Glastonbury Landowner's Association

2008 Budget Variance Report

September 2008

	Jan - Dec 08	Budget	$ Over Bud...	% of Budget
D00. Recreation				
D01. Contractors				
D01A. Flood Diversion 2008	150.00			
Total D01. Contractors	150.00			
D03. PVRC				
D03A. PVRC Electricity	414.59	600.00	-185.41	69.1%
D03B. PVRC Insurance	0.00	500.00	-500.00	0.0%
Total D03. PVRC	414.59	1,100.00	-685.41	37.7%
D06. Miscellaneous	0.00	450.00	-450.00	0.0%
Total D00. Recreation	564.59	1,550.00	-985.41	36.4%
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%
G00. Liens				
G01. Lien Filing	84.55	250.00	-165.45	33.8%
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	230.90	2,209.00	-1,978.10	10.5%
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	2,005.55	3,000.00	-994.45	66.9%
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	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	19,118.85	21,323.00	-2,204.15	89.7%
M00. Annual Meeting/Elections				
M03. Administration	203.06	890.00	-686.94	22.8%
M04. Postage and Delivery	334.21	386.00	-51.79	86.6%
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	657.27	1,551.00	-893.73	42.4%

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Glastonbury Landowner's Association

2008 Budget Variance Report

September 2008

	Jan - Dec 08	Budget	$ Over Bud...	% of Budget
Reconciliation Discrepancies	0.00			
Total Expense	97,093.67	101,758.00	-4,664.33	95.4%
Net Ordinary Income	-5,193.07	-49.80	-5,143.27	10,427.9%
Net Income	**-5,193.07**	**-49.80**	**-5,143.27**	**10,427.9%**

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Evmar Investors
P. O. Box 3605
Incline Village, NV. 89450

September 28, 2006

Ms. Charlotte Mizzi
and the Board of Directors of
Glastonbury Landowners Association
P. O. Box 312
Emigrant, MT. 59027

Dear Charlotte and Board Members:

I have written several times on an issue that should be of concern to all the board members. The concern should be at the top of your list. The purpose of the board is to enforce the covenants of the association. An association cannot function, or for that matter any organization, if the laws of that association or organization are ignored. Covenants cannot be selectively enforced. The laws of the association should be the first order of priority for the board.

I am referring specifically covenants that relate to house trailers, recreation vehicles, and storage containers. Several parcels have numerous trailers and one in particular has four trailers or containers. All are in violation of numerous covenants of the association. Why is it that you the board cannot enforce the covenants that I as an owner agreed to abide by when I purchased my property. I would like to see what action the board has taken on this issue. I would like to see letters written, board resolutions, and any other document that shows you have a concern for the covenants.

I have also written last year on one parcel on which was stored huge piles of dried fire wood, five piles in total, some 6 feet or more high. The firewood was a clear danger to the area in case of fire. I do not believe anyone ever inspected the danger. The fire wood is now gone and so is a lot more because of the Big Creek fire. I have incurred hundreds of thousands dollars of loss because of this fire. I just wonder if that fire wood would not have been there maybe, just maybe, the fire would have stopped and not moved north towards my property. That is a question the board needs to consider, and that is spending the time investigating situations that involve all of us. I consider this failure a serious flaw in the administration of the board of directors.

I would like to have an explanation in writing just why the covenants are not enforced, and why safety issues are ignored. The board has a fiduciary responsibility to enforce the covenants and safety. In both cases you have failed.

Sincerely

Ev Johnston

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Glastonbury Landowners Association

Board of Directors Meeting Minutes

November 3, 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:

2. **Set Agenda**

3. **Approval of October 13. 2008 Meeting Minutes**
   UNANIMOUS AGREEMENT: The Board unanimously approved the Oct. 13, 2008 meeting minutes as written.

4. **Treasurer's Budget Variance, Check & Deposit Reports –CRM**
   4.1 Monthly Reports: Charlene reviewed "Check Detail, October 2008" and "Check Deposit, October 2008" and the "2008 Budget Variance Report, October 2008."
   UNANIMOUS AGREEMENT: The Board unanimously approved to accept that the High South fence repair expenses will now be listed under category "J"

   4.2 January Assessment Statements *(new addition to the agenda)*
   Discussion.
   ACTION ITEM: ***Treasurer*** – Include in the January assessment mailing a message that encourages landowners to pay their assessments by January 31, and if they cannot do so, to contact the Treasurer to establish a payment plan.

5. **Officers' Reports**

   5.1 Executive Committee – LB/RB/CRM/JN
   5.1.1 Research re: legal guidelines for filing liens - RB Tabled
   5.1.2 Plan content & mailing date for winter newsletter
   The newsletter will be mailed in mid-January 2009.
   ACTION ITEM: ***Board*** - Send newsletter items to Janet in December.

6. **UNFINISHED BUSINESS – Committee Reports**
   6.1 Road/Weed – WS/RS
   6.1.1 Fall weed spraying and grading expenses – CRM
   The GLA has not yet received the bill for these expenses.
   6.1.2 Cost of fall grading for North & South Glastonbury.- RS
   Discussion included that part of the road wasn't rolled for reasons that are not yet verified. William reviewed that the GLA's agreement with Atkins included that if the roads must be rolled & sprayed when graded. William requested the grading bill from Atkins.

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Draft: 11 15 08C- FINAL
Approved: 01 12 08

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6.1.3 GLA mapped road accesses to U.S. Forest land or State of Montana Tax Map

6.1.3.1 Research re: changing our maps posted on other websites - DK

Dan reported that he submitted a request to change the GLA maps posted on other websites.

6.1.3.2 Follow-up re: 2nd Contact with State Road Superintendent re: GLA signs and state maps that need to be changed.- LB

The Board discussed needed signs

UNANIMOUS AGREEMENT: The Board agreed that new signs were needed for the entrances to North and South Glastonbury.

ACTION ITEM: ***William*** – Contact William Irby and request that he submit a bid for 2 large wooden signs to read "Private Property, No Hunting No Trespassing," etc.

ACTION ITEM: ***Charlotte*** – Request permission from Church to post two new wooden signs on Church property at entrances of North and South Glastonbury.

6.2 Project Review –AA/RS

6.2.1 Update re: responses from shelter letter mailing – DK Tabled.

6.2.1.1 Report on drive-by shelter evaluation – DK Tabled.

The Board agreed that the GLA should attempt to have the shelter owners complete their shelter corrections within approximately 90 days from January 1 (ie. – in the spring of 2009).

ACTION ITEM: ***Denise*** – Send letters to shelter owners who haven't yet received shelter letter and list of phone number of shelter owners to Dan.

7. NEW BUSINESS

7. 1 Project Review – AA/RS

7.1.1 Present motion re: policy for cargo containers and vote –DK

Dan presented a draft of proposal to revise an earlier standard concerning cargo containers, etc. Discussion.

ACTION ITEM: ***Richard & Laura*** – Using the cargo container draft policy and the junk vehicle law (7.6.1 below), create and a GLA storage container policy and a junk vehicle policy to be placed in our newsletter.

7.2 Road Weed – WS/RS/CRM

7.2.1 Posting signs on J. Brandis property - RS Done.

It was confirmed that the signs had been posted.

7.2.2 Response from K. Ramp re: Locks & Sign – Parcel 97 (SG) - RB

Richard reported that he will write a letter to Kathleen as he has not received a response from his last contact. It appears that the new fence is locked.

ACTION ITEM: ***Alyssa/Denise*** – Send Richard any past agreement that was made with Kathleen Ramp and the GLA.

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7.2.3 List of existing signs for placement on Glastonbury road map – DK Tabled.

7.2.3 Add existing signs list (from DK) to GLA map – CRM/AA
Charlene reported she is working on a road committee binder, which will include a map of existing signs.

7.2.4 Status of pot hole repairs – Road Committee
Discussion included potholes near the North Glastonbury guardrail.
ACTION ITEM: ***Charlene*** – Call JT to fix the pothole in North Glastonbury.

7.2.5 Status of reseeding repaired flood areas – CRM - TABLE UNTIL MARCH 2009 ***(when seeds will be available again)***

7.3 Election Committee – CM/Board/DOK

7.3.1 Chair Reports – Review/input/approve
The Community Committee submitted their report. Discussion.
ACTION ITEM: ***Committtee Chairs*** – Send electronic copy of your annual meeting reports to Denise.

7.3.2 New road policy polished for handout at annual meeting- JN/DOK/KB/AA
Discussion included that the GLA must examine the COS for 5th tier road before making a decision to rename them as "jeep trails."
UNANIMOUS AGREEMENT: Charlene will add an edit regarding snowplowing to the new Road Policy.
ACTION ITEM: ***Denise*** – Polish the format of the Road Policy (exclude background information section for this handout) and copy for distribution at the Annual Meeting.
ACTION ITEM: ***Charlene*** –Send Road Policy background information section to William for editing.

7.3.3 Status of large GLA maps for annual meeting –CRM/RB
Charlene presented the maps and will add color to them.

7.3.4 Review last minute timelines for xeroxing handouts & misc. meeting preparation
ACTION ITEM: ***Board*** **-** Send last minute handouts for xeroxing to Denise by Thursday, Nov. 6, at the latest.

7.3.5 Review/vote on lists of committee volunteer skills for annual meeting sign-up sheets. Discussion.

7.3.6 Review meeting assignments & arrival times for Board members & volunteers. Discussion.

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7.4 Website – DK

7.4.1 Revisions to Board contact policy on website – DK
Some revisions were done and contact policy must be developed further.

7.4.2 Development of new template for website - DK
ACTION ITEM: ***Dan*** – Research new template for website.
ACTION ITEM: ***Dan, Alyssa, Laura and Denise*** – Determine the kind of programs will be needed for the policies and procedures project.

7.5 Community –RB/LB *(new addition to the agenda)*

7.5.1 Complaints – RB/LB

7.5.1.1 Complaint re: hunting on land adjacent to the GLA
Richard reviewed the actions which the complainant should take re hunters on GLA land.
ACTION ITEM: ***Janet*** – Include in newsletter the actions that landowners may take when it appears someone is hunting on GLA land, etc.

7.5.1.2 Complaint from Vickie McCoy re: prowler
Laura reported that Vickie said she was disturbed by a prowler, like a "Peeping Tom" who looked in her window and shined a light in it. The Board agreed that Laura's advice to Vickie "to report the incident to the sheriff and keep her doors locked, etc" was the best advice that the GLA can offer at this time.

7.6.1 Junk Vehicle Standard
A (state or city or county) junk vehicle law was presented.
ACTION ITEM: ***Janet*** – Xerox the junk vehicle law and give to Laura and Richard.

8. Comment Period for Visiting Landowners. (10-15 min.)

9. Meeting Adjournment

10. Remaining Meetings in 2008 – Mark your calendars.
(a) Annual Landowners Meeting & Elections: Nov. 8 (Saturday) - Emigrant Hall, 9 a.m. – Noon (approximately)
(b) Orientation Meeting for Board Only: Nov. 17 (3rd Monday) - St John's Church, 6:45 – 9 p.m. (This meeting was rescheduled to Dec. 8)
(c) Regular Meeting: December 8 (2nd Monday) - St. John's Church, 6:45 -9 pm.

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Glastonbury Landowners Association, Inc.
Board of Directors Meeting Agenda
November 3, 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: October 13, 2008
4. Treasurer's Budget Variance, Check & Deposit Reports –CRM
5. Officers' Reports
   - 5.1 Executive Committee – LB/RB/CRM/JN
     - 5.1.1 Research re: legal guidelines for filing liens - RB
     - 5.1.2 Plan content & mailing date for winter newsletter
6. UNFINISHED BUSINESS – Committee Reports
   - 6.1 Road/Weed – WS/RS
     - 6.1.1 Fall weed spraying and grading expenses – CRM
     - 6.1.2 Cost of fall grading for North & South Glastonbury.- RS
     - 6.1.3 GLA mapped road accesses to U.S. Forest land
       - 6.1.2.1 - Research re: changing our maps posted on other websites - DK
       - 6.1.2.2 - Follow-up re: 2nd Contact with State Road Superintendent re: GLA signs and state maps that need to be changed.- LB
   - 6.2 Project Review –AA/RS
     - 6.2.1 Update re: responses from shelter letter mailing – DK
       - 6.3.1.1 Report on drive-by shelter evaluation – DK
7. NEW BUSINESS
   - 7. 1 Project Review – AA/RS
     - 7.1.1 Present motion re: policy for cargo containers and vote –DK
   - 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 List of existing signs for placement on Glastonbury road map – DK
       - 7.2.3 Add existing signs list (from DK) to GLA map – CRM/AA
     - 7.2.4 Status of pot hole repairs – Road Committee
     - 7.2.5 Status of reseeding repaired flood areas - CRM
   - 7.3 Election Committee – CM/Board/DOK
     - 7.3.1 Chair Reports – Review/input/approve
     - 7.3.2 New road policy polished for handout at annual meeting-JN/DOK/KB/AA
     - 7.3.3 Status of large GLA maps for annual meeting –CRM/RB
     - 7.3.4 Review last minute timelines for xeroxing handouts & misc. meeting preparation
     - 7.3.5 Review/vote on lists of committee volunteer skills for annual meeting sign-up sheets
     - 7.3.6 Review meeting assignments & arrival times for Board members & volunteers
   - 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
8. Comment Period for Visiting Landowners. (10-15 min.)
9. Meeting Adjournment
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Glastonbury Landowner's Association

