	69,910.00	-42,772.78	38.8%
A11D. New Truck Loan	1,000.00			
B00. Project Review				
B01. Contractors	0.00	1,000.00	-1,000.00	0.0%
B04. Administration	0.00	275.00	-275.00	0.0%
B05. Legal Fees	0.00	100.00	-100.00	0.0%
Total B00. Project Review	0.00	1,375.00	-1,375.00	0.0%
C00. Complaints				
C01. Contractors	0.00	70.00	-70.00	0.0%
C04. Legal Fees	900.00	800.00	100.00	112.5%
C05. Miscellaneous	0.00	30.00	-30.00	0.0%
Total C00. Complaints	900.00	900.00	0.00	100.0%
D00. Recreation				
D01. Contractors	150.00			
D03. PVRC				
D03A. PVRC Electricity	125.50	600.00	-474.50	20.9%
D03B. PVRC Insurance	0.00	500.00	-500.00	0.0%
Total D03. PVRC	125.50	1,100.00	-974.50	11.4%
D06. Miscellaneous	0.00	450.00	-450.00	0.0%
Total D00. Recreation	275.50	1,550.00	-1,274.50	17.8%
F00. Website				
F01. Contractors - Dev & Mtce	126.67	400.00	-273.33	31.7%
F02. URL/Domain Fee	128.63	100.00	28.63	128.6%
F04. Miscellaneous	3.00			
Total F00. Website	258.30	500.00	-241.70	51.7%

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Glastonbury Landowner's Association

2008 Budget Variance Report

May 2008

	Jan - Dec 08	Budget	$ Over Budget	% of Budget
G00. Liens				
G01. Lien Filing	0.00	250.00	-250.00	0.0%
G03. Administration	0.00	409.00	-409.00	0.0%
G04. Miscellaneous	1,000.00	1,550.00	-550.00	64.5%
Total G00. Liens	1,000.00	2,209.00	-1,209.00	45.3%
J00. Other Projects				
J03. Procedures Proposal	0.00	2,440.00	-2,440.00	0.0%
Total J00. Other Projects	0.00	2,440.00	-2,440.00	0.0%
K00. General Operating Expenses				
K01. Contractors - Admin Sec	1,748.50	4,000.00	-2,251.50	43.7%
K02. Contractors - Bookkeeper	1,065.25	3,000.00	-1,934.75	35.5%
K03. Contractors - Accountant	120.00	105.00	15.00	114.3%
K04. Contractors - Database	0.00	750.00	-750.00	0.0%
K05. Contractors - Attorney	1,040.00	500.00	540.00	208.0%
K06. Office Supplies	446.66	950.00	-503.34	47.0%
K07. Postage and Delivery	458.80	800.00	-341.20	57.4%
K08. Monthly Board Meetings	1,456.00	1,850.00	-394.00	78.7%
K11. Rent				
K11B. Storage/Boxes	120.00	240.00	-120.00	50.0%
K11. Rent - Other	387.50	300.00	87.50	129.2%
Total K11. Rent	507.50	540.00	-32.50	94.0%
K12. Insurance				
K12A. GLA Board Liability Ins	1,341.00	1,341.00	0.00	100.0%
K12B. GLA Community Ins	0.00	6,100.00	-6,100.00	0.0%
Total K12. Insurance	1,341.00	7,441.00	-6,100.00	18.0%
K13. Taxes	0.00	317.00	-317.00	0.0%
K14. Licenses and Permits	15.00	70.00	-55.00	21.4%
K17. Equipment Purchases	1,450.00	1,000.00	450.00	145.0%
K18. Miscellaneous				
K18A Board Training	200.00			
K18. Miscellaneous - Other	0.00			
Total K18. Miscellaneous	200.00			
Total K00. General Operating Expenses	9,848.71	21,323.00	-11,474.29	46.2%
M00. Annual Meeting/Elections				
M03. Administration	0.00	890.00	-890.00	0.0%
M04. Postage and Delivery	0.00	386.00	-386.00	0.0%
M05. Refreshments	0.00	200.00	-200.00	0.0%
M06. Rent	0.00	75.00	-75.00	0.0%
M08. Copies	120.00			
Total M00. Annual Meeting/Elections	120.00	1,551.00	-1,431.00	7.7%
Total Expense	40,539.73	101,758.00	-61,218.27	39.8%
Net Ordinary Income	28,010.04	-49.80	28,059.84	-56,245.1%
Net Income	**28,010.04**	**-49.80**	**28,059.84**	**-56,245.1%**

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Glastonbury Landowners Association

Board of Directors Meeting Minutes

July 14, 2008

FINAL

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1. **Call to order and opening prayer.**
   The meeting was called to order by Richard at 7:06 p.m., at St. John's Church.
   PRESENT: Richard Bolen aka Richard, (Vice-President),
   Charlene Murphy aka CRM (Treasurer), Janet Naclerio (Secretary) Alyssa Allen (arrived 7:45), Gerald Dubiel, Dan Kehoe (arrived 7:40 pm), Charlotte Mizzi aka CM, Frances Owen, Paul Ranttalo, (arrived 7:40), William Smith and Rich Spallone.
   ABSENT: Laura Boise
   ALSO ATTENDING: Denise Orr Kirk (GLA Administrative Secretary)
   Landowners: Ron Wartman and Val O'Connell

2. **Set Agenda**

3. **Meeting Minutes Approval: June 9, 2008**
   MOTION: Charlene motioned and Frances seconded to approve the June 9, 2008 minutes as written. **Motion carried unanimously.** (2 abstentions from Janet & William who were absent from the June meeting)

4. **Treasurers' Budget Variance, Check & Deposit Reports –CRM**
   4.1 Monthly Reports: Charlene reviewed the 3 reports.
   MOTION: William motioned and Charlotte seconded to approve the "Check Detail, June 2008," "Deposit Detail, June 2008" and the "2008 Budget Variance Report, June 2008." reports. **Motion carried unanimously.**

   4.2 Bill from Mike Adkins, received on June 14, 2008
   William reviewed the $28,000 bill from Mike Adkins for recent road work, which included $11,522.00 for emergency work on damage created by recent flooding due to snow melt in June. Emergency work included: (1) Hercules Road in High South – culverts were installed, which will serve as a long term fix; (2) Orion Way in North –30"culverts replaced 12" ones; a little more work is required to make this permanent, including installing some flanges, and; (3) Soccer Field in North – cut across the ditch to divert water away from the field. He is working on a method to permanently block people from driving on to the field. He stated the flooding may potentially occur annually and that the GLA needs to be prepared. William reported that Atkins responded the day he was called, worked diligently in the snow until 10:30 p.m. with no complaints and did not charge over-time

5. **Officers' Reports. No reports.**

6. **UNFINISHED BUSINESS – Committee Reports**
   6.1 Road/Weed – WS/RS
   ACTION ITEM: ***Road Committee*** - Prepare road and weed report for the summer newsletter to be mailed in mid August.

   6.1.1 Review timeline and vote process for chip sealing project –WS
   William reported that 2 contractors (JTL Knife River and Century) are scheduled to come to North Glastonbury to review the project.

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Draft: 7 23 08; 08 08 08; 08 12 08-FINAL
Approved with ammendments 08 11 08

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6.1.2 Present Quonset hut placement proposal & vote - WS/RS
UNANIMOUS AGREEMENT: The Board agreed that with the unexpected flood expense, it is more important to maintain the roads than purchase the Quonset hut. Discussion.
ACTION ITEM: ***William and/or Paul*** - Speak with Quonset hut owner to determine if the purchase can be postponed until next year, so that its expense can be placed in the GLA budget. Report findings at the August meeting.

6.1.3 Report from Frances re: Forest Stewardship Review at Annual Mtg - FO
Frances reported that Lynn Venteicher will be happy to give a short presentation at the Annual Meeting regarding the Forest Stewardship class. Discussion included that Lynn's presentation could possibly be put "on-line" for others to access.

Forest Stewardship Class Manual: Denise presented the Forest Stewardship manual, which the GLA purchased, and informed the Board it was available for borrowing. . . .

6.1.4 Report on GLA mapped road accesses to U.S. Forest land & whether further action needs to be taken with the State and/or County –WS
Discussion included that the State of Montana is allegedly asking the GLA to send (by the end of this summer) a formal letter which declares our roads are private.
ACTION ITEM: ***Road Committee*** - Meet with Val O'Connell to discuss what steps may need to be taken with the State and/or County regarding our private roads.

6.1.5 Posting of existing signs by JT – WS
William reported that JT is scheduled to post existing signs next week

6.1.6 Glastonbury road map identifying existing signs – WS Tabled.

6.1.7 Glastonbury road map identifying problem pothole areas - RS
Rich reported that this map won't be necessary since Norm has handled filling the potholes; presumably this was done correctly and the potholes won't re-occur.

6.2 Master Plan –DK/CM
6.2.1 Review/discuss & vote on the revised Master Plan Committee description – CM/WS./AA/GD
Charlotte reported that the group has not yet met.
UNANIMOUS AGREEMENT: Table 6.2.1 and place on August agenda.

6.2.2 Review/discuss & vote on Master Plan goals for 2008 - CM
UNANIMOUS AGREEMENT: Table 6.2.2 and place on August agenda.

6.2.3 Report re: Shelter spread sheet check list and letter – DK
ACTION ITEM: ***Dan*** – On July 15, e-mail the shelter letter and check list (with edits) and it will be ready to send to shelter owners.

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Draft: 7 23 08; 08 08 08; 08 12 08-FINAL
Approved with ammendments 08 11 08

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6.2.4 Report on drive-by shelter evaluation – DK
ACTION ITEM: ***Dan*** - Do shelter evaluations in late July.

6.3 Update re: Fencing Proposal for High South – GD/WS
6.3.1 Report re: fence work on common use land - FO
Discussion reviewed that Neil Kremer stated he would repair the fences (patch work repair for GLA common land) after he returns from vacation in August.

6.3.2 Determine dates to complete repairing High South fencing:
ACTION ITEM: ***William*** – Meet with Neil to determine dates to complete High South fencing:

6.3.2.1 Measure and redo boundary lines – WS Tabled.

6.3.2 2 Resurvey the boundary lines for new fences - GD
Discussion included whether or not the GLA wants to verify whether the fences are on G:LA boundary lines.
ACTION ITEM: ***William*** – When Neil tells him when he will be repairing fences, inform Gerald, who may be able to go with Neil and survey.

6.4 Community Committee -LB
6.4.1 Update re: Complaints concerning dogs - LB
Denise reported that Laura contacted the SG owner's grown children (owner was on qvacation), discussed the barking disturbance with them and suggested ways in which it might be alleviated. The children appeared to be receptive and stated they would discuss the suggestions with their father when he returned.

6.5 Project Review – AA/RS
6.5.1 Lot 43-5 (NG)/Kozlik Greenhouse Update
Alyssa reported that the Kozlik greenhouse application received final approval as the pending conditions of approval (agreed upon by the Board on May 12, 2008) had been met.