2008 Budget Variance Report

October 2008

	Jan - Dec 08	Budget	$ Over Budget	% of Budget
Ordinary Income/Expense				
Income				
100. Parcel Assessment Fees				
108. Dwelling 2006	198.50			
109. Dwelling 2007	3,697.49			
110. NG Dwelling 2008	16,998.27	17,081.04	-82.77	99.5%
110. SG Dwelling 2008	11,759.52	17,081.04	-5,321.52	68.8%
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	4,437.53			
134. NG Land 2008	22,491.55	26,377.56	-3,886.01	85.3%
134. SG Land 2008	21,310.49	26,377.56	-5,067.07	80.8%
150. GAV	7,791.00	7,791.00	0.00	100.0%
160. Finance Chrgs Late Accnts	308.20			
161. Penalties Late Accounts	350.76			
Total 100. Parcel Assessment Fees	90,293.41	94,708.20	-4,414.79	95.3%
200. Project Review Fees				
201. Application Fee	225.00	475.00	-250.00	47.4%
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	400.00			
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	150.00	175.00	-25.00	85.7%
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	1,825.00	4,000.00	-2,175.00	45.6%
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	100,794.53	101,708.20	-913.67	99.1%

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Glastonbury Landowner's Association

2008 Budget Variance Report

October 2008

	Jan - Dec 08	Budget	$ Over Budget	% 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 Remo...	0.00	5,500.00	-5,500.00	0.0%
Total A02. Contractors - Snow Re...	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				
A06-Truck #2	480.00			
A06. Equipment Mtce - Other	581.00	500.00	81.00	116.2%
Total A06. Equipment Mtce	1,061.00	500.00	561.00	212.2%
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	1,011.39			
A11C. Sign Posts	1,135.81			
A11D. New Truck Loan	5,150.00			
A11. Miscellaneous - Other	445.50	500.00	-54.50	89.1%
Total A11. Miscellaneous	8,057.62	500.00	7,557.62	1,611.5%
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 W...	533.00	14,000.00	-13,467.00	3.8%
Total A12. Contractors - NG Road...	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	5,312.00			
A13H. Polarius Way	731.00			
A13I. Sagittarius Place	1,065.00			
A13J. Sagittarius Skyway	1,745.00			
A13L. Virgo Way	547.00			
A13. Contractors - SG Road W...	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	75,137.99	69,910.00	5,227.99	107.5%
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%

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Glastonbury Landowner's Association

2008 Budget Variance Report

October 2008

	Jan - Dec 08	Budget	$ Over Budget	% of Budget
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%
D00. Recreation				
D01. Contractors				
D01A. Flood Diversion 2008	150.00			
Total D01. Contractors	150.00			
D03. PVRC				
D03A. PVRC Electricity	477.44	600.00	-122.56	79.6%
D03B. PVRC Insurance	0.00	500.00	-500.00	0.0%
Total D03. PVRC	477.44	1,100.00	-622.56	43.4%
D06. Miscellaneous	0.00	450.00	-450.00	0.0%
Total D00. Recreation	627.44	1,550.00	-922.56	40.5%
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	96.55	250.00	-153.45	38.6%
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	242.90	2,209.00	-1,966.10	11.0%
J00. Other Projects				
J03. Procedures Proposal	97.50	2,440.00	-2,342.50	4.0%
J04. Fence Repair High South GI	617.50			
Total J00. Other Projects	715.00	2,440.00	-1,725.00	29.3%
K00. General Operating Expenses				
K01. Contractors - Admin Sec	2,145.00	4,000.00	-1,855.00	53.6%
K02. Contractors - Bookkeeper	2,375.30	3,000.00	-624.70	79.2%
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 Expen...	19,488.60	21,323.00	-1,834.40	91.4%

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Glastonbury Landowner's Association

2008 Budget Variance Report

October 2008

	Jan - Dec 08	Budget	$ Over Budget	% of Budget
M00. Annual Meeting/Elections				
M03. Administration	203.06	890.00	-686.94	22.8%
M04. Postage and Delivery	334.21	386.00	-51.79	86.6%
M05. Refreshments	0.00	200.00	-200.00	0.0%
M06. Rent	75.00	75.00	0.00	100.0%
M08. Copies	120.00			
Total M00. Annual Meeting/Elections	732.27	1,551.00	-818.73	47.2%
Reconciliation Discrepancies	0.00			
Total Expense	99,297.50	101,758.00	-2,460.50	97.6%
Net Ordinary Income	1,497.03	-49.80	1,546.83	-3,006.1%
Net Income	**1,497.03**	**-49.80**	**1,546.83**	**-3,006.1%**

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10/24/08

The Board of Directors
Glastonbury Landowners Association, Inc.
P.O. Box 312
Emigrant, MT 59027

Re: Request for Clean-up Plan for Parcel 84, South Glastonbury

Dear GLA Board of Directors,

I must unfortunately report and apologize for the fact that circumstances prevent me from being able to travel to Montana to address a neighbor's complaint regarding "eyesore" on our property.

My time has been tied up with our new publishing business as well as a significant amount of time required to care for my very elderly parents. My mother's protracted illness ended in May when she passed away. My father is in greater need of my attention since her loss and is getting weaker every month. I have to travel an hour each way to spend the day with him 3-4 days a week. He recently had his 100th birthday.

I will be forced to postpone my trip to Montana until next year to attend to somehow improving the appearance of our property, which received no complaint until the fire destroyed our "screen" of trees.

Having lived for some time at the end of Venus Way in North Glastonbury, I can appreciate the frustration of neighbors putting up with a *real* eyesore, seeing years go by with nothing being done.

In discussing the situation with my wife, the official property owner, we explored other much simpler and faster ways to improve the appearance. We would like your thoughts on installing Texture 111 (or other type of) siding on the two sides of our storage unit that face the road, as well as moving the travel trailer right alongside the storage unit on the side away from the road to conceal it. This would avoid the significantly longer time and expense (which for us would be much more difficult to obtain) of temporarily moving everything out of our storage unit, building a culvert, also obtaining the removal/relocation of another neighbor's illegal gate on the lower road that blocks our lower lot access from our planned driveway location, moving the unit, and putting everything back inside.

Again, my apologies for not being able to meet our previously stated deadline.

Always Victory,

C David Lundberg

C. David Lundberg
David@whatgodreallywants.com

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Glastonbury Landowners Association

Board of Directors Meeting Minutes

December 8, 2008

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1. **Call to order and opening prayer.**
   The meeting was called to order by Laura Boise at 8:50 p.m., at St. John's Church.
   PRESENT: Laura Boise (President), Richard Bolen aka Richard, (Vice-President), Janet Naclerio (Secretary), Sheridan Stenberg (Treasurer), Alyssa Angelis, Gerald Dubiel , Frances Owen, William Smith and Rich Spallone.
   ABSENT: Dan Kehoe, Charlotte Mizzi.and Paul Ranttalo.
   ALSO ATTENDING: Denise Orr Kirk (GLA Administrative Secretary)
   Landowners: Chuck and Sally Muto, Bob & Kristi Sones, Phillip Hoag, Debra DeGraaf, Ken DeGraaf

2. **Set Agenda**

3. **Approval of November 3. 2008 Meeting Minutes - Tabled until Jan. 2009 meeting**

4. **Treasurer's Monthly Reports - Budget Variance, Check & Deposit Reports – SS**
   The Board reviewed "Check Detail, November 2008" and "Check Deposit, November 2008" and the "2008 Budget Variance Report, November 2008."
   MOTION: Richard motioned and Janet seconded to approve the Treasurer's reports for November 2008. **Motion carried.** (1 abstention from Sheridan, newly elected to the Board)

5. **Officers' Reports**
   5.1 Executive Committee – LB/RB/SS/JN
   5.1.1 Announce Officer & Committee Positions for 2009
   It was announced that in the private orientation meeting, the Board approved the following Board members to fill officer and committee positions for 2009.

   Officers: President - Laura Boise; Vice President - Richard Bolen; Secretary - Janet Naclerio; Treasurer - Sheridan Stenberg

   Committee Chairs/Members (Note: Approved committee chairs & members, who were absent from the orientation meeting, will be asked to confirm their interest in serving on the committees)

   Community Committee: Chair - Richard Bolen
   Complaints - All Board Members
   Welcoming - Janet Naclerio & Frances w/support from Sheridan Stenberg & Charlene Murphy (GLA bookkeeper)

   Election Committee: Chairs – To Be Determined
   Members - All Board Members

   Executive Committee (Automatically comprised of Board Officers)
   Members - Laura Boise, Richard Bolen, Janet Naclerio & Sheridan Stenberg

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Draft: 01 02 09; 01 18 09 - FINAL
Approved: 01 12 09

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Project Review Committee: Chairs - Alyssa Angelis/Rich Spallone
Members - Gerald Dubiel, Paul Ranttalo
Master Plan Subcommittee: Chairs – Charlotte Mizzi & Dan Kehoe, Jr.
Members - Paul Ranttalo

Road/Weed Committee: Chairs - William Smith/Rich Spallone
Members - Gerald Dubiel, Frances Owen & Paul Ranttalo

Recreation Committee: Chairs – Laura Boise & Janet Naclerio
Members – Charlotte Mizzi

Website Committee: Chairs – Dan Kehoe, Jr.
Members – Alyssa Angelis

Budget Committee: Chair – To Be Determined
Members – Executive Committee, Charlotte Mizzi, Frances Owen w/support from Charlene Murphy (GLA bookkeeper)

5.1.2 January Newsletter Mailing

a. Review contents (i.e. election results, 2009 budget, new Road Policy, hunting information, etc.)

ACTION ITEM: ***Board*** – Determine what form of visitor passes for hunting identification, etc., the GLA will ultimately request of landowners and guests (i.e. stickers, notes of permission, etc.) and announce this in a future newsletter.

Discussion re: January newsletter contents included:

- Hunting information: a) explain that if shooting or suspected shooting is sited on GLA Roads, to report this to the Fish & Game Warden; (b) permission to hunt by a landowner to a guest must be signified by a note on the hunter's windshield; (d) hunters and hikers should wear orange during hunting season;
- Hikers should wear orange reflectors when walking on GLA roads at night
- Clarify again gun shooting policy
- Winter driving tips

b. Mailing Preparation Stuffing Dates

ACTION ITEM: ***Janet*** – Assemble newsletter draft and give to Denise for copying. Determine stuffing date and e-mail a notice to volunteers.

ACTION ITEM: ***Denise*** – Copy newsletter for mailing

c. Volunteers

Sally Muto, Frances and Sheridan

5.1.3 2009 Schedule for Board Meetings - DOK

Denise distributed the 2009 meeting schedule approved on November 3, 2009.

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Approved: 01 12 09

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6. UNFINISHED BUSINESS – Committee Reports
Unfinished items will appear on the January 12, 2009 agenda

7. NEW BUSINESS

7.1 Project Review – AA/RS

7.1.1 Lot 25-2/NG, Michael & Sheila Laverty, RV Use Variance Application
The Laverty's requested a variance from the 2-month limitation for guest use of an RV so as to allow their guests to use an RV on their property for approximately 6 months per year. Discussion.
ACTION ITEM: ***Alyssa*** – Request a written statement of opinion (concerning the Laverty's variance request) from the other landowners in the Laverty's subdivision and neighbors who have a view shed of this property. Present this feedback at the January 12, 2009 meeting.

7.1.2 K. Ramp's Locked Gate in High South
Debra DeGraaf and Phillip Hoag inquired about issues involved with K. Ramp's upper South locked gate and limited access to forest land. Discussion.
ACTION ITEM: ***Gerald*** – Research GLA's easement in upper South.
ACTION ITEM: ***Alyssa*** – Contact Richard re: Ramp gate.

7.1.3 Proposal to build gate off of Sagittarius Skyway, High South
Debra DeGraaf and Philip Hoag proposed that the GLA build a gate off of Sagittarius Skyway near the Forest Service's fence. They sited the need for easier access and that the GLA's Covenants confirmed that landowners should be given this type of access to forest land, etc. Discussion.
ACTION ITEM: ***Philip Hoag*** – 2 weeks prior to April 2009 Board Meeting, submit a proposal to the GLA concerning building a fence/gate off of Sagittarius Skyway.

7.2 Election Committee - CM

7.2.1 Review/evaluate annual meeting/ Tabled.

7.3 Community Committee –LB/RB

7.3.1 Complaints re: Hunters in High South Glastonbury

7.3.1.1 Discuss possible solutions
Rich reported that he spoke to Philip and Carol Hanifan and Michael Rosa and also received complaint letters, dated December 7, 2008, from them regarding trespassing/hunting incidents on and near their properties. They reported these incidents to the Fish & Game Warden. Discussion between the Board and the attending landowners included the plan for GLA to mailing hunting guidelines, etc., to the landowners and items listed in *agenda item #5.1.2a* above.
ACTION ITEM: ***Denise*** – Copy Dec. 7, 2008 letters from Hanifan and Rosa and send to Richard and Laura.

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Approved: 01 12 09

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7.4 Road/Weed Committee –WS/RS (Added to Agenda)

7.4.1 Fuel Account for GLA's 2 snow trucks

Rich proposed setting up a charge account for fuel with Sinclair gas station for GLA'S two snow trucks. Discussion .

UNANIMOUS AGREEMENT: The Board approved Rich Spallone setting up a fuel account with Sinclair Gas in Emigrant, to be used for GLA's two snow trucks.

ACTION ITEM: ***Denise*** – Ask Charlene for a contractor agreement that can be set up for Paul Rantallo.

7.4.2 Fire Department to Donate a Second Fire Hydrant to the GLA

Phillip Hoag reported that the DEQ recently approved the Fire Department to donate a hydrant to the GLA once the first hydrant (donated for placement off of Venus Way in North Glastonbury) is installed.

8. Comment Period for Visiting Landowners. (10-15 min.)
See agenda items 7.1.2, 7.1.3 and 7.4.2 above

9. Meeting Adjourned at 9:30 p.m.

10. Next Meeting: January 12, 2009 - St John's Church, 6:45 – 8:30 p.m.

File: MtgMins 12 08 08
Draft: 01 02 09; 01 18 09 - FINAL
Approved: 01 12 09

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Glastonbury Landowners Association, Inc.

Board of Directors Meeting Agenda

December 8, 2008/ St. John's Church, Emigrant (8:50 - 9:20 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: Nov. 3, 2008**
4. **Treasurer's Budget Variance, Check & Deposit Reports –SS**
5. **Officers' Reports**
   - **5.1 Executive Committee – LB/RB/CRM/JN**
     - **5.1.1 Announce Officer & Committee Positions for 2009**
     - **5.1.2 January Newsletter Mailing**
       - **a. Review contents (i.e. election results, 2009 budget, new Road Policy, hunting information, etc.)**
       - **b. Mailing Preparation Stuffing Dates**
       - **c. Volunteers**
     - **5.1.3 2009 Schedule for Board Meetings - DOK**
6. **UNFINISHED BUSINESS – Committee Reports**
   Unfinished items will appear on the January 12, 2009 agenda
7. **NEW BUSINESS**
   - **7.1 Project Review – AA/RS**
     - **7.1.1 Lot 25-2/NG, Michael & Sheila Laverty, RV Use Variance Application**
   - **7.2 Election Committee - CM**
     - **7.2.1 Review/evaluate annual meeting**
   - **7.3 Community Committee –LB/RB**
     - **7.3.1 Complaints re: Hunters in High South Glastonbury**
       - **7.3.1.1 Discuss possible solutions**
8. **Comment Period for Visiting Landowners. (5-10 min.)**
9. **Meeting Adjournment; Next Meeting: January 12, 2009 - St John's Church, 6:45 – 9 p.m.**

MtgAgenda: 11 03 08
Draft: 12 03 08; 12 04 08

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Glastonbury Landowner's Association

2008 Budget Variance Report

November 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	3,982.49			
110. NG Dwelling 2008	18,356.88	17,081.04	1,275.84	107.5%
110. SG Dwelling 2008	12,742.35	17,081.04	-4,338.69	74.6%
128. Land 2002	20.00			
129. Land 2003	120.00			
130. Land 2004	120.00			
131. Land 2005	132.00			
132. Land 2006	690.10			
133. Land 2007	5,199.48			
134. NG Land 2008	24,327.15	26,377.56	-2,050.41	92.2%
134. SG Land 2008	22,770.34	26,377.56	-3,607.22	86.3%
150. GAV	7,791.00	7,791.00	0.00	100.0%
160. Finance Chrgs Late Accnts	442.87			
161. Penalties Late Accounts	455.61			
Total 100. Parcel Assessment Fees	97,348.77	94,708.20	2,640.57	102.8%
200. Project Review Fees				
201. Application Fee	225.00	475.00	-250.00	47.4%
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	400.00			
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	150.00	175.00	-25.00	85.7%
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	1,825.00	4,000.00	-2,175.00	45.6%
300. Roads				
301. CUT - Road Paving Loan	1,819.06	2,200.00	-380.94	82.7%
Total 300. Roads	1,819.06	2,200.00	-380.94	82.7%
400. Liens				
401. Landowner Filing Fee	150.00			
Total 400. Liens	150.00			
500. Interest Earned				
501. Savings Interest	174.97	300.00	-125.03	58.3%
Total 500. Interest Earned	174.97	300.00	-125.03	58.3%
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	108,302.59	101,708.20	6,594.39	106.5%

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Glastonbury Landowner's Association

2008 Budget Variance Report

November 2008

	Jan - Dec 08	Budget	$ Over Bud...	% of Budget
Expense				
A00. Roads & Weeds				
A02. Contractors - Snow Removal				
A02A. North Glastonbury	858.50			
A02B. South Glastonbury	375.00			
A02C. High South Glastonbury	3,202.50			
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	5,471.00	5,500.00	-29.00	99.5%
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				
A06-Truck #2	480.00			
A06. Truck #1	845.73			
A06. Equipment Mtce - Other	581.00	500.00	81.00	116.2%
Total A06. Equipment Mtce	1,906.73	500.00	1,406.73	381.3%
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				
A11A. Fuel	314.92			
A11B. Sand	1,011.39			
A11C. Sign Posts	1,135.81			
A11D. New Truck Loan	5,700.00			
A11. Miscellaneous - Other	445.50	500.00	-54.50	89.1%
Total A11. Miscellaneous	8,607.62	500.00	8,107.62	1,721.5%
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 - Other	891.50	14,000.00	-13,108.50	6.4%
Total A12. Contractors - NG Road Wrk	11,456.15	14,000.00	-2,543.85	81.8%
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	5,312.00			
A13H. Polarius Way	731.00			
A13I. Sagittarius Place	1,065.00			
A13J. Sagittarius Skyway	1,745.00			
A13L. Virgo Way	547.00			
A13. Contractors - SG Road Wrk - Other	431.00	14,000.00	-13,569.00	3.1%
Total A13. Contractors - SG Road Wrk	23,671.50	14,000.00	9,671.50	169.1%
Total A00. Roads & Weeds	84,749.54	69,910.00	14,839.54	121.2%
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%

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Glastonbury Landowner's Association

2008 Budget Variance Report

November 2008

	Jan - Dec 08	Budget	$ Over Bud...	% of Budget
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%
D00. Recreation				
D01. Contractors				
D01A. Flood Diversion 2008	150.00			
Total D01. Contractors	150.00			
D03. PVRC				
D03A. PVRC Electricity	502.54	600.00	-97.46	83.8%
D03B. PVRC Insurance	0.00	500.00	-500.00	0.0%
Total D03. PVRC	502.54	1,100.00	-597.46	45.7%
D06. Miscellaneous	0.00	450.00	-450.00	0.0%
Total D00. Recreation	652.54	1,550.00	-897.46	42.1%
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	96.55	250.00	-153.45	38.6%
G03. Administration	185.35	409.00	-223.65	45.3%
G04. Miscellaneous	0.00	1,550.00	-1,550.00	0.0%
Total G00. Liens	281.90	2,209.00	-1,927.10	12.8%
J00. Other Projects				
J03. Procedures Proposal	97.50	2,440.00	-2,342.50	4.0%
J04. Fence Repair High South Gl	617.50			
Total J00. Other Projects	715.00	2,440.00	-1,725.00	29.3%
K00. General Operating Expenses				
K01. Contractors - Admin Sec	2,587.00	4,000.00	-1,413.00	64.7%
K02. Contractors - Bookkeeper	2,538.80	3,000.00	-461.20	84.6%
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	691.26	950.00	-258.74	72.8%
K07. Postage and Delivery	464.25	800.00	-335.75	58.0%
K08. Monthly Board Meetings	3,171.90	1,850.00	1,321.90	171.5%
K10. Cash Advance	150.00			
K11. Rent				
K11B. Storage/Boxes	240.00	240.00	0.00	100.0%
K11. Rent - Other	387.50	300.00	87.50	129.2%
Total K11. Rent	627.50	540.00	87.50	116.2%
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	777.91	317.00	460.91	245.4%
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	21,667.50	21,323.00	344.50	101.6%

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Glastonbury Landowner's Association

2008 Budget Variance Report

November 2008

	Jan - Dec 08	Budget	$ Over Bud...	% of Budget
M00. Annual Meeting/Elections				
M03. Administration	437.06	890.00	-452.94	49.1%
M04. Postage and Delivery	334.21	386.00	-51.79	86.6%
M05. Refreshments	214.85	200.00	14.85	107.4%
M06. Rent	75.00	75.00	0.00	100.0%
M08. Copies	120.00			
Total M00. Annual Meeting/Elections	1,181.12	1,551.00	-369.88	76.2%
Reconciliation Discrepancies	0.00			
Total Expense	111,600.90	101,758.00	9,842.90	109.7%
Net Ordinary Income	-3,298.31	-49.80	-3,248.51	6,623.1%
Net Income	**-3,298.31**	**-49.80**	**-3,248.51**	**6,623.1%**

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2009

2009

GLA 02558

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Glastonbury Landowners Association

Board of Directors Meeting Minutes

January 12, 2009

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), Richard Bolen aka Richard, (Vice-President), Janet Naclerio (Secretary), Sheridan Stenberg (Treasurer), Alyssa Angelis, Gerald Dubiel, Dan Kehoe, Jr., Charlotte Mizzi, Frances Owen, William Smith (arrived approx. 7:30 p.m.) and Rich Spallone

ABSENT: Paul Ranttalo

ALSO ATTENDING: Denise Orr Kirk (GLA Administrative Secretary)

Landowners: Bob & Kristi Sones, Sally & Chuck Muto, Val O'Connell & Svend Anderson

2. Set Agenda

3. Meeting Minutes Approval: Nov. 3 and December 8, 2008.

November 3, 2008 Meeting Minutes

MOTION. Richard motioned and Charlotte seconded to approve the November 3, 1008 Meeting Minutes as written. **Motion carried. (2 abstentions: Rich & Frances – absent from that meeting; William was not yet present for this vote.)**

December 8, 2008 Meeting Minutes

MOTION. Janet motioned and Richard seconded to approve the December 8, 2008 Meeting Minutes with amendments. **Motion carried. (2 abstentions: Dan & Charlotte – absent from that meeting.)**

4. Treasurer's Budget Variance, Check & Deposit Reports –SS

4.1 Monthly Reports: Sheridan reviewed "Check Detail, December 2008" and "Check Deposit, December 2008" and the "2008 Budget Variance Report, December 2008." She reported that the bill for the fall grading should arrive in January. Discussion included some changes to the Variance Report. (i.e. Flood diversions should go under Road Maintenance; culvert cost should go under Road Improvement, Miscellaneous; identify what exactly was the cash advance was used for; identify how much the Board personally paid for the $250 Homeowners Class.

UNANIMOUS AGREEMENT: The Board approved the Treasurer's reports for December 2008 with amendments.

ACTION ITEM: ***Sheridan*** - Inform Charlene of the changes the Board would like to make on the December 2008 Variance Report.

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5. Officers' Reports

5.1 Executive Committee – LB/RB/SSJN

5.1.1 Status of January Newsletter Mailing.

Since the timeline for the newsletter is Jan 15 and Janet hasn't had time to start it (and hasn't received items from the Board) Laura volunteered to draft it.

ACTION ITEM: ***Laura*** – Draft the newsletter w/assistance from Janet & Denise.

ACTION ITEM: ***Board*** – Send newsletter items to Janet & Laura.

5.1.2 Status of Project Form & Project Spreadsheet – DOK/AA

a) Project Form – Denise circulated the Project Form draft which incorporated Board input from the 12/8/08 meeting and requested final input.

ACTION ITEM: ***Denise*** - Update the Project Form and distribute it to the Board at the February 9th meeting.

b) Project Spreadsheet – Tabled.

5.1.3 GLA & Committee Goals for 2009 – Board. Tabled.

ACTION ITEM: ***Board*** – Bring a basic 2009 goal list (for your Office and/or Committee or the Board in general) and bring to the February meeting.

5.1.4 Status of developing storage container policy and junk vehicle policy – RB/LB. Tabled.

6. UNFINISHED BUSINESS – Committee Reports

6.1 Project Review – AA/RS

6.1.1 Sheila & Michael Laverty, Lot 25-2 NG, RV Use Variance Update- AA

Alyssa reported that she reviewed with the Lavertys some of the Board's ideas regarding their application. She will soon begin the process of gathering neighbor feedback.

ACTION ITEM: ***Alyssa*** – Report results of neighborhood feedback regarding Laverty variance application at Feb. 9th meeting.

6.1.2 Update on K. Ramp's Locked Gate in High South - RB Tabled.

6.1.3 Research re: GLA's easement in upper South – GD. Tabled.

ACTION ITEM: ***Gerald*** – Research GLA's easement in upper south; walk along the creek and/or the actual motor vehicle access, etc.

6.3 Community Committee –LB/RB

6.3.1 Landowner Concerns

6.3.1.1 Status of C. Raven dog complaint - RB

Discussion.

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ACTION ITEM: ***Laura*** – Visit J. Clausen to determine what steps he has taken regarding his barking dog,

6.3.1.2 Status of complaints re: Gelderloos building - AA
Discussion.
ACTION ITEM: ***Laura*** – Follow-up call to complainants re: Gelderloos building and ask if they have contacted the DEQ, and if so, if it has assisted them. Tell complainants that they can also, if they so choose, contact the County Health Dept and the County Planning Dept

6.3.1.3 Status of K. Ullrich 32-D (NG) Eyesore Property ***(added to agenda)***
Bob Sones inquired about the K. Ullrich property eyesore. Discussion
ACTION ITEM: ***Denise*** – Compile background information on K. Ullrich's issue and give to Laura and Richard for review.

6.4 Road/Weed –WS/RS

6.4.1 Establishment of gas account w/ Emigrant Store for snow trucks.- RS
Rich reported that this account was set up for James Trisdale & Paul Ranttalo to use for GLA snow plow use only.
ACTION ITEM: ***Charlene*** – When located, e-mail boiler plate of a contract form to Denise that will be developed into a contract for JT & PR.
ACTION ITEM: ***Rich & Sheridan*** – Review Emigrant Store snow plow gas use card with Burt (store owner) on a monthly basis.

6.4.2 Fall weed spraying expenses – SS
Sheridan reported that Stu's Chemical bill for the fall weed spraying has been paid as that spraying was included in the original bill.

6.4.3 Cost of fall grading for North & South Glastonbury - RS
This bill is expected in January. Discussion
ACTION ITEM: ***William/Rich*** - When grading Arcturus Road this fall, check into cost of adding magnesium chloride to the mix to determine if it will do a better binding job.

6.4.4 Bid from William Irby for 2 wooden signs – WS
William reported that he had contacted W. Irby and was waiting for a bid for the 2 signs.
UNANIMOUS AGREEMENT: The Board agreed that a third sign was needed and it should be placed on Aries/Taurus Road
ACTION ITEM: ***William*** - Follow up with William Irby regarding bid for 3 signs.

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Draft: 02 14 09-FINAL
Approved: 02 09 09

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6.4.5 Status of permission to post new signs on Church property - CM
ACTION ITEM: ***Laura*** – Work with Denise to compose a letter to the Church regarding permission to place 3 new signs on Church property in North and South

6.5 Website -DK

6.5.1 Research new template for website –DK/AA
ACTION ITEM: ***Dan*** – Send e-mail to the Board members and Denise requesting what features they like to see added to the GLA website or removed from it.