6.5.2 Lot 51 (SG)/Kathleen Rakela Cul de Sac Update
Alyssa and Rich reviewed that Kathleen must have a 80 foot turnaround. Kathleen offered 4 different plans with pictures. Discussion.
MOTION: Alyssa motioned and William seconded to approve Kathleen Rakela's Cul de Sac as described in Plan #3 with the following conditions: (1) The plan must meet Park County regulations, which require driveways to be no less than 24 feet wide; (2) An 18 inch culvert must be installed based on Park County standards; (3) The land must be reseeded after construction, and; (4) If a cut into the hill is made, it must be a 3 -1 ratio.. Discussion.
Motion carried. (1 abstention – Paul Ranttalo is working on this project and, therefore, abstained from voting.)

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7. NEW BUSINESS

7.1 Project Review – AA/RS

7.1.1 Research re: Cargo Container Policy – AA/DOK

After research, Alyssa and Denise were unable to find the cargo container policy.
ACTION ITEM: ***Dan*** – Research old policy regarding cargo containers..

7.1.2 Changes to requirements for well placement on Project Review Form.

Alyssa reviewed various requirements for wells and their placement.
ACTION ITEM: ***Alyssa/William*** - Develop well placement requirement checklist for the project review forms and present to the Board at the August 11 meeting for approval.

7.2 Community Committee –LB No report.

7.3 Report re: July Newsletter - JN

Discussion included possible topics for newsletter (i.e. road and weed reports, PVRC, reminder to observe posted signs and to slow down, shelter clean up, etc.)
UNANIMOUS AGREEMENT: The summer newsletter will not be mailed separately in July; it will instead be included with the nomination letter in August.
ACTION ITEM: ***Board*** - Send Janet newsletter articles by August 1.

7.4 Road Weed – WS/RS/

7.4.1 Review/Vote on Chip Sealing Proposal for Landowner Vote – WS/RS Tabled.

7.4.2 Update re: contact w/J. Brandis for posting sign - RS

ACTION ITEM: ***William*** – Talk to Brandis' caretaker; report back at August meeting.

7.4.3 Research re: Locks & Sign on Kathleen Ramp's Fence – Parcel 97 (SG) - RB Tabled.

ACTION ITEM: ***Richard*** – Present research re: locks and signs on K. Ramp's fence, Parcel 97, at August meeting.

7.4.4 Weed Spraying

Rich reported that he had contacted Stu's Chemicals to do weed spraying. Discussion included (1) Frances stated the weeds have increased since the fire and weed spraying needs to be done twice a year; (2) The possibility of mosquito spraying and its pros and cons, and; (2) Cheat grass is a new problem weed within Glastonbury.
ACTION ITEM: ***William*** – Follow up with Stu's Chemicals re: weed spraying.
ACTION ITEM: ***Gerald & Rd Committee*** – Report on cheat grass at August meeting.

7.5 Election Committee – CM and Board

7.5.1 Review Upcoming Election & Annual Meeting Plan - DOK

File: MtgMins 07 14 08
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Denise gave a brief review of the upcoming election mailing.

7.5.2 Determine Volunteers to Assist with August Mailing
ACTION ITEM: Charlotte, Alyssa, Janet, Richard Bolin and Ron Wartman will meet at Charlotte's home at 7 p.m. to fold, stuff and seal the August nomination mailing and GLA newsletter.

8. **Comment Period for Visiting Landowners. (10-15 min.)**
Val O'Connell commented that the website needs improvement and updating.
ACTION ITEM: ***Dan, Rudy, Daniel and Val O'Connell*** – Discuss and develop a proposal for improving and updating the GLA database; bring proposal to the August meeting.

9. **Meeting adjourned at 9:20 p.m. The next meeting will take place August 11, 2008 at St. John's Church, 6:45-9 pm.**

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Glastonbury Landowners Association, Inc.
Board of Directors Meeting Agenda
July 14, 2008
St. John's Church, Emigrant (6:45–9:00 p.m.)

1. Call to order, opening prayer.
2. Set Agenda *(All proposed agenda items must first be sent to the appropriate Committee Chair or Officer at least 15 days prior to the meeting. If, at the beginning of the meeting, the Board receives additional items of a timely nature, it will determine if these should be added to the agenda at that time.)*
3. Meeting Minutes Approval: June 9, 2008
4. Treasurer's Budget Variance, Check & Deposit Reports –CRM
5. Officers' Reports
   - 5.1 Executive Committee – LB/RB/CRM/JN
6. UNFINISHED BUSINESS – Committee Reports
   - 6.1 Road/Weed – WS/RS
     - 6.1.1 Review timeline and vote process for chip sealing project –WS .
     - 6.1.2 Present Quonset hut placement proposal & vote - WS/RS
     - 6.1.3 Report from Frances re: Forest Stewardship Review at Annual Mtg - FO
     - 6.1.4 Report on GLA mapped road accesses to U.S. Forest land & whether further action needs to be taken with the State and/or County –WS
     - 6.1.5 Posting of existing signs by JT – WS
     - 6.1.6 Glastonbury road map identifying existing signs - WS .
     - 6.1.7 Glastonbury road map identifying problem pothole areas - RS
   - 6.2 Master Plan –DK/CM
     - 6.2.1 Review/discuss & vote on the revised Master Plan Committee description – CM/WS./AA
     - 6.2.2 Review/discuss & vote on Master Plan goals for 2008 - CM
     - 6.2.3 Report re: Shelter spread sheet check list and letter – DK
     - 6.2.4 Report on drive-by shelter evaluation – DK
   - 6.3 Update re: Fencing Proposal for High South – GD/WS
     - 6.3.1 Report re: fence work on common use land - FO
     - 6.3.2 Determine dates to complete previous task for High South fencing:
       - 6.3.2.1 Measure and redo boundary lines – WS .
       - 6.3.2 2 Resurvey the boundary lines for new fences - GD
   - 6.4 Community Committee -LB
     - 6.4.1 Update re: Complaints concerning dogs - LB
   - 6.5 Project Review – AA/RS
     - 6.5.1 Lot 43-5 (NG)/Kozlik Greenhous Update-
     - 6.5.2 Lot 51 (SG)/Kathleen Rakela Cul de Sac Update
7. NEW BUSINESS
   - 7.1 Project Review – AA/RS
     - 7.1.1 Research re: Cargo Container Policy – AA/DOK
     - 7.1.2 Changes to requirements for well placement on Project Review Form.
   - 7.2 Community Committee –LB
   - 7.3 Report re: July Newsletter - JN
   - 7.3 Road Weed – WS/RS/
     - 7.3.1 Review/Vote on Chip Sealing Proposal for Landowner Vote – WS/RS
     - 7.3.2 Update re: contact w/J. Brandis for posting sign - RS
     - 7.3.3 Research re: Locks & Sign on Kathleen Ramp's Fence – Parcel 97 (SG) - RB
     - 7.3.4 Weed Spraying
   - 7..4 Election Committee – CM and Board
     - 7.4.1 Review Upcoming Election & Annual Mtg Plan - DOK
     - 7.4.2 Determine Volunteers to Assist with August Mailing
8. Comment Period for Visiting Landowners. (10-15 min.)
9. Meeting adjourned at 9:14 p.m.
10. Next meeting will take place August 11, 2008 at St. John's Church, 6:45-9 pm.

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July 14, 2008 MTG

07/12/08

Glastonbury Landowner's Association

2008 Budget Variance Report

June [redacted] 2008

	Jan - Dec 08	Budget	$ Over Budget	% of Budget
Ordinary Income/Expense				
Income				
100. Parcel Assessment Fees				
108. Dwelling 2006	22.00			
109. Dwelling 2007	2,021.95			
110. NG Dwelling 2008	28,500.97	17,081.04	11,419.93	166.9%
110. SG Dwelling 2008	9,755.19	17,081.04	-7,325.85	57.1%
128. Land 2002	20.00			
129. Land 2003	80.00			
132. Land 2006	117.60			
133. Land 2007	2,688.99			
134. NG Land 2008	0.00	26,377.56	-26,377.56	0.0%
134. SG Land 2008	17,733.95	26,377.56	-8,643.61	67.2%
150. GAV	3,895.50	7,791.00	-3,895.50	50.0%
160. Finance Chrgs Late Accnts	124.13			
161. Penalties Late Accounts	189.51			
Total 100. Parcel Assessment Fees	65,149.79	94,708.20	-29,558.41	68.8%
200. Project Review Fees				
201. Application Fee	125.00	475.00	-350.00	26.3%
202. IF - House	250.00	600.00	-350.00	41.7%
203. IF - Structures 200/800sf	200.00	250.00	-50.00	80.0%
205. IF - Well	0.00	250.00	-250.00	0.0%
206. IF - Driveway	75.00	175.00	-100.00	42.9%
207. IF - Septic	75.00	175.00	-100.00	42.9%
208. IF - Package	0.00	1,025.00	-1,025.00	0.0%
209. IF - Mobile Home	100.00	200.00	-100.00	50.0%
210. IF - Subdivison	150.00	600.00	-450.00	25.0%
214. IF - Major Variance	0.00	250.00	-250.00	0.0%
Total 200. Project Review Fees	975.00	4,000.00	-3,025.00	24.4%
300. Roads				
301. CUT - Road Paving Loan	923.28	2,200.00	-1,276.72	42.0%
Total 300. Roads	923.28	2,200.00	-1,276.72	42.0%
400. Liens				
401. Landowner Filing Fee	50.00			
Total 400. Liens	50.00			
500. Interest Earned				
501. Savings Interest	119.89	300.00	-180.11	40.0%
Total 500. Interest Earned	119.89	300.00	-180.11	40.0%
600. Reimbursed Expenses				
601. Reimbursement Master Plan	6,210.79			
Total 600. Reimbursed Expenses	6,210.79			
700. Other Income				
703. Website Reality Listing	15.00			
705. Donation for copier	500.00	500.00	0.00	100.0%
706. Donation/ Board Training	100.00			
Total 700. Other Income	615.00	500.00	115.00	123.0%
Total Income	74,043.75	101,708.20	-27,664.45	72.8%
Expense				
A00. Roads & Weeds				
A02. Contractors - Snow Removal				
A02A. North Glastonbury	782.50			
A02B. South Glastonbury	365.00			
A02C. High South Glastonbury	3,202.50			
A02F. High Sagittarius Skyway	1,035.00			
A02. Contractors - Snow Removal - ...	0.00	5,500.00	-5,500.00	0.0%
Total A02. Contractors - Snow Removal	5,385.00	5,500.00	-115.00	97.9%

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Glastonbury Landowner's Association

2008 Budget Variance Report

June ~~January~~ 2008

	Jan - Dec 08	Budget	$ Over Budget	% of Budget
A03. Contractors - Weed Contrl	0.00	3,200.00	-3,200.00	0.0%
A04. Travel	0.00	200.00	-200.00	0.0%
A05. Equipment Reg & Ins	1,500.00	1,665.00	-165.00	90.1%
A06. Equipment Mtce	581.00	500.00	81.00	116.2%
A08. Road Improvement Loan	15,112.64	30,225.00	-15,112.36	50.0%
A09. Administration	0.00	120.00	-120.00	0.0%
A11. Miscellaneous				
A11A. Fuel	314.92			
A11B. Sand	380.00			
A11C. Sign Posts	890.66			
A11. Miscellaneous - Other	0.00	500.00	-500.00	0.0%
Total A11. Miscellaneous	1,585.58	500.00	1,085.58	317.1%
A12. Contractors - NG Road Wrk				
A12B. Aries Drive	90.00			
A12C. Capricorn Drive	180.00			
A12F. Gemini Road	135.00			
A12H. Orion Way	375.00			
A12J. Sirius Drive	180.00			
A12K. Taurus Road	135.00			
A12. Contractors - NG Road Wrk - O...	0.00	14,000.00	-14,000.00	0.0%
Total A12. Contractors - NG Road Wrk	1,095.00	14,000.00	-12,905.00	7.8%
A13. Contractors - SG Road Wrk				
A13B. Arcturus Drive	680.00			
A13D. Leo Drive	680.00			
A13G-1. Hercules Road Flood	270.00			
A13G. Hercules Road	680.00			
A13J. Sagittarius Skyway	680.00			
A13. Contractors - SG Road Wrk - O...	0.00	14,000.00	-14,000.00	0.0%
Total A13. Contractors - SG Road Wrk	2,990.00	14,000.00	-11,010.00	21.4%
Total A00. Roads & Weeds	28,249.22	69,910.00	-41,660.78	40.4%
A11D. New Truck Loan	2,000.00			
B00. Project Review				
B01. Contractors	0.00	1,000.00	-1,000.00	0.0%
B04. Administration	0.00	275.00	-275.00	0.0%
B05. Legal Fees	0.00	100.00	-100.00	0.0%
Total B00. Project Review	0.00	1,375.00	-1,375.00	0.0%
C00. Complaints				
C01. Contractors	0.00	70.00	-70.00	0.0%
C04. Legal Fees	900.00	800.00	100.00	112.5%
C05. Miscellaneous	0.00	30.00	-30.00	0.0%
Total C00. Complaints	900.00	900.00	0.00	100.0%
D00. Recreation				
D01. Contractors	150.00			
D03. PVRC				
D03A. PVRC Electricity	150.60	600.00	-449.40	25.1%
D03B. PVRC Insurance	0.00	500.00	-500.00	0.0%
Total D03. PVRC	150.60	1,100.00	-949.40	13.7%
D06. Miscellaneous	0.00	450.00	-450.00	0.0%
Total D00. Recreation	300.60	1,550.00	-1,249.40	19.4%
F00. Website				
F01. Contractors - Dev & Mtce	126.67	400.00	-273.33	31.7%
F02. URL/Domain Fee	128.63	100.00	28.63	128.6%
F04. Miscellaneous	3.00			
Total F00. Website	258.30	500.00	-241.70	51.7%

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Glastonbury Landowners Association

Board of Directors Meeting Minutes

August 11, 2008

FINAL

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1. **Call to order and opening prayer.**
   The meeting was called to order by Laura at 7:11 p.m., at St. John's Church.
   PRESENT: Laura Boise (President), Richard Bolen aka Richard, (Vice-President), Charlene Murphy aka CRM (Treasurer), Janet Naclerio (Secretary) Alyssa Allen (arrived 7:45), Gerald Dubiel, Dan Kehoe (arrived 7:40 pm), Charlotte Mizzi aka CM, Frances Owen, Paul Ranttalo, (arrived 7:40), William Smith and Rich Spallone.
   ABSENT:
   ALSO ATTENDING: Denise Orr Kirk (GLA Administrative Secretary)
   Landowners: Ron Wartman, Sherry Stenberg

2. **Set Agenda**

3. **Meeting Minutes Approval: July 14, 2008**
   MOTION: Richard motioned and Charlene seconded to approve the July 14, 2008 meeting minutes with amendments. (1 abstention – Laura, who was absent from meeting)

4. **Treasurers' Budget Variance, Check & Deposit Reports –CRM**
   4.1 Monthly Reports: Charlene reviewed the 3 reports.
   MOTION: Charlotte motioned and Janet seconded to approve the "Check Detail, July 2008," "Deposit Detail, July2008" and the "2008 Budget Variance Report, July 2008." reports.
   Motion carried unanimously.

5. **Officers' Reports.**
   5.1 Executive Committee – LB/RB/CRM/JN/CM
   5.1.1 Determine date for Board committees to submit 2009 budgets to Budget Committee. Charlene gave an overview of the 2008 budget and expenses. Based on the unexpected expense from flooding damage, it was suggested that an emergency reserve be included in the 2009 budget.

   ACTION ITEM: ***Board Chairs*** – Submit 2009 budget to Charlene before 8/18/08.

   5.1.2 Determine date for Budget Committee to meet to draft 2009 budget
   ACTION ITEM: ***Budget Committee*** – Meet 8/25, 7 p.m. to draft 2009 budget.

   5.1.3 Determine date for Budget Committee to submit 2009 budget proposal to Board
   ACTION ITEM: ***Budget Committee*** - Send 2009 draft budget proposal via e-mail to Board by 9/1/08.

   5.1.4 Determine date for Board to vote on 2009 budget proposal
   ACTION ITEM: ***Board Chairs*** – Send to Charlene any modifications to 2009 budget proposal prior to September 9 meeting.

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ACTION ITEM: ***Denise*** – Send e-mail reminders to Board regarding budget timeline

5.1.4 Review of Invoice from Mike Adkins Construction received 6/14/08
Charlene reviewed the invoice.

6. UNFINISHED BUSINESS – Committee Reports

6.1 Road/Weed – WS/RS

6.1.1 Report on chip sealing project bids and timeline for voting, etc. - WS
William reported that he is still working to secure a bid. JTL Knife River inspected the areas which needs chip sealing, but hasn't gotten back to him. Century is no longer available to do the job as it has been sold out.
ACTION ITEM: ***William*** – Contact the chip sealers who are currently working in the area and ask if they would contact the GLA prior to returning to this area.. Also, request if they would be interested in doing driveways.

6.1.2 Quonset hut postponement research - WS/PR
Paul reported that the Quonset hut owner would allow the GLA to move the hut and purchase it for $1,500 (1/10th of the normal cost) at a later date. The Board discussed fundraising to cover the expense of purchasing and installing the hut.

6.1.3 Report on GLA mapped road accesses to U.S. Forest land & whether further action needs to be taken with the State and/or County –WS
ACTION ITEM: ***William*** - Call Val O'Connell regarding research on the above.

6.1.4 Glastonbury road map identifying existing signs – WS
ACTION ITEM: ***Charlene*** - Put together a GLA road map with existing signs and send to Alyssa for electronic input.

Snow Fence Installation or Replacement
Charlene reported that snow fences either needed to be replaced or installed on Gemini, Sirius Hill and near Hercules. The expense of the fences would be approximately $500 (i.e. 9 rolls @ $55 per 50 ft roll). The Board agreed that the fences were needed.
ACTION ITEM: ***Rich*** – Direct JT to put up fences.

6.2 Master Plan –DK/CM

6.2.1 Review/discuss & vote on the revised Master Plan Committee description – CM/WS./AA/GD. Tabled. Charlotte reported no meeting had been held.

6.2.2 Review/discuss & vote on Master Plan goals for 2008 – CM. Tabled.
Discussion.
MOTION: Dan motioned and Charlene seconded to place the Master Plan Committee as a subcommittee of the Project Review Committee. **Motion carried unanimously.**

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6.2.3 Report re: shelter letter mailing – DOK/LB
Laura reported that the letter would be mailed in the near future.

6.2.4 Report on drive-by shelter evaluation – DK
Dan has not yet done this evaluation.
ACTION ITEM: ***Denise/Laura*** - Send shelter letter mailing list to DK/CM & GD.
ACTION ITEM: ***Dan*** - If an additional shelter(s) is discovered that is not on the above shelter mailing list: inform Denise so that she can send the shelter letter to it.

6.3 Update re: Fencing Proposal for High South – GD/WS
6.3.1 Update on Neil Kremer's fencing repairs on GLA common use land.
It was reported that Neil started the repair work today, is working with Sam Hazen and could use more help. He plans to do the repair over a period of time in September. Ronald Wartman volunteered to assist.
ACTION ITEM: Send thank you card to Neil for his help.

6.3.1.1 Update on measuring/redoing boundary lines – WS. ***Removed from agenda.***
6.3.1.2 Update -Resurveying the boundary lines for new fences-GD ***Removed from agenda.***
William reported that is not necessary to measure/redo or resurvey the boundary lines as the Forest Service markers still exist to identify boundary lines.

7. NEW BUSINESS
7. 1 Project Review – AA/RS
7.1.1 Research re: Cargo Container Policy –DK
ACTION ITEM: ***Dan*** – Present cargo container policy research at September meeting.

7.1.2 22-D SG Justin Woodruff: Guesthouse -AA
Alyssa reported that she and Gerald visited the site. The application involves a variance request that could be granted by the Board without neighbor input. Discussion included: (a) A topography map was needed to accurately evaluate the application. 11X17 topography maps can be obtained from the County, and; (b) When reviewing applications, the Project Review Committee needs verification that the property in question has been properly surveyed.

ACTION ITEM: ***Alyssa*** – Tell Justin Woodruff that he must submit a topography map for his application. He must also stake out his property, placing 10 cate (?) pins in the corners and identify boundaries with T poles or red flags.

SUGGESTIONS FOR PROJECT APPLICATION INSTRUCTIONS: Request topography maps be submitted with all applications. Prior to building a home, suggest that owners have a surveyor check to verify the boundaries are correct.

7.1.3 Present/vote well placement checklist for Project Review Form - AA
ACTION ITEM: ***Alyssa*** – Present well placement checklist at September meeting.

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7.2 Road Weed – WS/RS/CRM

7.2.1 Update re: contact w/J. Brandis for posting sign - RS

William reported that he spoke to Dave Wolbash (caretaker for Brandis) and is waiting for a response from Brandis.

7.2.2 Research re: Locks & Sign on Kathleen Ramp's Fence – Parcel 97 (SG) - RB

ACTION ITEM: ***Richard*** - Call Alyssa to learn history on locks & sign on K. Ramp's fence, Parcel 97 (SG)

7.2.3 Update re: Stu's Chemicals Weed Spraying -WS

Discussion included the Board's agreement to spot spray.

ACTION ITEM: ***Rich*** – Contact Stu's Chemicals, give them a map and direct them to spot spray in areas where it is necessary within $1,385 budget.

ACTION ITEM: ***William*** – Ask Ed Schilling to request an application for the GLA to receive the weed spraying grant.

7.2.4 Road Policy Draft (8/06/08) – WS/RS/CRM

The Board reviewed the Road Policy Draft (08/06/08) and agreed it needed to be completed and then voted upon.

ACTION ITEM: ***Board*** – Send input re: Road Policy Draft (08 06 08) to Charlene.

ACTION ITEM: ***Road Committee*** – Meet to finalize the Road Policy Draft (08 06 08) and e-mail to the Board for review and then to vote on at the September meeting.

7.2.5 Cheat Grass report - GD

Gerald reported that Ed Schilling gave him a pamphlet on cheat grass. Cheat grass looks like brown fox-tail weeds; it is aggressive and will kill good grass; it requires a different type of spray; it must be mowed, then reseeded with good grass, then sprayed the following year.

ACTION ITEM: ***Denise*** – Send cheat grass information in past newsletter to Dan to place on website.

ACTION ITEM: ***Dan*** – Post on website, the cheat grass information taken from Ed Schilling's pamphlet and GLA's summer newsletter. Remove any weed information that is out of date.

7.2.6 Reorder Missing Street Signs

ACTION ITEM: ***Charlene*** – Order missing street signs.

7.3 Election Committee – CM and Board

7.3.1 Plan mailing/stuffing sate in late September and volunteers - CM/DOK

Denise reviewed that the August mailing explained that all nomination information must be submitted by September 17th.