7. NEW BUSINESS

7.1 Project Review – AA/RS

7.1.1 Marjorie Lombard, Lot 2A (NG), Well Application - AA
Alyssa reviewed Marjorie Lombard application to drill her own well.
MOTION: Alyssa motioned and William seconded to approve Marjorie Lombard's well application for Lot 2-A (NG) with the condition that the land be reseeded after construction. **Motion carried unanimously.**

7.2 Election Committee

7.2.1 Brief review/evaluation of Annual Meeting
Discussion included that the meeting went well.
ACTION ITEM: ***Denise*** – Add to Election Committee policies and procedures: at the annual meeting, announce in the beginning of the meeting [and place on the agenda] that all landowners are welcome to attend the meeting, etc.

7.2.2 Request for electronic copy of committee reports - DOK
ACTION ITEM: ***Board members who gave reports at Nov. 8 Annual Meeting*** – Send your reports electronically to Denise if you have not already done so.

7.2.3 Quonset Hut - WS *(added to agenda)*
William reported that he will present a written proposal to the Board concerning the Quonset Hut installation, including how it will be staked out, etc.

8. Comment Period for Visiting Landowners. (5-10 min.)
Landowner Svend Anderson inquired about an issue regarding water rights, over which the GLA has no jurisdiction. William Smith volunteered to meet privately with Svend and invited Svend to contact him to further discuss the issue.

9. Meeting Adjourned at 9:05 p.m.; Next Meeting: February 9, 2009 - St John's Church.

File: MtgMins 01 12 09
Draft: 02 14 09-FINAL
Approved: 02 09 09

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Glastonbury Landowners Association, Inc.

Board of Directors Meeting Agenda

January 12, 2009/ St. John's Church, Emigrant (6:45 – 8:30 pm)

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: Nov. 3 and December 8, 2008**
4. **Treasurer Reports –SS**
   - **4.1 Budget Variance, Check & Deposit Reports – SS**
   - **4.2 Proposed Message to post on January Assessment Statements-SS/DOK**
5. **Officers' Reports**
   - **5.1 Executive Committee – LB/RB/SS/JN**
     - **5.1.1 Status of January Newsletter Mailing**
     - **5.1.2 Status of Project Form & Project Spreadsheet – DOK/AA**
     - **5.1.3 GLA & Committee Goals for 2009 - Board**
     - **5.1.4 Status of developing storage container policy and junk vehicle policy – RB/LB**
6. **UNFINISHED BUSINESS – Committee Reports**
   - **6.1 Project Review – AA/RS**
     - **6.1.1 Sheila and Michael Laverty, Lot 25-2 NG, RV Use Variance Update - AA**
     - **6.1.2 Update on K. Ramp's Locked Gate in High South - RB**
     - **6.1.3 Research re: GLA's easement in upper South.- GD**
   - **6.3 Community Committee –LB/RB**
     - **6.3.1 Landowner Concerns**
       - **6.3.1.1 Status of C. Raven dog complaint - RB**
       - **6.3.1.2 Status of complaints re: Gelderloos building - AA**
   - **6.4 Road/Weed –WS/RS**
     - **6.4.1 Establishment of Sinclair gas account for snow trucks.- RS**
     - **6.4.2 Fall weed spraying and grading expenses – SS**
     - **6.4.3 Cost of fall grading for North & South Glastonbury - RS**
     - **6.4.4 Bid from William Irby for 2 wooden signs – WS**
     - **6.4.5 Status of permission to post new signs on Church property - CM**
   - **6.5 Website -DK**
     - **6.5.1 Research new template for website –DK/AA**
7. **NEW BUSINESS**
   - **7.1 Project Review – AA/RS**
     - **7.1.1 Marjorie Lombard, Lot 2A NG, Well Application - AA**
   - **7.2 Election Committee**
     - **7.2.1 Brief review/evaluation of Annual Meeting**
     - **7.2.2 Request for electronic copy of committee reports - DOK**
8. **Comment Period for Visiting Landowners. (5-10 min.)**
9. **Meeting Adjournment; Next Meeting: February 9, 2009 - St John's Church, 6:45 – 8:30 p.m.**

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02/04/09

Glastonbury Landowner's Association

2008 Budget Variance Report

January- December 2008

	Jan - Dec 08	Budget	$ Over Budget	% of Budget
Ordinary Income/Expense				
Income				
100. Parcel Assessment Fees				
108. Dwelling 2006	198.50			
109. Dwelling 2007	4,042.49			
110. NG Dwelling 2008	18,599.88	17,081.04	1,518.84	108.9%
110. SG Dwelling 2008	12,901.35	17,081.04	-4,179.69	75.5%
128. Land 2002	20.00			
129. Land 2003	120.00			
130. Land 2004	120.00			
131. Land 2005	132.00			
132. Land 2006	690.10			
133. Land 2007	5,259.48			
134. NG Land 2008	24,570.15	26,377.56	-1,807.41	93.1%
134. SG Land 2008	23,009.34	26,377.56	-3,368.22	87.2%
150. GAV	7,791.00	7,791.00	0.00	100.0%
160. Finance Chrgs Late Accnts	442.87			
161. Penalties Late Accounts	455.61			
Total 100. Parcel Assessment Fees	98,352.77	94,708.20	3,644.57	103.8%
200. Project Review Fees				
201. Application Fee	225.00	475.00	-250.00	47.4%
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	400.00			
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	150.00	175.00	-25.00	85.7%
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	1,825.00	4,000.00	-2,175.00	45.6%
300. Roads				
301. CUT - Road Paving Loan	1,819.06	2,200.00	-380.94	82.7%
Total 300. Roads	1,819.06	2,200.00	-380.94	82.7%
400. Liens				
401. Landowner Filing Fee	150.00			
Total 400. Liens	150.00			
500. Interest Earned				
501. Savings Interest	187.22	300.00	-112.78	62.4%
Total 500. Interest Earned	187.22	300.00	-112.78	62.4%
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	109,318.84	101,708.20	7,610.64	107.5%

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Glastonbury Landowner's Association

2008 Budget Variance Report

January- December 2008

	Jan - Dec 08	Budget	$ Over Budget	% of Budget
Expense				
A00. Roads & Weeds				
A02. Contractors - Snow Removal				
A02A. North Glastonbury	1,238.00			
A02B. South Glastonbury	567.50			
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	6,043.00	5,500.00	543.00	109.9%
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	1,596.26	1,665.00	-68.74	95.9%
A06. Equipment Mtce				
A06. Truck #1	865.73			
A06. Truck #2	500.00			
A06. Equipment Mtce - Other	581.00	500.00	81.00	116.2%
Total A06. Equipment Mtce	1,946.73	500.00	1,446.73	389.3%
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				
A11A. Fuel	409.95			
A11B. Sand	1,011.39			
A11C. Sign Posts	1,135.81			
A11D. New Truck Loan	6,250.00			
A11. Miscellaneous - Other	445.50	500.00	-54.50	89.1%
Total A11. Miscellaneous	9,252.65	500.00	8,752.65	1,850.5%
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	2,584.65			
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 - Ot...	891.50	14,000.00	-13,108.50	6.4%
Total A12. Contractors - NG Road Wrk	11,606.15	14,000.00	-2,393.85	82.9%
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	5,312.00			
A13H. Polarius Way	731.00			
A13I. Sagittarius Place	1,065.00			
A13J. Sagittarius Skyway	1,745.00			
A13L. Virgo Way	547.00			
A13. Contractors - SG Road Wrk - Ot...	431.00	14,000.00	-13,569.00	3.1%
Total A13. Contractors - SG Road Wrk	23,671.50	14,000.00	9,671.50	169.1%
A14. Roads/Common Land Ins	5,777.88	6,100.00	-322.12	94.7%
Total A00. Roads & Weeds	91,934.45	76,010.00	15,924.45	121.0%
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%

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Glastonbury Landowner's Association

2008 Budget Variance Report

January- December 2008

	Jan - Dec 08	Budget	$ Over Budget	% of Budget
C00. Community/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/copies	0.00	30.00	-30.00	0.0%
Total C00. Community/Complaints	1,900.00	900.00	1,000.00	211.1%
D00. Recreation				
D03. PVRC				
D03A. PVRC Electricity	527.64	600.00	-72.36	87.9%
D03B. PVRC Liability Insurance	0.00	500.00	-500.00	0.0%
Total D03. PVRC	527.64	1,100.00	-572.36	48.0%
D06. Miscellaneous	0.00	450.00	-450.00	0.0%
Total D00. Recreation	527.64	1,550.00	-1,022.36	34.0%
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	96.55	250.00	-153.45	38.6%
G03. Administration	185.35	409.00	-223.65	45.3%
G04. Credit Report Research	0.00	1,550.00	-1,550.00	0.0%
Total G00. Liens	281.90	2,209.00	-1,927.10	12.8%
J00. Other Projects				
J03. Procedures Proposal	97.50	2,440.00	-2,342.50	4.0%
J04. Fence Repair High South GI	617.50			
Total J00. Other Projects	715.00	2,440.00	-1,725.00	29.3%
K00. General Operating Expenses				
K01. Contractors - Admin Sec	2,587.00	4,000.00	-1,413.00	64.7%
K02. Contractors - Bookkeeper	2,772.50	3,000.00	-227.50	92.4%
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	763.03	950.00	-186.97	80.3%
K07. Postage and Delivery	464.25	800.00	-335.75	58.0%
K08. Monthly Board Meetings	3,171.90	1,850.00	1,321.90	171.5%
K10. Cash Advance	150.00			
K11. Rent				
K11B. Storage/Boxes	240.00	240.00	0.00	100.0%
K11. Rent - Other	387.50	300.00	87.50	129.2%
Total K11. Rent	627.50	540.00	87.50	116.2%
K12. Insurance				
K12A. GLA Board Liability Ins	1,341.00	1,341.00	0.00	100.0%
Total K12. Insurance	1,341.00	1,341.00	0.00	100.0%
K13. Taxes	777.91	317.00	460.91	245.4%
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	16,195.09	15,223.00	972.09	106.4%

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Glastonbury Landowner's Association

2008 Budget Variance Report

January- December 2008

	Jan - Dec 08	Budget	$ Over Budget	% of Budget
M00. Annual Meeting/Elections				
M03. Administration	437.06	890.00	-452.94	49.1%
M04. Postage and Delivery	334.21	386.00	-51.79	86.6%
M05. Refreshments	214.85	200.00	14.85	107.4%
M06. Rent	75.00	75.00	0.00	100.0%
M08. Copies	120.00			
Total M00. Annual Meeting/Elections	1,181.12	1,551.00	-369.88	76.2%
Reconciliation Discrepancies	0.00			
Total Expense	113,188.50	101,758.00	11,430.50	111.2%
Net Ordinary Income	-3,869.66	-49.80	-3,819.86	7,770.4%
Net Income	-3,869.66	-49.80	-3,819.86	7,770.4%

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Glastonbury Landowners Association

Board of Directors Meeting Minutes

February 9, 2009

FINAL

CONFIDENTIAL – DO NOT COPY

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 (Vice-President), Janet Naclerio (Secretary), Sheridan Stenberg (Treasurer), Alyssa Angelis, Gerald Dubiel, Dan Kehoe, Jr., Charlotte Mizzi, Paul Ranttalo, William Smith & Rich Spallone.
ABSENT: Frances Owen; William left meeting at 7:50 p.m.
ALSO ATTENDING: Denise Orr Kirk (GLA Administrative Secretary)
LANDOWNERS/GUESTS: Bob & Kristi Sones, William Irby, Edwin Johnson, Greg Lynch, Svend Anderson, Ken DeGraaf, Debbie De Graaf, Ian Scott & Val O'Connell.

2. Set Agenda

3. Meeting Minutes Approval: January 12, 2009.

MOTION: Dan motioned and Janet seconded to approve the January 12, 2009 Meeting Minutes as written. **Motion carried.** (1 abstention-Paul, who was absent)

4. Treasurer's Budget Variance, Check & Deposit Reports –SS

4.1 Monthly Reports: Sheridan reviewed "Check Detail, January 2009" and "Check Deposit, January 2009" and the "Budget Variance Report, January 2009."
UNANIMOUS AGREEMENT: The Board approved the above reports.

4.1.1 Status of changes to December Variance Report - SS
Sheridan reported that the Board requested changes were completed.

4.1.2 Monthly status of snow plow gas card – SS/RS
The total gas card charges for the past 3 months came to $60.

5. Officers' Reports

5.1 Executive Committee - LB/RB/SS/JN

5.1.1 Status of Project Form & Project Spreadsheet – DOK/AA Tabled.

5.1.2 GLA & Committee Goals for 2009 - Board
Discussion of possible goals included: a fundraiser for the Recreation Committee and researching the collection agency process for collecting past due assessments. Executive Committee goals will be reviewed at the March meeting.

5.1.3 Status of developing storage container policy and junk vehicle policy – RB/LB. Tabled.

6. UNFINISHED BUSINESS

6.1 Project Review – AA/RS

6.1.1 Update: Sheila/Michael Laverty, Lot 25-2 NG, RV Use Variance - AA Tabled.

6.1.2 Update: K. Ramp's Locked Gate in High South – RB. Tabled
ACTION ITEM: ***Denise*** – Further research history regarding Ramp gate.

File: MtgMins 02 09 09
Draft: 04 08 09 -FINAL
Approved: 04 06 09

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6.1.3 Research re: GLA's easement in upper South – GD
Gerald distributed copies of the easement maps and materials concerning Parcels 95, 96 and 97 plus Section 8.03-A of the GLA Covenants, which describes the easement. Discussion included the suggestion that an access gate to forest land is needed at the end of Sagittarius, where there is a turn around/cul de sac.
ACTION ITEM: ***William*** – Contact Neil Kremer re: the possibility of constructing a gate at the end of Sagittarius.