ACTION ITEM: ***Charlotte and volunteers*** – Mon. 9/29: Stuff final election mailing.

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7.3.2 Determine Contact person for Lynn Venteicher re: F.S. Workshop review at Annual Meeting
ACTION ITEM: ***Janet*** – Act as contact person for Lynn re: FS Workshop review at Annual Meeting.

7.3.3 Discuss Board candidacy
ACTION ITEM: ***Board members eligible to run for election in November*** - Inform Laura and Denise by e-mail of your choice to run or not to run.

7. 4 Community Committee –LB
7.4.1 Address current complaints – LB
Laura reported that due to the legal and slanderous threats contained in recent complaints, she will no longer handle complaints, but turn over the complaint process to the Board. Discussion included that this topic must be reviewed in a private meeting due to the legal nature of the complaints.

8. Comment Period for Visiting Landowners. (10-15 min.)
Ron Wartman commented that it appeared an ambulance was recently confused as it could not find a GLA street due to a missing sign. Discussion included that the signs that have been stolen and missing have been ordered and additional ones will be ordered.

ACTION ITEM: ***Denise*** – Ask Philip Hoag if it would be appropriate to list of local EMT EMT volunteers & phone numbers, etc., on website and/or in newsletter.

9. Meeting adjourned at 9:45 p.m. The next meeting will take place September 8, 2008 at St. John's Church, 6:45-9 pm.

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Updated

Glastonbury Landowners Association, Inc.
Board of Directors Meeting Agenda
August 11, 2008
St. John's Church, Emigrant (6:45–9:00 p.m.)

1. Call to order, opening prayer.
2. Set Agenda *(All proposed agenda items must first be sent to the appropriate Committee Chair or Officer at least 15 days prior to the meeting. If, at the beginning of the meeting, the Board receives additional items of a timely nature, it will determine if these should be added to the agenda at that time.)*
3. Meeting Minutes Approval: July 14, 2008
4. Treasurer's Budget Variance, Check & Deposit Reports –CRM
5. Officers' Reports
   - 5.1 Executive Committee – LB/RB/CRM/JN
     - 5.1.1 Determine date for Board committees to submit 2009 budgets to Budget Committee
     - 5.1.2 Determine date for Budget Committee to meet to draft 2009 Budget
     - 5.1.3 Determine date for Budget Committee to submit 2009 budget proposal to Board
     - 5.1.4 Determine date for Board to vote on 2009 budget proposal
6. UNFINISHED BUSINESS – Committee Reports
   - 6.1 Road/Weed – WS/RS
     - 6.1.1 Report on chip sealing project bids and timeline for voting, etc. - WS
     - 6.1.2 Quonset hut postponement research - WS/PR
     - 6.1.3 Report on GLA mapped road accesses to U.S. Forest land & whether further action needs to be taken with the State and/or County –WS
     - 6.1.4 Glastonbury road map identifying existing signs – WS
   - 6.2 Master Plan –DK/CM
     - 6.2.1 Review/discuss & vote on the revised Master Plan Committee description – CM/WS./AA/GD
     - 6.2.2 Review/discuss & vote on Master Plan goals for 2008 - CM
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     - 6.2.4 Report on drive-by shelter evaluation – DK
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     - 6.3.1 Update on Neil Kremer's fencing repairs on GLA common use land
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7. NEW BUSINESS
   - 7. 1 Project Review – AA/RS
     - 7.1.1 Research re: Cargo Container Policy –DK
     - 7.1.2 22-D SG Justin Woodruff: Guesthouse -AA
     - 7.1.3 Present/vote on well placement checklist for Project Review Form - AA
   - 7.2 Road Weed – WS/RS/CRM
     - 7.2.1 Update re: contact w/J. Brandis for posting sign - RS
     - 7.2.2 Research re: Locks & Sign on Kathleen Ramp's Fence – Parcel 97 (SG) - RB
     - 7.2.3 Update re: Stu's Chemicals Weed Spraying -WS
     - 7.2.4 Road Policy Draft (8/06/08) – WS/RS/CRM
     - 7.2.5 Cheat Grass report - GD
     - 7.2.6 Reorder Missing Street Signs
   - 7.3 Election Committee – CM and Board
     - 7.3.1 Plan mailing/stuffing sate in late September and volunteers - CM/DOK
     - 7.3.2 Determine Contact person for Lynn V. Re: F.S. Workshop review at Annual Meeting
     - 7.3.3 Discuss Board candidacy
   - 7. 4 Community Committee –LB
     - 7.4.1 Address current complaints - LB
8. Comment Period for Visiting Landowners. (10-15 min.)
9. Meeting Adjournment
10. Next meeting will take place September 8, 2008 at St. John's Church, 6:45-9 pm.

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Glastonbury Landowners Association

Board of Directors Meeting Minutes

September 8, 2008 Final

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1. **Call to order and opening prayer.**
   The meeting was called to order by Laura Boise at 7:08 p.m., at St. John's Church.
   PRESENT: Laura Boise (President), Richard Bolen aka Richard, (Vice-President), Janet Naclerio (Secretary), Charlene Murphy aka CRM (Treasurer), Alyssa Angelis, Gerald Dubiel, Frances Owen, Dan Kehoe, Jr., Charlotte Mizzi aka CM, Paul Ranttalo, and Rich Spallone aka Rich.
   ABSENT: William Smith
   ALSO ATTENDING: Denise Orr Kirk (GLA Administrative Secretary and
   Landowners: Debbie DeGraaf,, Val O'Connel, Sherry Stenberg and Ron Wartman.

2. **Set Agenda**

3. **Meeting Minutes – August 14, 2008**
   MOTION: Charlene motioned and Dan seconded to approve the August 14, 2008 with amendments. **Motion carried unanimously.**

4. **Treasurers' Report – Charlene Murphy**
   4.1 Monthly Reports: Charlene reviewed the monthly reports:
   UNANIMOUS AGREEMENT: The Board approved the following monthly reports. Check Detail (August 2008), Deposit Detail (August 2008) and 2008 Budget Variance Report (August 2008).

5. **Officers' Reports**

   5.1 Executive Committee – LB/RB/CRM/JN

   5.1.1 Vote on 2009 budget proposal
   The Board discussed the proposal and made amendments.
   MOTION: Charlotte motioned and Richard seconded to approve the Budget Draft for 2009 with amendments. **Motion carried unanimously.**

   5.1.2 Fall weed spraying and grading expenses – CRM
   Discussion.
   ACTION ITEM: ***Rich*** – Contact Norm and Mike Adkins to determine cost of grading North and South Glastonbury.

   5.1.3 Liens scheduled to be filed on September 9 (or later) - CRM
   Charlene reviewed that Laura and she will contact 9 landowners who have back due assessments (prior to 2008) to extend one more opportunity to pay these assessments or set up a payment plan. The owners have already received 2 warnings to avoid the lien process; if they do not respond, the GLA will file these liens by the end of the week.

6. **UNFINISHED BUSINESS – Committee Reports**
   6.1 Road/Weed – WS/RS
   6.1.1 Road Policy Draft (8/06/08) – WS/RS/CRM Tabled.
   6.1.2 Report on chip sealing project bids and timeline for voting, etc. - WS

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Approved: 10 13 08

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Rich reported that the 2 companies that had been contacted are no longer being considered.(Knife River gave a $300,000 bid). Currently he is in contact with a third company from whom he expects to receive a bid in the near future.

6.1.3 Report on GLA mapped road accesses to U.S. Forest land & whether further action needs to be taken with the State and/or County –WS
Discussion included review of a google/yahoo map showing some GLA roads.
ACTION ITEM: ***Dan*** - Research what it will take to change our maps posted on Map Quest or other websites where Glastonbury is shown on a map.
ACTION ITEM: ***Laura*** – Contact the State Road Superintendent (as per his instruction) and tell him that maps need to be changed.

6.1.4 Glastonbury road map identifying existing signs – CRM/AA
ACTION ITEM: ***Charlene*** - Add existing signs to Glastonbury Map.

6.2 Update re: status of fencing repairs in High South – CRM
Charlene reported that Neil told her that 1/3 to 1/2 of the repair work has been completed. He informed her that in order to complete the repairs, approximately $200 more would be needed to pay for Sam Hazen's additional labor.
MOTION: Alyssa motioned and Janet seconded to allocate $200 toward labor to complete the High South Fence repairs, *if needed.* **Motion carried unanimously.**

6.3 Project Review –AA/RS
6.3.1 Update on Lot 22-D SG, Justin Woodruff, Guesthouse - AA
Alyssa reported Justin had retracted his application for a guesthouse until further notice.

6.3.2 Master Plan Subcommittee –DK/CM
6.3.2.1 Report re: shelter letter mailing – DOK/LB
Denise distributed copies of the letter and enclosed shelter checklist mailed to the shelter owners plus the list of owners to whom it was sent. Discussion.
ACTION ITEM: ***Board*** - Send names of additional shelters to Denise
ACTION ITEM: ***Denise*** - Send letters to additional shelter owners.

6.3.2.2 Report on drive-by shelter evaluation – DK
ACTION ITEM: ***Dan*** – Begin process of evaluating shelter exteriors.

7. NEW BUSINESS
7. 1 Project Review – AA/RS
7.1.1 Lot 22-D SG, Justin Woodruff, Garage and Well
Alyssa reviewed Justin's application to install a second garage and a well. Discussion.
MOTION: Alyssa motioned and Rich seconded to approve Justin Woodruff's garage and well application for Lot 22-D (SG) on the condition that he acquire an electrical permit and reseed disturbed land. **Motion carried.** (1 abstention – Charlotte)

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7.1.2 Lot 43-C SG, Kim Jensen, Storage Shed
Alyssa reviewed the application.
MOTION: Alyssa motioned and Rich seconded to approve Kim Jensen's storage shed application on Lot 43-C (SG) with the conditions that Kim submit $318 f or his 2008 assessment fees and that he reseed any disturbed land after construction. **Motion carried unanimously.**

7.1.3 Lot 54-B SG, Ken Case, Garage
Alyssa reviewed that Ken was asking for a variance on the placement of his garage as it did not meet the setback standards due to the terrain. Ken submitted a letter from his neighbor, William Blanton, which stated that he had no objection to the garage placement. It was mentioned that Ken's small lot was part of a subdivision that had been approved prior to the adoption of the Master Plan.
MOTION: Alyssa motioned and Rich seconded to approve Ken Case's application for a garage on Lot 54-B (SG) with a setback variance, taking into consideration the limitations of the terrain, the size of the lot and the fact that Ken's neighbor, William Blanton, has no objection to this placement. The GLA's approval is given with the following conditions: (1) Any disturbed land is reseeded after construction; (2) An electrical permit be acquired, and; (3) The garage may not be converted into a guest house. **Motion carried unanimously.**

7.1.4 Lot 92 SG, James and Marie Kelley, Shop/Guesthouse
Alyssa reviewed that the Kelleys stated they plan to use the guesthouse only for occasional guest use as per the Master Plan. Discussion included that the GLA cannot address this application at this time due to legal matters taking place between the Kelley's and the GLA.
ACTION ITEM: ***Richard*** - Formulate a response to Kelley that explains why the GLA must place this application on hold.

7.1.5 Research re: Cargo Container Policy –DK
Dan reported that he did not find this policy; he suggested that it may be found in the Board meeting minutes of year 2000
ACTION ITEM: ***Denise*** – Research year 2000 minutes for cargo container policy.

7.1.6 Present vote on well placement checklist for Project Review Form –AA Tabled.

7.2 Road Weed – WS/RS/CRM
7.2.1 Update re: contact w/J. Brandis for posting sign - RS
Rich reported that William received permission from Brandis to post signs.
ACTION ITEM: ***Charlene*** - Order signs for Brandis' property for Rich to post

7.2.2 Research re: Locks & Sign on Kathleen Ramp's Fence – Parcel 97 (SG) – RB. Richard reported that he is waiting for Kathleen's response to his message.
7.2.3 Thanks to Ron Wartman for installing street signs & PVRC soccer shack window. *(Ron had already left the meeting)*
ACTION ITEM: ***Charlene*** – Send thank you note to Ron Wartman.

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7.3 Election Committee – CM/Board/DOK

7.3.1 Discuss Board candidacy. Discussion included that Board members would continue asking landowners (until the Sept. 17 nomination deadline) if they would be willing to run for the Board. Five Board members, whose terms are about to end, also confirmed that will be willing to run for the Board again in November.

7.3.2 Election mailing scheduled for Sept. 27
Discussion included: (1) Sept 25 or 26 may be a better date for the mailing; (2) Ron Wartman and Clare Parker have volunteered to help Charlotte with stuffing. Janet volunteered to be a backup, if needed.

7.3.3 Review timelines for election meeting preparation
ACTION ITEM: ***Executive Board/Chairs*** – E-mail your annual meeting report outlines to Denise by October 8.

ACTION ITEM: ***Denise*** – E-mail outlines of annual meeting reports to the Board to review before October 13 meeting. Bring hard copies to the meeting for Board review, input and approval.

7.4 Website – DK

7.4.1 Posting Board contact policy on website - DK
Per Dan, the new Board contact policy has been posted on the GLA website.

7.4.2 Proposed revisions to Board contact policy - LB
Discussion included that phone numbers of Road Committee should be available to Landowners to call if road emergency situations should occur. Phone numbers for Paul and William in NG and Rich Spallone in SG can be published as an exception to the new contact policy, which states that Landowners may only contact the Board concerning GLA business through the GLA website or regular mail.
ACTION ITEM: ***Dan*** – Develop a new template for the GLA website.

7.5 Recreation Committee – LB

7.5.1 PVRC – LB/JN
Laura and Val O'Connel will attend a fundraising seminar in Helena (at their own expense) to learn ways to fundraise for the non-profit PVRC.

8. **Comment Period for Visiting Landowners. (10-15 min.)** No comments.

9. **The meeting adjourned at 10:05 pm. The next meeting will take place October 13, 2008 at St. John's Church, 6:45-9 pm.**

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Glastonbury Landowners Association, Inc.
Board of Directors Meeting Agenda
September 8, 2008
St. John's Church, Emigrant (6:45–9:00 p.m.)

1. **Call to order, opening prayer.**
2. **Set Agenda** ***(All proposed agenda items must first be sent to the appropriate Committee Chair or Officer at least 15 days prior to the meeting. If, at the beginning of the meeting, the Board receives additional items of a timely nature, it will determine if these should be added to the agenda at that time.)***
3. **Meeting Minutes Approval: August 11, 2008**
4. **Treasurer's Budget Variance, Check & Deposit Reports –CRM**
5. **Officers' Reports**
   - **5.1 Executive Committee – LB/RB/CRM/JN**
     - **5.1.1 Vote on 2009 budget proposal**
     - **5.1.2 Fall weed spraying and grading expenses – CRM**
     - **5.1.3 Liens scheduled to be filed on September 9 - CRM**
6. **UNFINISHED BUSINESS – Committee Reports**
   - **6.1 Road/Weed – WS/RS**
     - **6.1.1 Road Policy Draft (8/06/08) – WS/RS/CRM**
     - **6.1.2 Report on chip sealing project bids and timeline for voting, etc. - WS**
     - **6.1.3 Report on GLA mapped road accesses to U.S. Forest land & whether further action needs to be taken with the State and/or County –WS**
     - **6.1.4 Glastonbury road map identifying existing signs – CRM/AA**
   - **6.2 Update re: status of fencing repairs in High South – CRM**
   - **6.3 Project Review –AA/RS**
     - **6.3.1 Update on Lot 22-D SG, Justin Woodruff, Guesthouse - AA**
     - **6.3.2 Master Plan Subcommittee –DK/CM**
       - **6.3.2.1 Report re: shelter letter mailing – DOK/LB**
       - **6.3.2.2 Report on drive-by shelter evaluation – DK**
7. **NEW BUSINESS**
   - **7. 1 Project Review – AA/RS**
     - **7.1.1 Lot 22-D SG, Justin Woodruff, Garage**
     - **7.1.2 Lot 43-C SG, Kim Jensen, Storage Shed**
     - **7.1.3 Lot 54-B SG, Ken Case, Garage**
     - **7.1.4 Lot 92 SG, James and Marie Kelley, Shop/Guesthouse**
     - **7.1.5 Research re: Cargo Container Policy –DK**
     - **7.1.6 Present vote on well placement checklist for Project Review Form - AA**
   - **7.2 Road Weed – WS/RS/CRM**
     - **7.2.1 Update re: contact w/J. Brandis for posting sign - RS**
     - **7.2.2 Research re: Locks & Sign on Kathleen Ramp's Fence – Parcel 97 (SG) - RB**
     - **7.2.3 Thanks to Ron Wartman for installing street signs & PVRC soccer shack window**
   - **7.3 Election Committee – CM/Board/DOK**
     - **7.3.1 Discuss Board candidacy**
     - **7.3.2 Election mailing scheduled for Sept. 27**
     - **7.3.3 Review timelines for election meeting preparation**
   - **7.4 Website – DK**
     - **7.4.1 Posting Board contact policy on website - DK**
     - **7.4.2 Proposed revisions to Board contact policy - LB**
8. **Comment Period for Visiting Landowners. (10-15 min.)**
9. **Meeting Adjournment**
10. **Next meeting will take place October 13, 2008 at St. John's Church, 6:45-9 pm.**

MtgAgenda: 09 08 08
Draft: 09 03 08; 09 05 08

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GLA 2009 Projected Cash Flow (Budget) draft 9-5-08

Income/Expense Categories	2008 Projected Budget	Notes
Projected Income		
100. Assessment Fees for Land and Dwellings		
		$ 66,990 - 385 Parcels x $174.00
		(-) 4,350- Uncollectible Lien Accounts (-
		) 1,044 - Subdivision Waivers
		(-) 3,060 - Uncollectible 2009 Fees (5%)
133.Land 2009	$58,536	$ 58,536 - Total Land Assessment Fees
		$42,282 - 243 Dwellings x $174.00 (-) 2,784
		Uncollected Lien Accounts (-) 1,405 Subdivision
108. Dwelling 2009	$37,567.00	Waivers = $37,567
150. GAV	$8,526	$ 8,526 - Golden Age Village (49 x $174.00)
100. Total Assessment Fee Income	**$104,629**	
200. Project Review Fees for Landowner Building Projects		
201. Application Fee	$250	Non-refundable Application Fee
202. IF - House	$300	
203. IF - Structures 200/800sf	$125	
205. IF - Well	$125	
206. IF - Driveway	$85	
207. IF - Septic	$85	
208. IF - Package	$500	House, Well, Driveway and Septic
210. IF - Subdivision	$300	
214. IF - Major Variance	$125	
215. IF - Mobile Home Package	$100	Mobile Home, Well, Driveway and Septic
216. Road Use Fee	$ -	Businesses with Employees
200. Total Project Review Fee Income	**$ 1,995.00**	
300. Roads		
		1.0% of Loan Interest paid by Church Universal
301. CUT - Road Paving Loan	$ 2,200.00	Triumphant
300. Total Road Income	**$ 2,200.00**	
500. Interest Earned		
501. Savings Interest	$300	Interest Earned from Savings Account
500. Total Interest Earned Income	**$ 300.00**	
Total 2008 Projected Income	**$ 109,124.00**	

Projected Expenses		
A00. Roads & Weeds		
A02. Contractors - Snow Removal	$6,500	Snow Plowing
A03. Contractors - Weed Control	$ 3,200.00	Weed Spraying
A04. Travel	$0.00	Inspect Roads & Weeds
A05. Equipment Reg & Ins	$2,500.00	
A06. Equipment Mtce	$ 500.00	
A08. Road Improvement Loan	$ 30,225.00	1st National Bank of Rockies
A11. Miscellaneous		

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A11A Fuel		$800	Fuel
A11B Sand		$500	Sand
A11D New Truck Asset Expense		$7,000	New Truck Payments
A11E Quonset Hut Asset Expense		$5,000	Quonset Hut/sand & truck storage
A12. NG Road Work		$10,000.00	North Glastonbury Grading and Gravel
A12W Mowing North Glastonbury		$310.00	Mowing North Glastonbury
A13. SG Road Work		$10,000.00	South Glastonbury Grading and Gravel
A13W. Mowing South Glastonbury		$310.00	Mowing South Glastonbury
A14. Roads/Common Land Liability Insurance		$5,528.00	Roads/Common Lands Liability Insurance
A15. Contingency Fund		$2,000.00	Emergency Expenditures
A00. Total Road Expenses		**$84,373.00**	
B00. Project Review			
B01. Contractors		$500.00	
B04. Administration		$175.00	Correspondence, Postage
B05. Legal Fees			
BOO. Total Project Review		**$675.00**	
C00. Community/ Complaints			
C01. Contractors		$0.00	
C04. Legal Fees	$	2,000.00	
C05. Miscellaneous		$150.00	Copies, Correspondence, Postage
C00. Total Community/ Complaint Expenses	**$**	**2,150.00**	
D00. Recreation			
D03. Paradise Valley Recreation Center			
D03A Electricity		$600.00	
DO3B Liability Insurance		$250.00	
D03C Mowing Weeds		$70.00	
D03D. Lawn Mower Maint/fertilizer/airiator		$450.00	
D00. Total Recreation Expenses		**$1,370.00**	
F00. Website			
F01. Contractors - Dev & Mtce	$	400.00	
F02. URL/Domain Fee	$	100.00	
F00. Total Website Expenses	**$**	**500.00**	
G00. Liens			
G01. Lien Filing	$	250.00	Fees for Filing a Lien
G03. Administration		$400.00	Correspondence, Postage
G04. Credit Report Research & Collection		$500.00	
G00. Total Lien Expenses	**$**	**1,150.00**	
J00. Other Projects			
J03. Policy and Procedures	$	2,440.00	Produce Policy & Procedures Manuals
J00. Total Other Projects	**$**	**2,440.00**	
K00. General Operating Expenses			
K01. Contractors - Admin Sec	$	4,000.00	Correspondence, Mail Processing, Project Review Applications, Landowner/Board Requests, Mass Mailings
K02. Contractors - Bookkeeper	$	3,000.00	Financial accounting, landowner data