6.2 Community Committee –LB/RB

6.2.1 Landowner Concerns

6.2.1.1 Status of contact w/R. Clausen re: C. Raven complaint concerning his dogs - RB
Laura reported that Clausen told her that he had not received any further complaints from C. Raven regarding his dogs. Discussion.
ACTION ITEM: ***Denise*** – Ask Charlene to forward C. Raven's phone number to Richard.
ACTION ITEM: ***Richard*** – Call C. Raven & inquire about complaint status.

6.2.1.2 Status of complaints re: Pouwel Gelderloos NG building - LB
Discussion with complainants, Debbie & Ken DeGraaf, who were in attendance at the meeting, included that their main concerns about Pouwel's building were the placement of the well and septic systems and that the building may be too close to the creek, windmill and the property line of neighbor, William House.
ACTION ITEM: Alyssa – Write up a statement from the GLA to Pouwel which explains that based on his action of his proceeding to build after receiving GLA approval for his project, it implied his acceptance of the GLA conditions included in the approval. This statement will eventually be included in a letter to Pouwel from the GLA.

ACTION ITEM: ***Laura*** **-** Ask W. House to submit a formal written complaint (previously expressed via phone) concerning Pouwel's building.

6.2.1.3 Status of K. Ullrich's Parcel 32-D (NG) clean-up and recent complaint - LB Discussion.
ACTION ITEM: ***Richard/Laura*** - Review Ullrich issue.
ACTION ITEM; ***Gerald*** - Make photo copies of plat maps of K. Ullrich's property, Parcel 32-D.

6.4 Road/Weed –WS/RS

6.4.1 Cost of fall grading for North & South Glastonbury - RS
The GLA has not yet received this bill from Mike Adkins.

File: MtgMins 02 09 09
Draft: 04 08 09 -FINAL
Approved: 04 06 09

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6.4.2 Bid from William Irby for 3 wooden signs – WS
William Irby presented his own bids plus bids from 3 other businesses.
ACTION ITEM: ***Rich*** – Take William Irby's sign proposal to the Road Committee and determine the total cost, including posts. Bring a final proposal from the Committee to the March Board meeting for Board vote.

6.4.3 Discuss N. Glastonbury Fridley Creek water rights issue
Edwin Johnson reviewed his understanding concerning the past and current history of Church Universal and Triumphant's water rights on Fridley Creek in relation to Trout Unlimited's request to acquire them He suggested that individuals who wish to give their comments or input regarding the Fridley Creek water rights issue may want to contact the Church's Elders, etc.
ACTION ITEM: ***Denise*** – Copy materials in folder submitted by Edwin Johnson for William Smith to review, etc.

7. NEW BUSINESS

7.1 Project Review – AA/RS

7.1.1 Pouwel Gelderloos, Lot 33-A (NG), Family Conveyance - AA
Review included: (1) Pouwel submitted a copy (not the original) of his application, which would create a fifth lot on Parcel 33; (2) Pouwel is requesting a variance to the minimum lot size, and; (3) As co-owner of Lot 33, Miriam Gelderloos will also need to sign Pouwel's original application to the GLA, etc.
ACTION ITEM: ***Gerald*** – (1) Acquire Pouwel's original project application to the GLA, and; (2) Contact Miriam and, if she agrees with the project described, ask her to place her signature on the original application.

7.2 Road/Weed –WS/RS

7.2.1 Letter requesting permission to post new signs on Church property - LB/DOK
ACTION ITEM: ***William*** – Give descriptions of areas for posting signs to LB&DOK.

7.3 Website -DK

7.3.1 Research new template for website –DK/AA

7.3.1.1 Report re: Board response regarding website features - DK
Dan reported he e-mailed website features to Board for response. Discussion.
ACTION ITEM: ***Dan/Alyssa*** – Implement new template for website.

8. Comment Period for Visiting Landowners. (5-10 min.)

9. Meeting Adjourned at 8:50 p.m.; Next Meeting: March 9, 2009, St John's Church.

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Draft: 04 08 09 -FINAL
Approved: 04 06 09

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Glastonbury Landowners Association, Inc.

Board of Directors Meeting Agenda

February 9, 2009/ St. John's Church, Emigrant (6:45 – 8:30 pm)

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: January 12, 2009**
4. **Treasurer Reports –SS**
   - **4.1 Budget Variance, Check & Deposit Reports – SS**
     - **4.1.1 Status of changes to December Variance Report - SS**
     - **4.1.2 Monthly status of snow plow gas card – SS/RS**
5. **Officers' Reports**
   - **5.1 Executive Committee – LB/RB/SS/JN**
     - **5.1.1 Status of Project Form & Project Spreadsheet – DOK/AA**
     - **5.1.2 GLA & Committee Goals for 2009 - Board**
     - **5.1.3 Status of developing storage container policy and junk vehicle policy – RB/LB**
6. **UNFINISHED BUSINESS**
   - **6.1 Project Review – AA/RS**
     - **6.1.1 Upate: Sheila/Michael Laverty, Lot 25-2 NG, RV Use Variance - AA**
     - **6.1.2 Update: K. Ramp's Locked Gate in High South - RB**
     - **6.1.3 Research re: GLA's easement in upper South - GD**
   - **6.2 Community Committee –LB/RB**
     - **6.2.1 Landowner Concerns**
       - **6.2.1.1 Status of contact w/R. Clausen re: C. Raven complaint concerning his dogs - RB**
       - **6.2.1.2 Status of complaints re: P. Gelderloos NG building - LB**
       - **6.2.1.3 Status of K. Ullrich's Parcel 32-D (NG) clean-up and recent complaint - LB**
   - **6.4 Road/Weed –WS/RS**
     - **6.4.1 Cost of fall grading for North & South Glastonbury - RS**
     - **6.4.2 Bid from William Irby for 3 wooden signs – WS**
     - **6.4.3 Discuss N. Glastonbury Fridley Creek water rights issue**
7. **NEW BUSINESS**
   - **7.1 Project Review – AA/RS**
     - **7.1.1 Pouwel Gelderloos, Lot 33-A (NG), Family Conveyance - AA**
   - **7.2 Road/Weed –WS/RS**
     - **7.2.1 Letter requesting permission to post new signs on Church property - LB/DOK**
   - **7.3 Website -DK**
     - **7.3.1 Research new template for website –DK/AA**
       - **7.3.1.1 Report re: Board response regarding website features - DK**
8. **Comment Period for Visiting Landowners. (5-10 min.)**
9. **Meeting Adjournment; Next Meeting: March 9, 2009 - St John's Church, 6:45 – 8:30 p.m.**

MtgAgenda 02 09 09
Draft: 02 01 09; 02 02 09

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Glastonbury Landowner's Association

2009 Budget Variance Report

January 2009

	Jan - Dec 09	Budget	$ Over Budget	% of Budget
Ordinary Income/Expense				
Income				
100. Parcel Assessment Fees				
109. Dwelling 2007	59.00			
110. NG Dwelling 2008	285.93			
110. SG Dwelling 2008	144.20			
111. NG Dwelling 2009	6,759.00	20,880.00	-14,121.00	32.4%
111. SG Dwelling 2009	6,098.00	16,687.00	-10,589.00	36.5%
133. Land 2007	204.00			
134. NG Land 2008	279.50			
134. SG Land 2008	502.43			
135. NG Land 2009	9,315.00	32,190.00	-22,875.00	28.9%
135. SG Land 2009	11,676.50	26,346.00	-14,669.50	44.3%
150. GAV	2,131.50	8,526.00	-6,394.50	25.0%
160. Finance Chrgs Late Accnts	30.77			
161. Penalties Late Accounts	26.95			
Total 100. Parcel Assessment Fees	37,512.78	104,629.00	-67,116.22	35.9%
200. Project Review Fees				
201. Application Fee	0.00	250.00	-250.00	0.0%
202. IF - House	0.00	300.00	-300.00	0.0%
203. IF - Structures 200/800sf	0.00	125.00	-125.00	0.0%
204. IF - Structures Over 800sf	0.00	0.00	0.00	0.0%
205. IF - Well	0.00	125.00	-125.00	0.0%
206. IF - Driveway	0.00	85.00	-85.00	0.0%
207. IF - Septic	0.00	85.00	-85.00	0.0%
208. IF - Package	0.00	500.00	-500.00	0.0%
209. IF - Mobile Home	0.00	0.00	0.00	0.0%
210. IF - Subdivison	0.00	300.00	-300.00	0.0%
213. IF - Minor Variance	0.00	100.00	-100.00	0.0%
214. IF - Major Variance	0.00	125.00	-125.00	0.0%
200. Project Review Fees - Other	0.00	0.00	0.00	0.0%
Total 200. Project Review Fees	0.00	1,995.00	-1,995.00	0.0%
300. Roads				
301. CUT - Road Paving Loan	0.00	2,200.00	-2,200.00	0.0%
Total 300. Roads	0.00	2,200.00	-2,200.00	0.0%
500. Interest Earned	0.00	300.00	-300.00	0.0%
Total Income	37,512.78	109,124.00	-71,611.22	34.4%
Expense				
A00. Roads & Weeds				
A02. Contractors - Snow Removal				
A02C. High South Glastonbury	550.00			
A02F. High Sagittarius Skyway	400.00			
A02. Contractors - Snow Removal - Other	0.00	6,500.00	-6,500.00	0.0%
Total A02. Contractors - Snow Removal	950.00	6,500.00	-5,550.00	14.6%
A03. Contractors - Weed Contrl	0.00	3,200.00	-3,200.00	0.0%
A05. Equipment Reg & Ins	1,112.00	2,500.00	-1,388.00	44.5%
A06. Equipment Mtce				
A06. Truck #1	52.50			
A06. Equipment Mtce - Other	0.00	1,000.00	-1,000.00	0.0%
Total A06. Equipment Mtce	52.50	1,000.00	-947.50	5.3%
A08. Road Improvement Loan	0.00	30,225.00	-30,225.00	0.0%
A11. Miscellaneous				
A11A. Fuel	121.05	800.00	-678.95	15.1%
A11B. Sand	0.00	500.00	-500.00	0.0%
A11D. New Truck Loan	550.00	7,000.00	-6,450.00	7.9%
A11E. Quonset Hut Asset Expense	1,500.00	5,000.00	-3,500.00	30.0%
Total A11. Miscellaneous	2,171.05	13,300.00	-11,128.95	16.3%

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Glastonbury Landowner's Association

2009 Budget Variance Report

January 2009

	Jan - Dec 09	Budget	$ Over Budget	% of Budget
A12. Contractors - NG Road Wrk				
A12W. Mowing North Glastonbury	0.00	310.00	-310.00	0.0%
A12. Contractors - NG Road Wrk - Other	0.00	10,000.00	-10,000.00	0.0%
Total A12. Contractors - NG Road Wrk	0.00	10,310.00	-10,310.00	0.0%
A13. Contractors - SG Road Wrk				
A13W. Mowing South Glastonbury	0.00	310.00	-310.00	0.0%
A13. Contractors - SG Road Wrk - Other	0.00	10,000.00	-10,000.00	0.0%
Total A13. Contractors - SG Road Wrk	0.00	10,310.00	-10,310.00	0.0%
A14. Roads/Common Land Ins	0.00	5,528.00	-5,528.00	0.0%
A15. Contingency Fund	0.00	1,500.00	-1,500.00	0.0%
Total A00. Roads & Weeds	4,285.55	84,373.00	-80,087.45	5.1%
B00. Project Review				
B01. Contractors	0.00	500.00	-500.00	0.0%
B04. Administration	0.00	175.00	-175.00	0.0%
Total B00. Project Review	0.00	675.00	-675.00	0.0%
C00-1 Legal Fees Contingency Fu	0.00	4,000.00	-4,000.00	0.0%
C00. Community/Complaints				
C05. Miscellaneous/copies	0.00	150.00	-150.00	0.0%
Total C00. Community/Complaints	0.00	150.00	-150.00	0.0%
D00. Recreation				
D03. PVRC				
D03A. PVRC Electricity	25.85	600.00	-574.15	4.3%
D03B. PVRC Liability Insurance	0.00	250.00	-250.00	0.0%
D03C. Mowing Weeds	0.00	70.00	-70.00	0.0%
D03D. Lawn Mower Maint.	0.00	450.00	-450.00	0.0%
Total D03. PVRC	25.85	1,370.00	-1,344.15	1.9%
Total D00. Recreation	25.85	1,370.00	-1,344.15	1.9%
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	400.00	-400.00	0.0%
G04. Credit Report Research	0.00	250.00	-250.00	0.0%
Total G00. Liens	0.00	900.00	-900.00	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%
K00. General Operating Expenses				
K01. Contractors - Admin Sec	0.00	4,000.00	-4,000.00	0.0%
K02. Contractors - Bookkeeper	338.10	3,000.00	-2,661.90	11.3%
K03. Contractors - Accountant	0.00	120.00	-120.00	0.0%
K06. Office Supplies	0.00	750.00	-750.00	0.0%
K07. Postage and Delivery	268.98	895.00	-626.02	30.1%
K08. Monthly Board Meetings	0.00	2,132.00	-2,132.00	0.0%
K11. Rent				
K11A Special Mtgs	0.00	540.00	-540.00	0.0%
Total K11. Rent	0.00	540.00	-540.00	0.0%
K12. Insurance				
K12A. GLA Board Liability Ins	0.00	1,341.00	-1,341.00	0.0%
Total K12. Insurance	0.00	1,341.00	-1,341.00	0.0%