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K03. Contractors - Accountant		$120.00	Federal & State Tax Filing
K04. Contractors - Database			Research & Update Landowner Information
K05. Contractors - Attorney		$2,000.00	Legal Advice, Disputes
K06. Office Supplies		$500.00	Letter Head, Envelopes, Labels
K07. Postage and Delivery		$895.00	Stamps, Newsletters
K08. Monthly Board Meetings		$2,132.00	Meeting Minutes, Handouts, Refreshments
K11. Rent	$	540.00	Meeting Room, PO Box Rental, File Storage
K12. Insurance		$1,341	GLA Board Liability Insurance
K13. Taxes	$	317.00	Property Taxes Common Land-four parcels
K14. Licenses and Permits	$	70.00	Corporate Non-Profit Licensing
K00. Total General Operating Expenses	**$**	**14,915.00**	
M00. Annual Meeting/Elections			
M03. Administration	$	890.00	Nomination & Election Packets, Meeting set-up & Coordination, Meeting Handouts
M04. Postage and Delivery	$	386.00	Nomination & Election Packets
M05. Refreshments	$	200.00	Annual Meeting
M06. Rent	$	75.00	Emigrant Hall Rental
M00. Total Annual Meeting/Elections Expenses	**$**	**1,551.00**	
Total 2009 Projected Expenses		**$109,124.00**	
Total 2009 Projected Income	**$**	**109,124.00**	
2009 Balanced Projected Budget	**$**	**-**	

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Glastonbury Landowner's Association

2008 Budget Variance Report

August 2008

	Jan - Dec...	Budget	$ Over B...	% of Bud...
Ordinary Income/Expense				
Income				
100. Parcel Assessment Fees				
108. Dwelling 2006	198.50			
109. Dwelling 2007	3,130.79			
110. NG Dwelling 2008	34,191.93	17,081.04	17,110.89	200.2%
110. SG Dwelling 2008	12,755.86	17,081.04	-4,325.18	74.7%
128. Land 2002	20.00			
129. Land 2003	120.00			
130. Land 2004	120.00			
131. Land 2005	132.00			
132. Land 2006	374.10			
133. Land 2007	3,876.16			
134. NG Land 2008	0.00	26,377.56	-26,377.56	0.0%
134. SG Land 2008	18,917.14	26,377.56	-7,460.42	71.7%
150. GAV	5,843.25	7,791.00	-1,947.75	75.0%
160. Finance Chrgs Late Accnts	175.74			
161. Penalties Late Accounts	274.23			
Total 100. Parcel Assessment Fees	80,129.70	94,708.20	-14,578.50	84.6%
200. Project Review Fees				
201. Application Fee	125.00	475.00	-350.00	26.3%
202. IF - House	250.00	600.00	-350.00	41.7%
203. IF - Structures 200/800sf	200.00	250.00	-50.00	80.0%
205. IF - Well	0.00	250.00	-250.00	0.0%
206. IF - Driveway	75.00	175.00	-100.00	42.9%
207. IF - Septic	75.00	175.00	-100.00	42.9%
208. IF - Package	0.00	1,025.00	-1,025.00	0.0%
209. IF - Mobile Home	100.00	200.00	-100.00	50.0%
210. IF - Subdivison	150.00	600.00	-450.00	25.0%
214. IF - Major Variance	0.00	250.00	-250.00	0.0%
Total 200. Project Review Fees	975.00	4,000.00	-3,025.00	24.4%
300. Roads				
301. CUT - Road Paving Loan	1,375.91	2,200.00	-824.09	62.5%
Total 300. Roads	1,375.91	2,200.00	-824.09	62.5%
400. Liens				
401. Landowner Filing Fee	100.00			
Total 400. Liens	100.00			
500. Interest Earned				
501. Savings Interest	164.33	300.00	-135.67	54.8%
Total 500. Interest Earned	164.33	300.00	-135.67	54.8%
600. Reimbursed Expenses				
601. Reimbursement Master Plan	6,210.79			
Total 600. Reimbursed Expenses	6,210.79			
700. Other Income				
703. Website Reality Listing	15.00			
705. Donation for copier	500.00	500.00	0.00	100.0%
706. Donation/ Board Training	100.00			
Total 700. Other Income	615.00	500.00	115.00	123.0%
Total Income	89,570.73	101,708.20	-12,137.47	88.1%

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Glastonbury Landowner's Association

2008 Budget Variance Report

August 2008

	Jan - Dec...	Budget	$ Over B...	% of Bud...
Expense				
A00. Roads & Weeds				
A02. Contractors - Snow Removal				
A02A. North Glastonbury	782.50			
A02B. South Glastonbury	365.00			
A02C. High South Glastonbury	3,202.50			
A02F. High Sagittarius Skyway	1,035.00			
A02. Contractors - Snow Remov...	0.00	5,500.00	-5,500.00	0.0%
Total A02. Contractors - Snow Rem...	5,385.00	5,500.00	-115.00	97.9%
A03. Contractors - Weed Contrl	1,815.00	3,200.00	-1,385.00	56.7%
A04. Travel	0.00	200.00	-200.00	0.0%
A05. Equipment Reg & Ins	1,500.00	1,665.00	-165.00	90.1%
A06. Equipment Mtce	581.00	500.00	81.00	116.2%
A08. Road Improvement Loan	22,668.96	30,225.00	-7,556.04	75.0%
A09. Administration	0.00	120.00	-120.00	0.0%
A11. Miscellaneous				
A11A. Fuel	314.92			
A11B. Sand	380.00			
A11C. Sign Posts	1,112.97			
A11D. New Truck Loan	4,000.00			
A11. Miscellaneous - Other	545.50	500.00	45.50	109.1%
Total A11. Miscellaneous	6,353.39	500.00	5,853.39	1,270.7%
A12. Contractors - NG Road Wrk				
A12A. Aquarius Lane	322.00			
A12B. Aries Drive	570.00			
A12C. Capricorn Drive	3,760.00			
A12F. Gemini Road	675.00			
A12H-1. Orion Way Flood	1,909.10			
A12H. Orion Way	324.00			
A12I. Pisces Way	322.00			
A12J. Sirius Drive	660.00			
A12K. Taurus Road	615.00			
A12L. Venus Way	280.00			
A12M. Mercury Lane	280.00			
A12N. Helios Way	322.00			
A12. Contractors - NG Road Wrk...	533.00	14,000.00	-13,467.00	3.8%
Total A12. Contractors - NG Road ...	10,572.10	14,000.00	-3,427.90	75.5%
A13. Contractors - SG Road Wrk				
A13B. Arcturus Drive	1,953.00			
A13D. Leo Drive	1,227.00			
A13G-1. Hercules Road Flood	10,660.50			
A13G. Hercules Road	4,592.00			
A13H. Polarius Way	1,451.00			
A13I. Sagittarius Place	1,065.00			
A13J. Sagittarius Skyway	1,745.00			
A13L. Virgo Way	547.00			
A13. Contractors - SG Road Wrk...	150.00	14,000.00	-13,850.00	1.1%
Total A13. Contractors - SG Road ...	23,390.50	14,000.00	9,390.50	167.1%
Total A00. Roads & Weeds	72,265.95	69,910.00	2,355.95	103.4%
B00. Project Review				
B01. Contractors	195.00	1,000.00	-805.00	19.5%
B04. Administration	0.00	275.00	-275.00	0.0%
B05. Legal Fees	0.00	100.00	-100.00	0.0%
Total B00. Project Review	195.00	1,375.00	-1,180.00	14.2%
C00. Complaints				
C01. Contractors	0.00	70.00	-70.00	0.0%
C04. Legal Fees	1,900.00	800.00	1,100.00	237.5%
C05. Miscellaneous	0.00	30.00	-30.00	0.0%
Total C00. Complaints	1,900.00	900.00	1,000.00	211.1%

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Glastonbury Landowner's Association

2008 Budget Variance Report

August 2008

	Jan - Dec...	Budget	$ Over B...	% of Bud...
D00. Recreation				
D01. Contractors				
D01A. Flood Diversion 2008	150.00			
Total D01. Contractors	150.00			
D03. PVRC				
D03A. PVRC Electricity	340.49	600.00	-259.51	56.7%
D03B. PVRC Insurance	0.00	500.00	-500.00	0.0%
Total D03. PVRC	340.49	1,100.00	-759.51	31.0%
D06. Miscellaneous	0.00	450.00	-450.00	0.0%
Total D00. Recreation	490.49	1,550.00	-1,059.51	31.6%
F00. Website				
F01. Contractors - Dev & Mtce	126.67	400.00	-273.33	31.7%
F02. URL/Domain Fee	128.63	100.00	28.63	128.6%
F04. Miscellaneous	3.00			
Total F00. Website	258.30	500.00	-241.70	51.7%
G00. Liens				
G01. Lien Filing	0.00	250.00	-250.00	0.0%
G03. Administration	146.35	409.00	-262.65	35.8%
G04. Miscellaneous	0.00	1,550.00	-1,550.00	0.0%
Total G00. Liens	146.35	2,209.00	-2,062.65	6.6%
J00. Other Projects				
J03. Procedures Proposal	97.50	2,440.00	-2,342.50	4.0%
Total J00. Other Projects	97.50	2,440.00	-2,342.50	4.0%
K00. General Operating Expenses				
K01. Contractors - Admin Sec	2,145.00	4,000.00	-1,855.00	53.6%
K02. Contractors - Bookkeeper	1,668.05	3,000.00	-1,331.95	55.6%
K03. Contractors - Accountant	120.00	105.00	15.00	114.3%
K04. Contractors - Database	0.00	750.00	-750.00	0.0%
K05. Contractors - Attorney	1,705.00	500.00	1,205.00	341.0%
K06. Office Supplies	461.66	950.00	-488.34	48.6%
K07. Postage and Delivery	464.25	800.00	-335.75	58.0%
K08. Monthly Board Meetings	2,326.90	1,850.00	476.90	125.8%
K10. Cash Advance	150.00			
K11. Rent				
K11B. Storage/Boxes	200.00	240.00	-40.00	83.3%
K11. Rent - Other	387.50	300.00	87.50	129.2%
Total K11. Rent	587.50	540.00	47.50	108.8%
K12. Insurance				
K12A. GLA Board Liability Ins	1,341.00	1,341.00	0.00	100.0%
K12B. GLA Community Ins	5,777.88	6,100.00	-322.12	94.7%
Total K12. Insurance	7,118.88	7,441.00	-322.12	95.7%
K13. Taxes	319.11	317.00	2.11	100.7%
K14. Licenses and Permits	15.00	70.00	-55.00	21.4%
K17. Equipment Purchases	1,450.00	1,000.00	450.00	145.0%
K18. Miscellaneous				
K18A Board Training	200.00			
K18. Miscellaneous - Other	50.00			
Total K18. Miscellaneous	250.00			
Total K00. General Operating Expenses	18,781.35	21,323.00	-2,541.65	88.1%

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Glastonbury Landowner's Association

2008 Budget Variance Report

August 2008

	Jan - Dec...	Budget	$ Over B...	% of Bud...
M00. Annual Meeting/Elections				
M03. Administration	156.00	890.00	-734.00	17.5%
M04. Postage and Delivery	280.30	386.00	-105.70	72.6%
M05. Refreshments	0.00	200.00	-200.00	0.0%
M06. Rent	0.00	75.00	-75.00	0.0%
M08. Copies	120.00			
Total M00. Annual Meeting/Elections	556.30	1,551.00	-994.70	35.9%
Reconciliation Discrepancies	14.79			
Total Expense	94,706.03	101,758.00	-7,051.97	93.1%
Net Ordinary Income	-5,135.30	-49.80	-5,085.50	10,311.8%
Net Income	**-5,135.30**	**-49.80**	**-5,085.50**	**10,311.8%**

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Glastonbury Landowners Association

Board of Directors Meeting Minutes

October 13, 2008 Final

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1. **Call to order and opening prayer.**
   The meeting was called to order by Laura Boise at 7:05 p.m., at St. John's Church.
   PRESENT: Laura Boise (President), Richard Bolen aka Richard, (Vice-President), Janet Naclerio (Secretary), Charlene Murphy aka CRM (Treasurer), Alyssa Angelis, Gerald Dubiel, Dan Kehoe, Charlotte Mizzi aka CM, and Paul Ranttalo.
   ABSENT: Frances Owen, William Smith and Rich Spallone.
   ALSO ATTENDING: Denise Orr Kirk (GLA Administrative Secretary)
   Landowners: Ron Wartman, Clare Parker

2. **Set Agenda**

3. **Approval of September 8, 2008 Meeting Minutes**
   MOTION: Charlene motioned and Janet seconded to approve the September 8, 2008 meeting minutes with amendment. **Motion carried unanimously**

4. **Treasurer's Budget Variance, Check & Deposit Reports –CRM**
   4.1 Monthly Reports: Charlene reviewed "Check Detail, September 2008" and "Check Deposit, September 2008" and the "2008 Budget Variance Report, September 2008."
   UNANIMOUS AGREEMENT: The Board agreed to accept the above reports with amendments.

   4.12 Lien Policy – CRM
   Charlene reported that 8 liens were recently placed on Glastonbury parcels due to non-payment of past-due 2007 assessments. Currently the GLA has on record a total of 28 liens which it has filed on properties over the years. 14 of these liens are on SG parcels and 14 are on NG parcels. The total amount owed on these liens is $78,293.36. Discussion included the need to change the criteria for filing liens.
   MOTION: Charlene motioned and Richard seconded to change the trigger amount for filing liens to the amount of a past due assessment on 1 (one) parcel ***or*** 1 (one) dwelling from the previous year. Also, if it comes to the attention of the Board that a parcel or dwelling is up for sale, a lien may be filed on unpaid assessments for the current year *in addition* to any unpaid assessments due from the previous year. **Motion carried unanimously.**

   ACTION ITEM: Richard – Research: when a property is up for sale, what legal guidelines does the GLA need to follow in terms of issuing warnings about filing a lien and the actual filing of the lien when the assessments for the *past year* and/or *current year* have not been paid.

5. **Officers' Reports**
   5.1 Executive Committee – LB/RB/CRM/JN
   5.1.1 Fall weed spraying and grading expenses – CRM
   5.1.1.2 Cost of fall grading for North & South Glastonbury.- RS
   Charlene reported that Rich Spallone told her that the fall weed spraying had been completed and that the fall grading will be done when it next rains.

File: MtgMins 10 13 08
Draft: 10 15 08; 10 22 08; 10 24 08-Final
Approved: 11 03 08

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6. UNFINISHED BUSINESS – Committee Reports

6.1 Road/Weed – WS/RS

6.1.1 Road Policy Draft (8/06/08) – WS/RS/CRM

Charlene reported that the Board voted via e-mail to approve 8/10/08 Road Policy Draft w/amendments.

POLICY APPROVAL: On October 9, 2008, the Board voted by e-mail to approve the Road Policy Draft of 8/6/08 with amendments

6.1.2 Report on chip sealing project bids and timeline for voting, etc. - WS

Charlene reported that William told her that he learned that road tar is $800 per __ and is currently being rationed. This explains the extraordinarily high bids that have come in for this project. The GLA cannot afford this expense and will have to put this project on hold until it is more affordable.

ACTION ITEM: ***William*** – At the Annual Meeting, report on the chip sealing project being put on hold due to the current high price and rationing of road tar.

ACTION ITEM: ***Winter Newsletter*** – Include a summary of William's annual meeting report on the chip sealing situation.

6.1.3 GLA mapped road accesses to U.S. Forest land

6.1.3.1 - Research re: changing our maps posted on other websites - DK. Tabled.

6.1.3.2 - Contact w/State Road Superintendent informing him that maps need to be changed.- LB

Laura reported that she contacted the Superintendent and submitted the exact wording on our signs. He will advise us if additional wording is needed and will come here to take pictures before he directs changes to the state maps indicating our roads are private.

6.1.4 Current Status of Pot Holes (new addition to agenda)

UNANIMOUS AGREEMENT: Pot holes need immediate repair.

ACTION ITEM: ***Road Committee*** - Immediately repair new pot holes.

6.2 Update re: status of fencing repairs in High South – CRM

Charlene reported that the fencing repairs in High South were completed for a total cost of $617.50, which was approved by the Board. It was noted that the GLA's expenditure for this repair was a considerable savings as compared to the $5–6,000 bids submitted by professional fencing companies.

6.3 Project Review –AA/RS

6.3.1 Responses from shelter letter mailing – DK

There have been a couple of responses to this mail.

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ACTION ITEM: ***Denise*** – Send Dan the updated list of shelter owners who received the shelter check mailing plus phone numbers.

6.3.1.1 Report on drive-by shelter evaluation – DK No report..

6.3.2 Research re: Cargo Container Policy –DOK
Denise reported that she did not find this policy in the year 2000 minutes.
ACTION ITEM: ***Dan*** – Draft a cargo policy; bring a motion for vote on 11/3/08
ACTION ITEM: ***Denise*** – Locate last status of E. Johnston complaint re: cargo container in High South and inform Laura.

7. NEW BUSINESS

7. 1 Project Review – AA/RS

7.1.1 Present vote on well placement checklist for Project Review Form-AA
Alyssa presented and the Board reviewed the project review "Form A" with updated information on a Multi-Use Well for 3+ residences. She noted that the final approval form for projects already does request a well log to be submitted to the GLA and in the future, she will pay closer attention to collecting this information when doing the final inspection.
MOTION: Charlene motioned and Charlotte seconded to approve the "Multi-Use Well for 3+ Residences" section, added to the Project Review "Form A" on October 12, 2008. **Motion carried unanimously.**

7.2 Road Weed – WS/RS/CRM

7.2.1 Posting signs on J. Brandis' property – RS Tabled.

7.2.2 Response from K. Ramp re: Locks & Sign –Parcel 97 (SG)–RB Tabled

7.2.3 Addition of existing signs to Glastonbury road map – CRM/AA
In process.
ACTION ITEM: ***Dan*** – While spot inspecting outside of shelters in SG, make a list of all signs & locations; submit to Charlene & Alyssa to add to sign maps.

7.2.4 Reseeding repaired flood areas - CRM
Discussion.
MOTION: Charlene motioned and Alyssa seconded to authorize $75-$100 to purchase grass seed for flood areas repaired on Orion Way. **Motion carried unanimously.**

7.3 Election Committee – CM/Board/DOK

7.3.1 Review/vote on Annual Meeting Agenda
The Board reviewed and edited the draft of the Nov. 8 agenda.
UNANIMOUS AGREEMENT: The Board approved the November 8 Annual Meeting Agenda draft with amendments.

File: MtgMins 10 13 08
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Approved: 11 03 08

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7.3.2 Chair Reports – Review/input/approve
ACTION ITEM: ***Board Members Giving Reports at Annual Meeting*** – Send outline or your entire report to Denise **by October 31** to xerox for Nov. 3 meeting.
ACTION ITEM: ***Board*** – At Nov. 3 meeting, review/approve annual meeting reports
ACTION ITEM: ***Charlene*** - Give maps to Richard.to take to Kinkos.
ACTION ITEM: ***Richard*** – Take GLA road maps to Kinko.
ACTION ITEM: ***William*** – Review new Road Policy at annual meeting...
ACTION ITEM: ***Denise/Laura/Janet/Alyssa*** – Polish new Road Policy for annual meeting.

7.3.3 Candidate Proxy Votes
Each Board member voted anonymously for both NG and SG candidates. Charlotte, the Election Committee Chair, will represent the GLA Board at the annual meeting by submitting the Board's vote for candidates (above) when a Landowner gives his/her proxy to the Board.

7.3.4 Timelines for meeting preparation
The Board reviewed meeting preparation timelines.
ACTION ITEM: ***Committee Chairs*** – By October 31: Submit by e-mail to Denise a list of specific skills that you need from volunteers for your committee.
ACTION ITEM: ***Board*** – Review/Vote on lists of committee volunteer skills.
ACTION ITEM: ***Denise*** – Prepare volunteer skills sign in sheets for annual meeting.

7.4 Website – DK
7.4.1 Revisions to Board contact policy on website - DK
ACTION ITEM: ***Dan*** – Complete contact policy changes by the Nov. 3 mtg.
7.4.2 Development of new template for website - DK
ACTION ITEM: Dan will research new template for website.

7.5 Recreation
7.5.1 Brief report on MNA seminar - LB
Laura reported that she attended (and personally paid for) a conference for Montana non-profit organizations and learned valuable information that will assist the Board as well as the PVRC. Discussion included the extensive work that the volunteer Board is responsible for and the need for a manager.

8. Comment Period for Visiting Landowners. (10-15 min.) No comments.
9. The meeting adjourned at 9:00 p.m.
10. Remaining Meetings in 2008 – Mark your calendars.
(a) Regular Meeting: November 3 (1rst Monday) - St. John's Church, 6:45-9 p.m.
(b) Annual Landowners Meeting & Elections: Nov. 8 (Saturday) - Emigrant Hall, 8:45 a.m. – Noon (approximately)
(c) Orientation Meeting for Board Only: Nov. 17 (3rd Monday) - St John's Church, 6:45 – 9 p.m.
d) Regular Meeting: December 8 (2nd Monday) - St. John's Church, 6:45--9pm.

File: MtgMins 10 13 08
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GLA 02527

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Glastonbury Landowners Association, Inc.
Board of Directors Meeting Agenda
October 13, 2008
St. John's Church, Emigrant (6:45–9:00 p.m.)