GLA 02578

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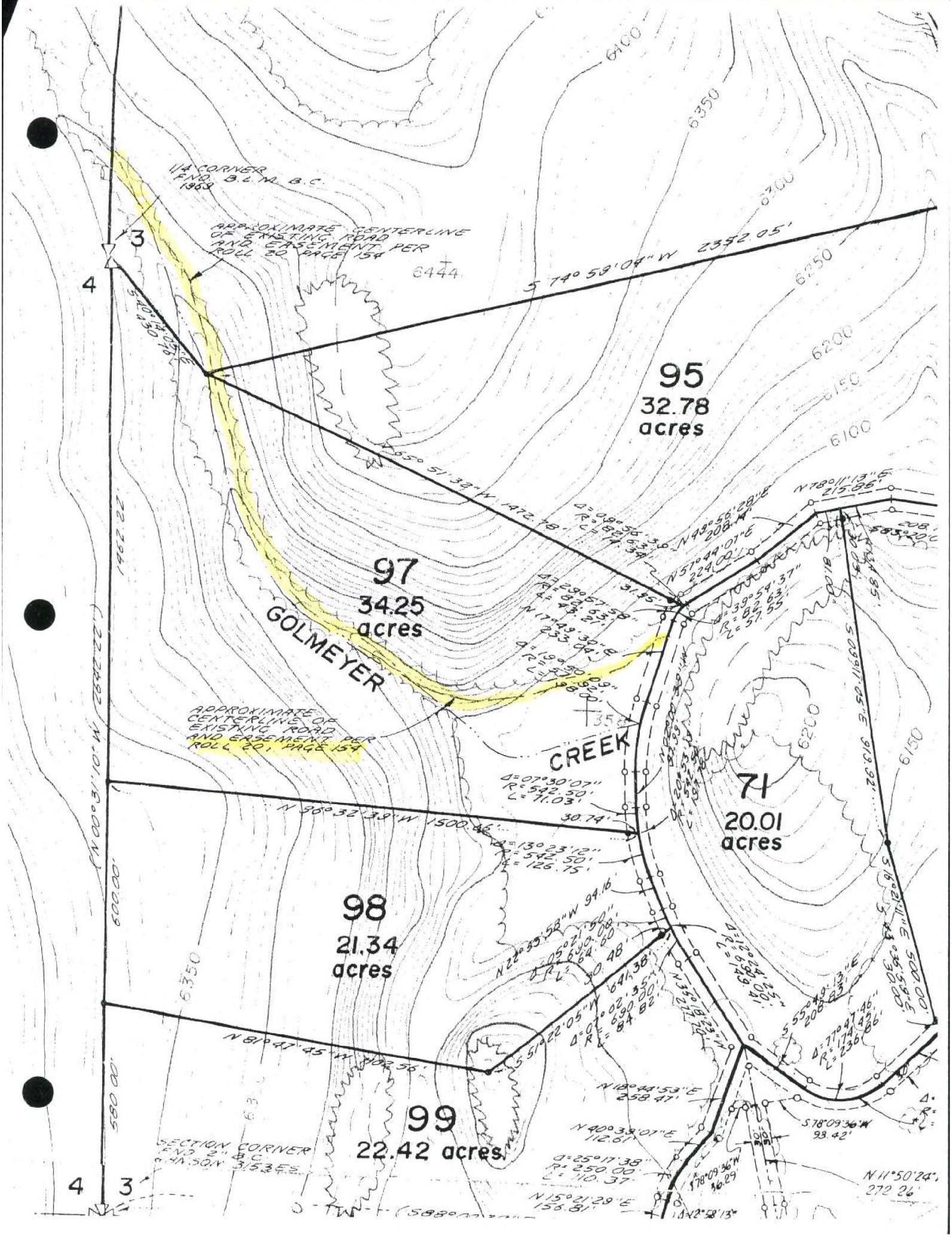
Glastonbury Landowner's Association

2009 Budget Variance Report

January 2009

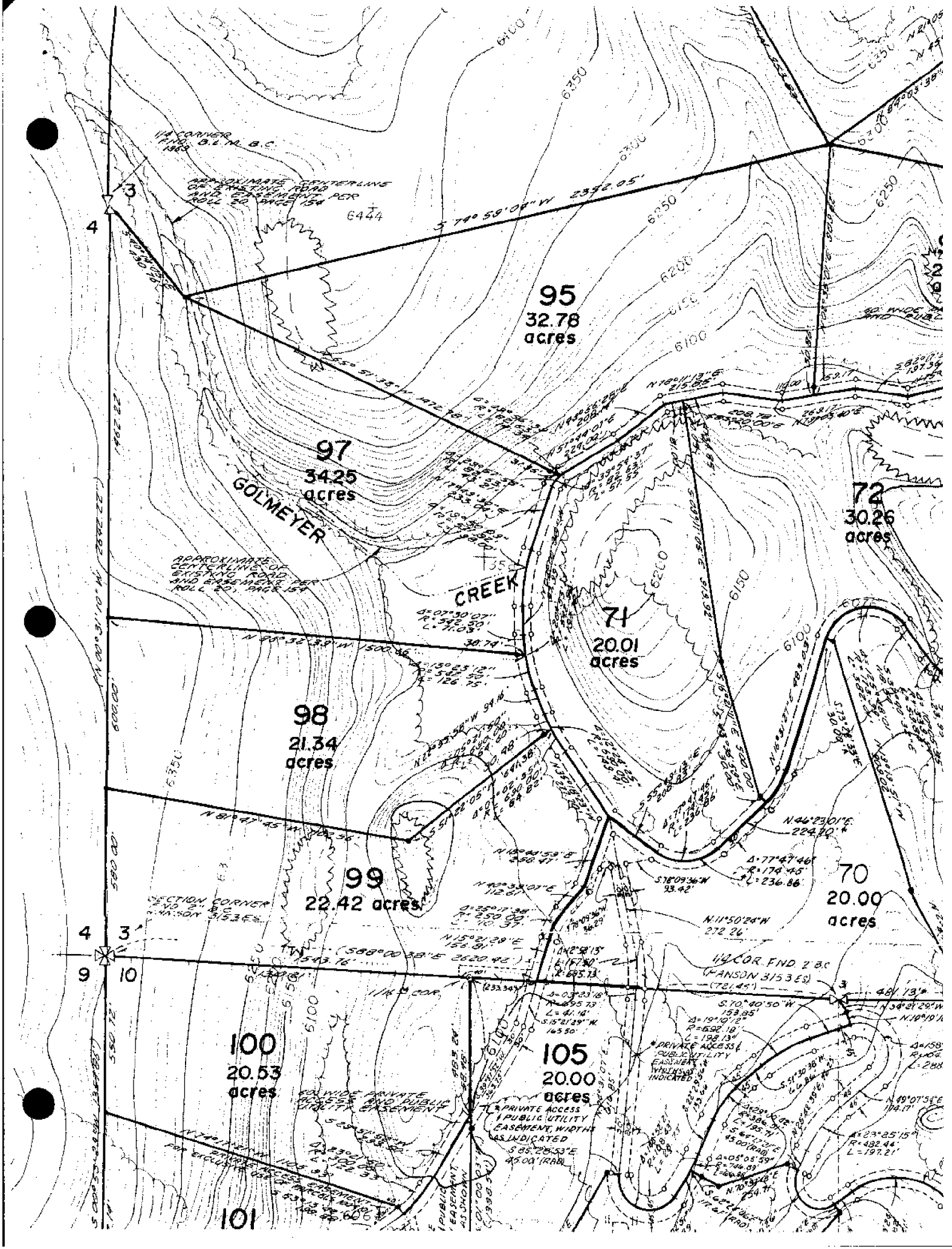
	Jan - Dec 09	Budget	$ Over Budget	% of Budget
K13. Taxes	0.00	317.00	-317.00	0.0%
K14. Licenses and Permits	0.00	70.00	-70.00	0.0%
Total K00. General Operating Expenses	607.08	13,165.00	-12,557.92	4.6%
M00. Annual Meeting/Elections				
M01. Contractors	0.00	890.00	-890.00	0.0%
M04. Postage and Delivery	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%
Total M00. Annual Meeting/Elections	0.00	1,551.00	-1,551.00	0.0%
Total Expense	4,918.48	109,124.00	-104,205.52	4.5%
Net Ordinary Income	32,594.30	0.00	32,594.30	100.0%
Net Income	**32,594.30**	**0.00**	**32,594.30**	**100.0%**

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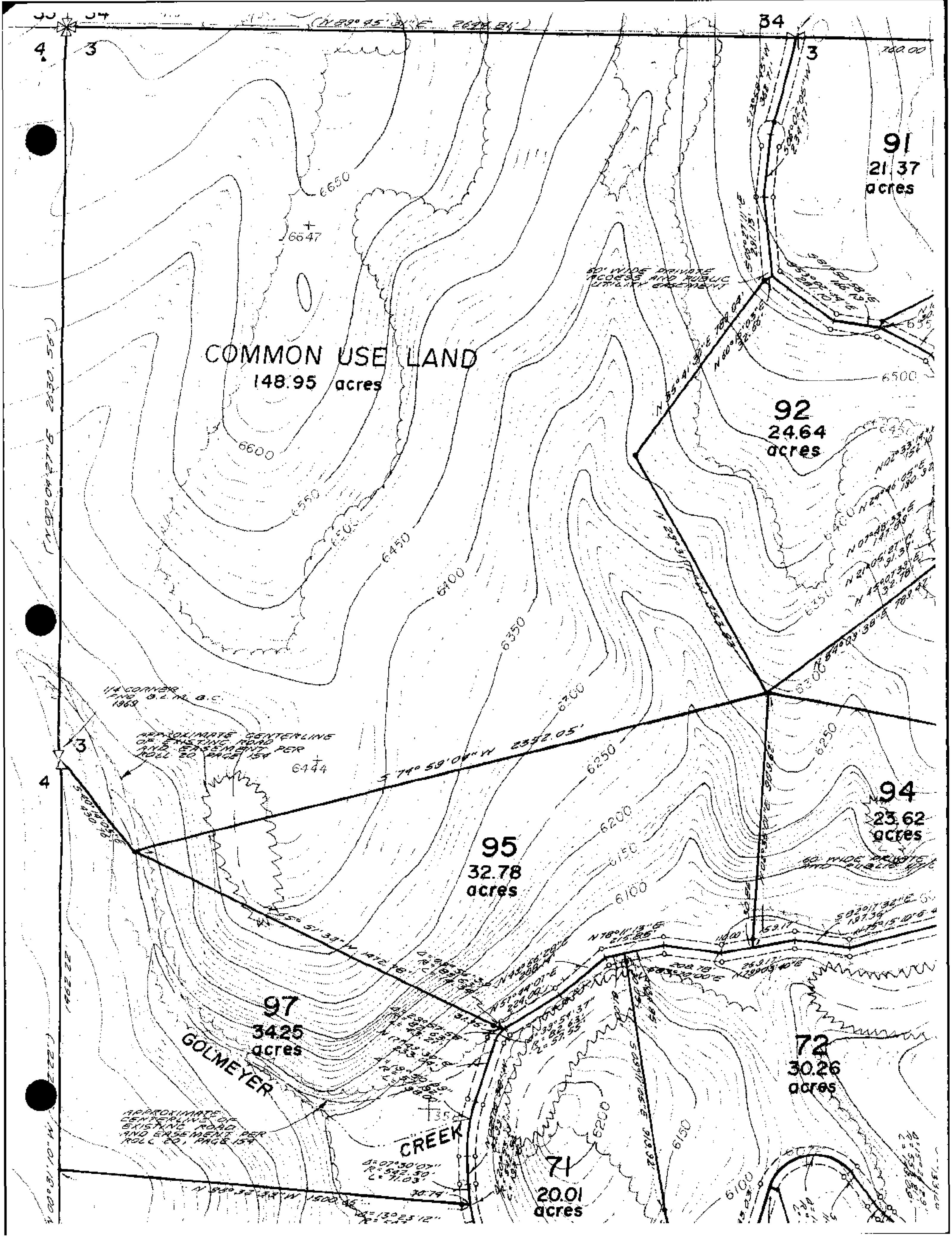
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ROLL 20 PAGE 154

EASEMENT

THIS AGREEMENT, Made and entered into this 27th Day of July, 1977, by and between YELLOWSTONE VALLEY RANCH AND RECREATION PROPERTIES, a Limited Partnership, of Emigrant, Montana, hereinafter referred to as First Party; and PETER VINK, JR., and AGNES E. VINK, husband and wife, of Emigrant, Montana, hereinafter referred to as Second Parties;

W I T N E S S E T H :

The said First Party, for and in consideration of the sum of One Dollar ($1.00) lawful money of the United States, and for other valuable considerations in hand paid by the said Second Parties, does hereby grant, bargain, convey and sell, unto the said Second Parties, and to their heirs and assigns, forever, a perpetual easement and right-of-way over and across the hereinafter described real property, for the purpose of ingress and egress by foot, or with animals, vehicles, loads or otherwise:

> Along those marked trials reflected in United States Department of the Interior geological survey, Fridley Peak Quadrangle, 1955 map, in Section 3, Township 6 South, Range 7 East, and Section 5, Township 6 South, Range 7 East, all of which is reflected on the diagram attached hereto and made a part hereof.

IT IS UNDERSTOOD AND AGREED That each of the parties may maintain their own combination lock on the gate contained on the easement area, and will provide the other party with the combination thereto.

TO HAVE AND TO HOLD the same unto the said Second Parties, and to their heirs and assigns, forever.

IN WITNESS WHEREOF, the First Party has caused its name to be subscribed, the day and year first above written.

YELLOWSTONE VALLEY RANCH
AND RECREATION PROPERTIES

BY Orville R. Sutton

FIRST PARTY

GLA 02583

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ROLL 20 PAGE 155

STATE OF MONTANA)
: ss.
County of Gallatin)

On this 27th day of July, 1977, before me, the undersigned, a Notary Public for the State of Montana, personally appeared ARLO R. SUTTON, known by me to be one of the General Partners of the Limited Partnership that executed the within instrument, and acknowledged to me that such Limited Partnership executed the same.