1. Call to order, opening prayer.
2. Set Agenda *(All proposed agenda items must first be sent to the appropriate Committee Chair or Officer at least 15 days prior to the meeting. If, at the beginning of the meeting, the Board receives additional items of a timely nature, it will determine if these should be added to the agenda at that time.)*
3. Meeting Minutes Approval: Sept. 9, 2008
4. Treasurer's Budget Variance, Check & Deposit Reports –CRM
   - 4.1 Lien Policy - CRM
5. Officers' Reports
   - 5.1 Executive Committee – LB/RB/CRM/JN
     - 5.1.1 Fall weed spraying and grading expenses – CRM
       - 5.1.1.2 Cost of fall grading for North & South Glastonbury.- RS
6. UNFINISHED BUSINESS – Committee Reports
   - 6.1 Road/Weed – WS/RS
     - 6.1.1 Road Policy Draft (8/06/08) – WS/RS/CRM
     - 6.1.2 Report on chip sealing project bids and timeline for voting, etc. - WS
     - 6.1.3 GLA mapped road accesses to U.S. Forest land
       - 6.1.3.1 - Research re: changing our maps posted on other websites - DK.
       - 6.1.3.2 - Contact w/State Road Superintendent informing him that maps need to be changed.- LB
   - 6.2 Update re: status of fencing repairs in High South – CRM
   - 6.3 Project Review –AA/RS
     - 6.3.1 Responses from shelter letter mailing – DK
       - 6.3.1.1 Report on drive-by shelter evaluation – DK
     - 6.3.2 Research re: Cargo Container Policy –DOK
7. NEW BUSINESS
   - 7.1 Project Review – AA/RS
     - 7.1.6 Present vote on well placement checklist for Project Review Form - AA
   - 7.2 Road Weed – WS/RS/CRM
     - 7.2.1 Posting signs on J. Brandis property - RS
     - 7.2.2 Response from K. Ramp re: Locks & Sign – Parcel 97 (SG) - RB
     - 7.2.3 Addition of existing signs to Glastonbury road map – CRM/AA
     - 7.2.4 Reseeding repaired flood areas - CRM
   - 7.3 Election Committee – CM/Board/DOK
     - 7.3.1 Review/vote on Agenda
     - 7.3.2 Chair Reports – Review/input/approve
     - 7.3.2 Candidate Proxy Votes
     - 7.3.3 Timelines for meeting preparation
   - 7.4 Website – DK
     - 7.4.1 Revisions to Board contact policy on website - DK
     - 7.4.2 Development of new template for website - DK
   - 7.5 Recreation
     - 7.5.1 Brief report on MNA seminar - LB
8. Comment Period for Visiting Landowners. (10-15 min.)
9. Meeting Adjournment
10. Remaining Meetings in 2008 – Mark your calendars.
    - (1) Regular Meeting: November 3 (1rst Monday) - St. John's Church, 6:45-9 p.m.
    - (2) Annual Landowners Meeting & Elections: Nov. 7 (Saturday) - Emigrant Hall, 9 a.m. – Noon (approximately)
    - (3) Orientation Meeting for Board Only: Nov. 17 (3rd Monday) - St John's Church, 6:45 – 9 p.m.
    - (4) Regular Meeting: December 8 (2nd Monday) - St. John's Church, 6:45--9 pm.

MtgAgenda: 10 13 08
Draft: 10 04 08; 10 06 08; 10 09 08

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New form from AA – 10/13/08

FORM A: PROPOSED CONSTRUCTION PROJECT / PROPERTY IMPROVEMENTS

(Submit with GLA Project Review Application Cover Sheet)

Parcel/Tract No. _____ ❑ North ❑ South COS No. _____ Project No. _____
(GLA use Only)

❑ **RESIDENCE** ❑ **OTHER STRUCTURE** ❑ **OTHER** (specify): _____

Brief description of construction project: _____

_____

❑ **Set back from property line is greater than 50 feet (per Master Plan Section 2.0)**
❑ **Set back from any easement is greater than 15 feet (per Covenants Section 6.02)**
❑ **Set back from any creek is greater than 20 feet (per Covenants Section 7.02)**
❑ **Pipelines and gas lines are at least 36 inches below the surface (per Covenants Section 6.03)**
❑ **Power and telephone lines are at least 24 inches below the surface (per State Electrical Code)**

Structural Total sq. ft.: _____ Width: _____ Length: _____ Basement: ❑ Yes ❑ No

Number of stories: _____ Height: _____

Method of construction: ❑ Concrete ❑ Wood frame ❑ Adobe ❑ Other: _____

Materials to be used: _____

Describe your plan for the foundation: _____

Architect / Designer and Address: _____

Contractor and Address: _____

Have you or your contractor obtained an electrical permit from the County? ❑ Yes ❑ No

❑ Copy of permit attached ❑ Electrical permit number: _____

Have you or your contractor obtained a Plumbing permit from the County? ❑ Yes ❑ No

❑ Copy of permit attached ❑ Plumbing permit number: _____

❑ **PRIVATE ROAD** ❑ **DRIVEWAY** ❑ For Single Residence ❑ For Multiple Residences

❑ **240' Minimum visibility in both directions on Glastonbury road at driveway/road access point**
❑ **60' Easement width** ❑ **Maximum Grade: 12%** ❑ **Road Width: 20 feet**

Length: _____ feet Driveway Width: _____ feet No. of Culverts: ____

Is the proposed driveway/road staked out? ❑ Yes ❑ No

Planned begin date: _____ Estimated time to complete: _____

❑ **WELL (1–2 Residences)**
··❑ **Property line set back greater than 50 feet**
··❑ **Septic tank set back greater than 50 feet**
··❑ **Drain field set back greater than 100 feet**

❑ **Multi-use WELL (3+ Residences)**
❑ **Property line set back greater than 100 feet**
❑ **Septic tank set back greater than 100 feet**
❑ **Drain field set back greater than 100 feet**

NOTE: Per Covenant 5.12d, all landowners are required to report the location, depth, and flow of completed wells. Please send a copy of Well Log Report upon completion.

If well is for a public water system:
Name and address of engineer working with the Montana DEQ for approval of public water system:

_____

What residences are served by the well? _____

Form A: Continued on Next Page

GLA 02529

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Glastonbury Landowner's Association

2008 Budget Variance Report

September 2008

	Jan - Dec 08	Budget	$ Over Bud...	% of Budget
Ordinary Income/Expense				
Income				
100. Parcel Assessment Fees				
108. Dwelling 2006	198.50			
109. Dwelling 2007	3,612.45			
110. NG Dwelling 2008	14,888.73	17,081.04	-2,192.31	87.2%
110. SG Dwelling 2008	11,023.80	17,081.04	-6,057.24	64.5%
128. Land 2002	20.00			
129. Land 2003	120.00			
130. Land 2004	120.00			
131. Land 2005	132.00			
132. Land 2006	558.10			
133. Land 2007	4,352.50			
134. NG Land 2008	20,506.93	26,377.56	-5,870.63	77.7%
134. SG Land 2008	19,779.78	26,377.56	-6,597.78	75.0%
150. GAV	5,843.25	7,791.00	-1,947.75	75.0%
160. Finance Chrgs Late Accnts	233.61			
161. Penalties Late Accounts	309.83			
Total 100. Parcel Assessment Fees	81,699.48	94,708.20	-13,008.72	86.3%
200. Project Review Fees				
201. Application Fee	200.00	475.00	-275.00	42.1%
202. IF - House	250.00	600.00	-350.00	41.7%
203. IF - Structures 200/800sf	400.00	250.00	150.00	160.0%
204. IF - Structures Over 800sf	200.00			
205. IF - Well	75.00	250.00	-175.00	30.0%
206. IF - Driveway	75.00	175.00	-100.00	42.9%
207. IF - Septic	75.00	175.00	-100.00	42.9%
208. IF - Package	0.00	1,025.00	-1,025.00	0.0%
209. IF - Mobile Home	100.00	200.00	-100.00	50.0%
210. IF - Subdivison	150.00	600.00	-450.00	25.0%
214. IF - Major Variance	0.00	250.00	-250.00	0.0%
Total 200. Project Review Fees	1,525.00	4,000.00	-2,475.00	38.1%
300. Roads				
301. CUT - Road Paving Loan	1,375.91	2,200.00	-824.09	62.5%
Total 300. Roads	1,375.91	2,200.00	-824.09	62.5%
400. Liens				
401. Landowner Filing Fee	150.00			
Total 400. Liens	150.00			
500. Interest Earned				
501. Savings Interest	165.42	300.00	-134.58	55.1%
Total 500. Interest Earned	165.42	300.00	-134.58	55.1%
600. Reimbursed Expenses				
601. Reimbursement Master Plan	6,210.79			
Total 600. Reimbursed Expenses	6,210.79			
700. Other Income				
701. Miscellaneous	159.00			
703. Website Reality Listing	15.00			
705. Donation for copier	500.00	500.00	0.00	100.0%
706. Donation/ Board Training	100.00			
Total 700. Other Income	774.00	500.00	274.00	154.8%
Total Income	91,900.60	101,708.20	-9,807.60	90.4%

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Glastonbury Landowner's Association

2008 Budget Variance Report

September 2008

	Jan - Dec 08	Budget	$ Over Bud...	% of Budget
Expense				
A00. Roads & Weeds				
A02. Contractors - Snow Removal				
A02A. North Glastonbury	848.50			
A02B. South Glastonbury	365.00			
A02C. High South Glastonbury	3,202.50			
A02F. High Sagittarius Skyway	1,035.00			
A02. Contractors - Snow Removal - ...	0.00	5,500.00	-5,500.00	0.0%
Total A02. Contractors - Snow Removal	5,451.00	5,500.00	-49.00	99.1%
A03. Contractors - Weed Contrl	1,815.00	3,200.00	-1,385.00	56.7%
A04. Travel	0.00	200.00	-200.00	0.0%
A05. Equipment Reg & Ins	1,596.26	1,665.00	-68.74	95.9%
A06. Equipment Mtce	581.00	500.00	81.00	116.2%
A08. Road Improvement Loan	22,668.96	30,225.00	-7,556.04	75.0%
A09. Administration	0.00	120.00	-120.00	0.0%
A11. Miscellaneous				
A11A. Fuel	314.92			
A11B. Sand	380.00			
A11C. Sign Posts	1,112.97			
A11D. New Truck Loan	4,600.00			
A11. Miscellaneous - Other	445.50	500.00	-54.50	89.1%
Total A11. Miscellaneous	6,853.39	500.00	6,353.39	1,370.7%
A12. Contractors - NG Road Wrk				
A12A. Aquarius Lane	322.00			
A12B. Aries Drive	570.00			
A12C. Capricorn Drive	3,760.00			
A12F. Gemini Road	675.00			
A12H-1. Orion Way Flood	2,434.65			
A12H. Orion Way	324.00			
A12I. Pisces Way	322.00			
A12J. Sirius Drive	660.00			
A12K. Taurus Road	615.00			
A12L. Venus Way	280.00			
A12M. Mercury Lane	280.00			
A12N. Helios Way	322.00			
A12. Contractors - NG Road Wrk - O...	533.00	14,000.00	-13,467.00	3.8%
Total A12. Contractors - NG Road Wrk	11,097.65	14,000.00	-2,902.35	79.3%
A13. Contractors - SG Road Wrk				
A13B. Arcturus Drive	1,953.00			
A13D. Leo Drive	1,227.00			
A13G-1. Hercules Road Flood	10,660.50			
A13G. Hercules Road	4,592.00			
A13H. Polarius Way	1,451.00			
A13I. Sagittarius Place	1,065.00			
A13J. Sagittarius Skyway	1,745.00			
A13L. Virgo Way	547.00			
A14. Fence Repair High South GI	617.50			
A13. Contractors - SG Road Wrk - O...	150.00	14,000.00	-13,850.00	1.1%
Total A13. Contractors - SG Road Wrk	24,008.00	14,000.00	10,008.00	171.5%
Total A00. Roads & Weeds	74,071.26	69,910.00	4,161.26	106.0%
B00. Project Review				
B01. Contractors	195.00	1,000.00	-805.00	19.5%
B04. Administration	0.00	275.00	-275.00	0.0%
B05. Legal Fees	0.00	100.00	-100.00	0.0%
Total B00. Project Review	195.00	1,375.00	-1,180.00	14.2%
C00. Complaints				
C01. Contractors	0.00	70.00	-70.00	0.0%
C04. Legal Fees	1,900.00	800.00	1,100.00	237.5%
C05. Miscellaneous	0.00	30.00	-30.00	0.0%
Total C00. Complaints	1,900.00	900.00	1,000.00	211.1%

move to J-other projects

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