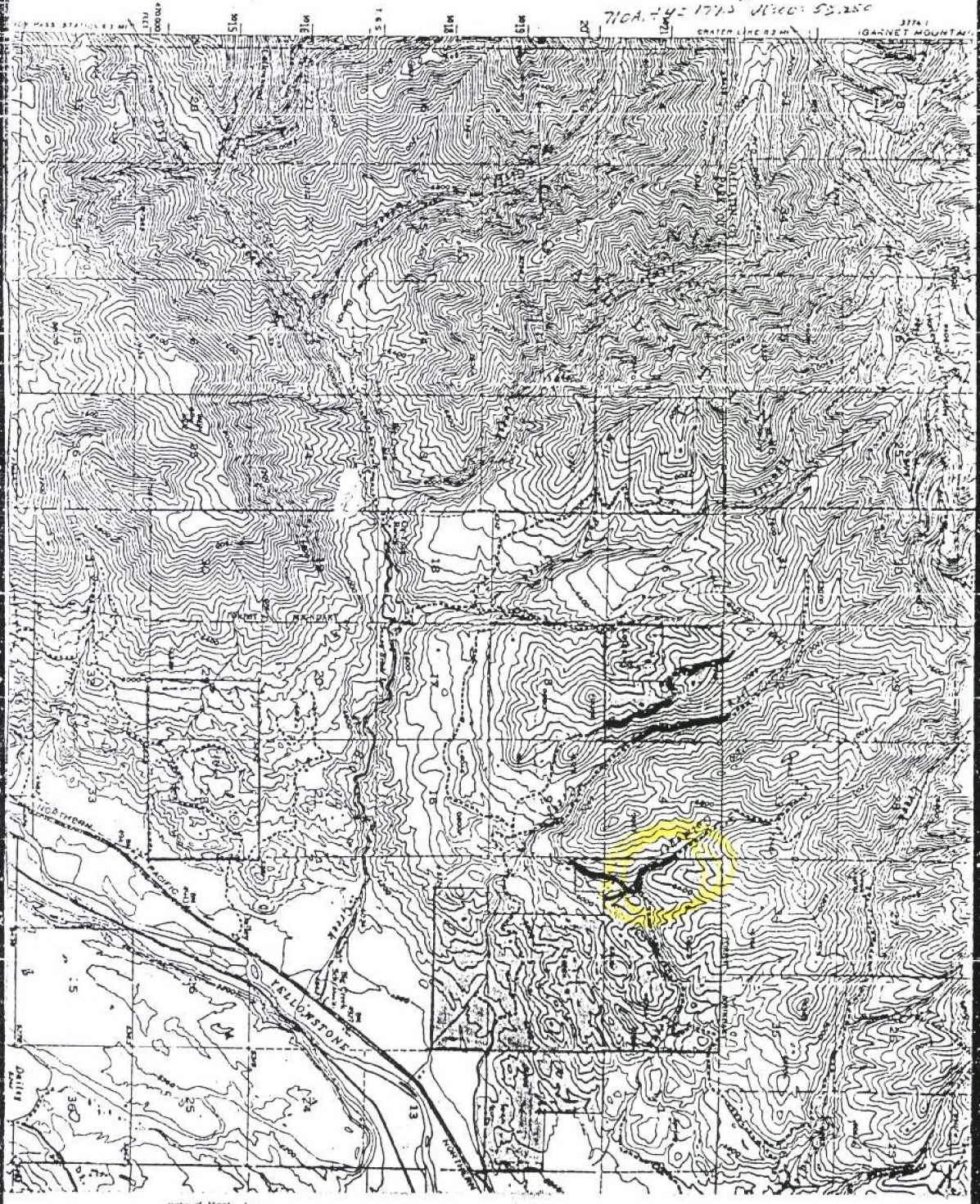
IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, all the day and year in this certificate above written.

(SEAL)

Terri L. Ehresman
Notary Public for the State of Montana
Residing at Bozeman, MT
My commission expires: October 22, 1978

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ROLL 20 PAGE 156



State of Mont.
County of Park } ss.

Filed for record this 11th day of October, A.D. 1977, at 2:06 o'clock P M. Recorded in Roll 20-X, pages 154-156

Margaret Memmel
County Clerk & Recorder

By Mary L. Smith
Deputy

Recording Fee $6.00 Document No. 147115 Return to: Peter J. Work Jr.
Emigrant, Mont. 59027

Realty Transfer Certificate Provided

GLA 02585

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premises or the stream bordering the premises, without the parcel owner's permission, except as follows:

> Within twenty (20) feet of any parcel boundary line or platted road easement line that intersects or crosses a creek, persons entitled to travel on the easement may use that portion of the easement for fishing in the creek, resting or picnicking; however, there shall be no overnight camping or campfires.

7.03. Recreational Use of Platted Road Easements. The platted private road easements shown on the Certificates of Survey of the Community, outside of improved roadway surfaces for motorized traffic and ditches, may be used by Landowners and their families and guests for recreational travel by foot and horseback throughout the development. Any scenic turnouts or picnic areas placed on the easements by the Grantor are for the recreational use of all Landowners.

7.04. Unfenced and Unposted Land. Landowners and their families shall be entitled to cross any parcel within the Community on foot or horseback in order to gain access to or from common use land or national forest land, so long as the same is unfenced and unposted against trespassers. No parcel shall be used for any other purpose while crossing than for travel as mentioned above, and any person causing any damage while on another's parcel shall be strictly liable therefor. Persons exercising this privilege shall stay well clear of any buildings and improvements. If a parcel is fenced or posted against trespassing it may not be used for any such access or travel, and any violator will be considered guilty of trespassing. This provision is intended to be generally consistent with the current status of the State of Montana trespass law.

SECTION 8. ROADS AND EASEMENTS

8.01. Platted Road Easements. The platted road easements are those which are shown on the Certificates of Survey of the Community, filed in the Office of the Park County Clerk and Recorder, and generally labeled as "private access and public utility easement." These are private easements for access, utilities and a road system in the Community. A perpetual and exclusive easement and right-of-

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way is hereby reserved upon, across, over and under the real property shown on Certificates of Survey Nos. 615-A and 616-A and labeled as "private access and public utility easement," for the use and benefit of the Grantor and Landowners, for the following uses and purposes and subject to the following terms and conditions:

a. The Grantor and all of the Landowners and their guests have the right to use any of the platted road easements opened by the Grantor or upon which developed roads and/or trails have been placed by the Grantor. The general public is not entitled to use them unless given permission by a Landowner to visit a particular parcel owned by him or accompanying him elsewhere in the Community.

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

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

d. The Grantor reserves the right to abandon or change the location of the platted road easements and/or actual road locations on land owned by it (including unsold parcels, reserved land and parcels returning to its ownership) at any time in the future, to re-route roads across reserved land as is convenient or necessary or to leave some of the roads or portions thereof unconstructed and unopened

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for any period of time, notwithstanding the designation of platted road easements shown on the Certificates of Survey of the Community; provided, that the Grantor shall insure that reasonable access is given to the parcels described on Exhibit "A" which are sold to Landowners, subject to its published road construction schedules, types, and maintenance priorities. The Grantor may file amended Certificates of Survey from time to time on its own property without the consent of other Landowners to abandon or alter road easements, or it may simply build or move the roads crossing its reserved land in different locations from time to time than those shown on the present Certificates of Survey. The Grantor may publish a map and/or schedule with its General Information Report prior to sales of parcels which indicates the actual or approximate location of roads to be built across its reserved land and the platted road easements upon which it intends to construct roads. Some of the roads may be left unscheduled for construction until future dates. The Grantor may change and update this map and the schedules from time to time.

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

f. The Grantor 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.

g. The Grantor may provide, maintain and operate security entrances for any of the roads or may designate any road(s) within the Community for public use.

h. Grantor is under no obligation to construct roads or to provide maintenance and snowplowing of roads beyond the commitments published in its General Information Report or accompanying map of the Community prior to sale of parcels. Grantor's road maintenance responsibility may

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be assigned or delegated by conveyance or contract to another private party, the county, other Landowners in the Community or to a property owner's association, as described in Section 10.

i. The Grantor's road maintenance responsibility is limited by and conditioned upon the Landowner's individual and collective payment of and the aggregate amount of the "annual community assessment" as provided in Section 11, together with its ability to increase the assessment to keep up with inflation or increased costs. The Grantor is not obligated to provide maintenance or snowplowing in excess of the amount that has been paid by Landowners through the annual assessment.

j. No motor vehicle shall be operated on the platted road easements in the Community except by persons having a valid operator's or driver's license, and all such operations shall be in accordance with any limitations contained in the license.

k. No Landowner may encroach upon any platted road easement bordering upon, joining or crossing his parcel with fences, structures, improvements, or any other use inconsistent with this section, except as permitted in writing by the Grantor.

8.02. Existing Ranch Roads, Temporary Easement. A temporary easement and right-of-way is hereby reserved upon, over and across all existing ranch roads in the Community, as well as other temporary roads built across Grantor's reserved land, which are needed to gain access to any parcels until construction of the applicable permanent road on the platted road easement is completed--to the extent that such existing roads are outside of the platted road easements. When the permanent road on the platted easement is constructed, the easements shall expire on the existing and temporary roads.

8.03. Additional Easements. The following additional easements and rights-of-way are hereby reserved upon, across, over and under the following described parcels:

a. A perpetual easement and right-of-way for ingress, egress and utilities on an existing road shown and labeled as "approximate centerline of existing road and easement per roll 20 page 154," Parcel Nos. 95, 96 and 97, on Certificate of Survey No. 616-A. Said easement and right-of-way shall be forty (40) feet in width, centered on the approximate centerline of the existing road, and is for

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the use and benefit of Landowners and the Grantor.

b. A perpetual easement and right-of-way in favor of Grantor for ingress, egress and utilities on an existing road running northerly across Parcel No. 11, Certificate of Survey No. 615-A, from the northwesterly corner of Parcel No. 4 to the platted road easement near the intersection of Parcel Nos. 11, 28 and 29. Said easement and right-of-way shall be forty (40) feet in width, centered on the approximate centerline of the existing road, and is for the use and benefit of the owner of Parcel Nos. 3, 4 and 8, Certificate of Survey No. 615-A--for as long as the said parcels are owned by the Grantor or remain in single and common ownership.

c. A right and a perpetual easement and right-of-way in favor of the Grantor upon all of the parcels and property described on Exhibit "A" to locate, install, erect, construct, maintain and use flumes, ditches, culverts, canals, pipelines, sewers, electric, gas and telephone lines, or any other conveyances of any kind, for the purpose of irrigating or transporting water to or from Grantor's reserved land, filling or draining ponds, lakes, swamps or streams, Community irrigation, Community utilities, installing a Community water project of any kind, or any of Grantor's uses and purposes--together with the right of ingress and egress on each parcel pursuant to the above purposes.

d. A perpetual easement and right-of-way in favor of Parcel Nos. 97, 98, 99, 100 and 101 on Certificate of Survey No. 616-A running across Parcel Nos. 97, 98, 99 and 100, to construct and maintain a road for ingress and egress for the owners of these parcels to the areas which comprise the western portions of their parcel(s) for any purpose, including the removal of timber therefrom, from the Community access road described in Paragraph 8.03(a). Said easement is for a single-lane road not to exceed fifteen (15) feet in width. It shall be constructed and maintained at the mutual and common expense of the owners of the parcels benefited. Locked gates may be maintained by the parcel owners to restrict access to persons entitled to use the easement. The approval of the Grantor must be secured as to the construction and placement of this road across any parcel which is owned by the Grantor. Before construction and use of the road, the location must be approved by each parcel owner and monumented in a reasonable manner. Any disputes relating to this easement between owners of affected parcels shall be arbitrated and resolved by the Grantor, whose decision shall be final and binding.

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e. A perpetual easement and right-of-way in favor of Parcel No. 12 on Certificate of Survey No. 616-A to construct and maintain a 20-foot-wide road for ingress and egress across Parcel No. 13, beginning near the southwest corner of Parcel No. 15, thence in a southerly direction and thence in an easterly direction onto the southern portion of Parcel No. 12. The location of this easement must meet the approval of the Landowner of Parcel No. 13 and the Grantor, which approval must be exercised in a reasonable manner. Before construction and use of the road, the location must be approved by each parcel owner and monumented in a reasonable manner. Any disputes relating to this easement between owners of affected parcels shall be arbitrated and resolved by the Grantor, whose decision shall be final and binding.

8.04. Effect of Easements. Unless otherwise provided, each easement established, described or mentioned in this Declaration shall be appurtenant to the land benefited and shall run with the land to which it is appurtenant. No easements shall be in gross unless expressly provided.

8.05. Parking. Each parcel shall provide adequate off-road parking consistent with its current usage. The platted road easements shall not be used for parking except in areas designated by the Grantor.

SECTION 9. SUBDIVISIONS OF PARCELS

9.01. Subdivisions Allowed, Grantor's Review. Parcels in the Community may be further subdivided, subject to the following provisions and the review and written approval of the Grantor before the completion of any such subdivision. Any attempted sale, transfer, conveyance, lease, filing or recordation of a deed, certificate of survey, plat or other description of a subdivided portion of a parcel without such written approval shall be invalid, void, and of no force or effect. The Grantor will not unreasonably withhold such appro

9.02. Subdivision Defined. A subdivision shall include any division of a parcel into multiple pieces smaller than the original, a redivision, or any other treatment of a parcel which would fall under the definition of a "subdivision" under state or local laws and regulations--including recreational vehicle parks, mobile home parks, and condominium projects.

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Glastonbury Landowners Association

Board of Directors Meeting Minutes

March 9, 2009

FINAL

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1. Call to order and opening prayer.
The meeting was called to order by Laura Boise at 7:30 p.m., at St. John's Church.
PRESENT: Laura Boise (President), Richard Bolen (Vice-President), Sheridan Stenberg (Treasurer), Alyssa Angelis, Paul Ranttalo, William Smith (who left at 8:30) & Rich Spallone.
ABSENT: Gerald Dubiel, Dan Kehoe, Jr., Janet Naclerio (Secretary), Charlotte Mizzi, & Frances Owen.
ALSO ATTENDING: Denise Orr Kirk (GLA Administrative Secretary)
LANDOWNERS/GUESTS: None

2. Set Agenda. Note: Agenda items were not addressed in numerical order as listed. Therefore, after William Smith left, the Board could not vote on certain issues as quorum was not established.

3. Meeting Minutes Approval: February 9, 2009.
ACTION ITEM: ***Denise*** – E-mail request to Board to submit vote for approval status.

4. Treasurer's Budget Variance, Check & Deposit Reports –SS

4.1 Monthly Reports: Sheridan reviewed "Check Detail, February 2009" and "Check Deposit, February 2009" and the "Budget Variance Report, February 2009." Sheridan reviewed the reports and also reported that our truck loan has been paid off and 50% of the assessments for 2009 had been received.
ACTION ITEM: ***Denise*** – E-mail request to Board to submit vote for approval status.

5. Officers' Reports

5.1 Executive Committee – LB/RB/SS/JN

5.1.1 Status of Project Form & Project Spreadsheet – DOK/AA Tabled.

5.1.2 GLA & Committee Goals for 2009 - Board
ACTION ITEM: ***Committee Chairs*** - E-mail your 2009 goals to Laura and Denise.

5.1.3 Status of developing storage container policy/junk vehicle policy –RB/LB
ACTION ITEM: ***Richard/Laura*** – Finalize storage container/junk vehicle policy and send to Denise by March 30 to insert into newsletter.

5.1.4 Review & update gun shooting, hunting policy and ATV/driving policies to be included in April Newsletter
Denise distributed the GLA's policies (see above) to the Board to review. Discussion.
ACTION ITEM: ***Richard*** – Edit current gun shooting/hunting & driving policies and review with Laura. Send final draft to Denise by **March 30.**

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Draft: 04 07 09-FINAL
Approved: 04 06|09, with amendments.

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5.1.5 Plan April 15 Newsletter

Denise will coordinate the April newsletter and mailing.

a) **Discuss potential topics for newsletter:**

Road Grading & Maintenance

ACTION ITEM: ***William*** **– By March 30,** E-mail to Denise a short paragraph describing when the roads will next be graded; also an update on status of chip sealing project/expense and potential special assessment.

Weed Spraying

ACTION ITEM: ***Denise*** - Insert into the April newsletter, "the GLA will have GLA common land weeds sprayed around June 1. Landowners, who do not wish to have weed spraying near their easements, should pull the existing weeds by June 1 and post a "No Weed Spraying" sign.

ATV/hunting/gun shooting policies

See 5.1.4 above

Sign-up information for soccer games

ACTION ITEM: ***Laura*** – Send soccer game sign-up info for newsletter to Denise by **March 30.**

Barbeque/fundraiser for Recreation land, etc.

ACTION ITEM: ***Janet*** – Send fundraiser information for newsletter to Denise by March 30.

Storage container & junk vehicle policy

See 5.1.3 above.

b) **Timeline for newsletter input**

ACTION ITEM: ***Board*** – Send any newsletter articles to Denise - no later than March 30

c) **Schedule volunteers to handle stuffing, etc.**

ACTION ITEM: ***Denise*** – Schedule newsletter stuffing date, location and volunteers

5.1.6 Review/vote on proposal to repair fence in High South – FO

Laura reviewed that Frances reported that part of the fence in High South was down allegedly due to elk migration and that Neil Kremer estimated it would cost around $500 to repair. Discussion included questions as to whether the GLA was responsible for helping with the repair.

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UNANIMOUS AGREEMENT: The Board assigned Frances to determine who is impacted by the fence breakage and to contact them and request their contribution toward its repair

6. UNFINISHED BUSINESS

6.1 Project Review – AA/RS

6.1.1 Update: Sheila/Michael Laverty, Lot 25-2 NG, RV Use Variance - AA

Alyssa reported that all members of the Laverty's subdivision and other nearby neighbors had been contacted and none had any objection to the RV use variance.

UNANIMOUS AGREEMENT: The Board agreed to grant the RV use variance to the Laverty's and to require payment of one-half of one assessment each year from the present time forward until the Laverty's indicate there is a change from the described extended RV use.

6.1.2 GLA's easement in upper South - GD

6.1.2.1 Contact w/Neil Kremer re: possible gate at end of Sagittarius – WS Tabled.

6.1.3 Update - Pouwel Gelderloos, Lot 33-A (NG), Family Conveyance – AA/GD

Alyssa reviewed the application and the circumstances of existing development and terrain as reasons for the proposed lot to be smaller than 3 acres. Discussion included the possible condition that no further buildings would be constructed on the proposed lot due to its size, should the variance be approved.

ACTION ITEM: ***Alyssa*** – Develop variance letter to be sent to Gelderloos' neighbors and have Richard Bolen review it prior to mailing. Report neighbor response at the April meeting.

6.2 Community Committee –LB/RB

6.2.1 Landowner Concerns

6.2.1.1 Status of contact w/K. Raven complaint re: Clausen dogs - RB

Richard reported that K. Raven told him that she had not heard Clausen's dogs barking for some time. This complaint issue is now closed.

6.2.1.2 Status of complaint review re: K. Ullrich's Parcel 32-D (NG) – LB/RB

Laura and Richard are in the process of reviewing the GLA's files on this issue.

6.3 Road/Weed –WS/RS

6.3.1 Cost of fall grading for North & South Glastonbury - RS

Rich reported that the grading contractor will not bill the GLA for the fall grading as the prior agreement concerning the use of water with grading was not followed.

6.3.2 Letter requesting permission to post new signs on Church property - LB/DOK

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Laura reported that she had been waiting to receive the actual location concerning where the signs would be placed. Discussion included that instead of writing a letter, William will talk to Alan Shaw on behalf of the GLA.
ACTION ITEM: ***William*** - Contact Alan Shaw to request approval to place signs on Church property.

7. NEW BUSINESS

7.1 Project Review – AA/RS

7.1.1 40-A (SG) Robert Wallace/New Home Construction

Alyssa reviewed the application. Discussion.
UNANIMOUS AGREEMENT: The Board agreed to approve the Wallace's application on the condition that Gerald must first inspect the construction site to confirm that proper setbacks are being met.

7.2 Road/Weed –WS/RS

7.2.1 Proposal re: Cost of William Irby's bid for 3 wooden signs/Vote – WS/RS

No report. Discussion.
ACTION ITEM: ***Road Committee*** - Meet to review the sign bid and to develop a sign proposal.

7.3 Website -DK

7.3.1 Status of new template for website –DK/AA

Laura reported that Dan O'Connell put in some volunteer time to re-create a similar version of the GLA website on a different program that could be more efficient for the GLA to use and update in the future, thereby saving time and money. Discussion.
ACTION ITEM: ***Dan/Alyssa*** - Review sample website created by Dan O'Connell and report back to the board.

8. Comment Period for Visiting Landowners.

9. Meeting Adjourned at 8:55 p.m.

10. Next Meeting is April 6, 2009 ***(first Monday in April),*** **St. John's Church, 6:45-8:30 p.m.**

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Glastonbury Landowners Association, Inc.

Board of Directors Meeting Agenda

March 9, 2009- St. John's Church, Emigrant (6:45 – 8:30 pm)

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: February 9, 2009
4. Treasurer Reports-Budget Variance, Check & Deposit – SS
5. Officers' Reports
   - 5.1 Executive Committee – LB/RB/SS/JN
     - 5.1.1 Status of Project Form & Project Spreadsheet – DOK/AA
     - 5.1.2 GLA & Committee Goals for 2009 - Board
     - 5.1.3 Status of developing storage container policy/junk vehicle policy –RB/LB
     - 5.1.4 Review & update gun shooting, hunting policy and ATV driving policies to be included in April Newsletter
     - 5.1.5 Plan April 15 Newsletter
       - a) Discuss potential topics (i.e. Grading roads in spring, weed spraying, ATV/hunting/gunshooting policy, sign up info for soccer games; barbeque/fundraiser for Recreation land, etc.; storage container & junk vehicle policy)
       - b) Schedule volunteers to handle stuffing, etc.
     - 5.1.6 Review/vote on proposal to repair fence in High South – FO
6. UNFINISHED BUSINESS
   - 6.1 Project Review – AA/RS
     - 6.1.1 Update: Sheila/Michael Laverty, Lot 25-2 NG, RV Use Variance - AA
     - 6.1.2 GLA's easement in upper South - GD
       - 6.1.2.1 Contact w/Neil Kremer re: possible gate at end of Sagittarius - WS
     - 6.1.3 Update - Pouwel Gelderloos, Lot 33-A (NG), Family Conveyance – AA/GD
   - 6.2 Community Committee –LB/RB
     - 6.2.1 Landowner Concerns
       - 6.2.1.1 Status of contact w/K. Raven complaint re: Clausen dogs - RB
       - 6.2.1.2 Status of complaint review re: K. Ullrich's Parcel 32-D (NG) – LB/RB
   - 6.3 Road/Weed –WS/RS
     - 6.3.1 Cost of fall grading for North & South Glastonbury - RS
     - 6.3.2 Letter requesting permission to post new signs on Church property - LB/DOK
7. NEW BUSINESS
   - 7.1 Project Review – AA/RS
     - 7.1.1 40-A (SG) Robert Wallace/New Home Construction
   - 7.2 Road/Weed –WS/RS
     - 7.2.1 Proposal re: Cost of William Irby's bid for 3 wooden signs/Vote – WS/RS
   - 7.3 Website -DK
     - 7.3.1 Status of new template for website –DK/AA
8. Comment Period for Visiting Landowners. (5-10 min.)
9. Meeting Adjournment; Next Meeting on April 6, 2009 *(first Monday in April)* – St. John's Church, 6:45 – 8:30 p.m.

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Glastonbury Landowner's Association

2009 Budget Variance Report

February 2009

	Jan - Dec 09	Budget	$ Over Budget	% of Budget
Ordinary Income/Expense				
Income				
100. Parcel Assessment Fees				
109. Dwelling 2007	111.00			
110. NG Dwelling 2008	368.68			
110. SG Dwelling 2008	387.37			
111. NG Dwelling 2009	10,694.00	20,880.00	-10,186.00	51.2%
111. SG Dwelling 2009	7,809.00	16,687.00	-8,878.00	46.8%
133. Land 2007	256.00			
134. NG Land 2008	362.25			
134. SG Land 2008	712.26			
135. NG Land 2009	14,946.50	32,190.00	-17,243.50	46.4%
135. SG Land 2009	15,185.50	26,346.00	-11,160.50	57.6%
150. GAV	2,131.50	8,526.00	-6,394.50	25.0%
160. Finance Chrgs Late Accnts	33.57			
161. Penalties Late Accounts	56.05			
Total 100. Parcel Assessment Fees	53,053.68	104,629.00	-51,575.32	50.7%
200. Project Review Fees				
201. Application Fee	25.00	250.00	-225.00	10.0%
202. IF - House	0.00	300.00	-300.00	0.0%
203. IF - Structures 200/800sf	0.00	125.00	-125.00	0.0%
204. IF - Structures Over 800sf	0.00	0.00	0.00	0.0%
205. IF - Well	75.00	125.00	-50.00	60.0%
206. IF - Driveway	0.00	85.00	-85.00	0.0%
207. IF - Septic	0.00	85.00	-85.00	0.0%
208. IF - Package	0.00	500.00	-500.00	0.0%
209. IF - Mobile Home	0.00	0.00	0.00	0.0%
210. IF - Subdivison	0.00	300.00	-300.00	0.0%
213. IF - Minor Variance	0.00	100.00	-100.00	0.0%
214. IF - Major Variance	0.00	125.00	-125.00	0.0%
200. Project Review Fees - Other	0.00	0.00	0.00	0.0%
Total 200. Project Review Fees	100.00	1,995.00	-1,895.00	5.0%
300. Roads				
301. CUT - Road Paving Loan	433.68	2,200.00	-1,766.32	19.7%
Total 300. Roads	433.68	2,200.00	-1,766.32	19.7%
500. Interest Earned				
501. Savings Interest	6.00			
500. Interest Earned - Other	0.00	300.00	-300.00	0.0%
Total 500. Interest Earned	6.00	300.00	-294.00	2.0%
Total Income	53,593.36	109,124.00	-55,530.64	49.1%
Expense				
A00. Roads & Weeds				
A02. Contractors - Snow Removal				
A02A. North Glastonbury	262.50			
A02B. South Glastonbury	20.00			
A02C. High South Glastonbury	550.00			
A02F. High Sagittarius Skyway	400.00			
A02. Contractors - Snow Removal ...	0.00	6,500.00	-6,500.00	0.0%
Total A02. Contractors - Snow Removal	1,232.50	6,500.00	-5,267.50	19.0%
A03. Contractors - Weed Contrl	0.00	3,200.00	-3,200.00	0.0%
A05. Equipment Reg & Ins	1,112.00	2,500.00	-1,388.00	44.5%
A06. Equipment Mtce				
A06. Truck #1	112.50			
A06. Truck #2	20.00			
A06. Equipment Mtce - Other	0.00	1,000.00	-1,000.00	0.0%
Total A06. Equipment Mtce	132.50	1,000.00	-867.50	13.3%
A08. Road Improvement Loan	7,556.32	30,225.00	-22,668.68	25.0%

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Glastonbury Landowner's Association

2009 Budget Variance Report

February 2009

	Jan - Dec 09	Budget	$ Over Budget	% of Budget
A11. Miscellaneous				
A11A. Fuel	121.05	800.00	-678.95	15.1%
A11B. Sand	0.00	500.00	-500.00	0.0%
A11D. New Truck Loan	3,550.00	7,000.00	-3,450.00	50.7%
A11E. Quonset Hut Asset Expense	1,500.00	5,000.00	-3,500.00	30.0%
Total A11. Miscellaneous	5,171.05	13,300.00	-8,128.95	38.9%
A12. Contractors - NG Road Wrk				
A12W. Mowing North Glastonbury	0.00	310.00	-310.00	0.0%
A12. Contractors - NG Road Wrk - ...	0.00	10,000.00	-10,000.00	0.0%
Total A12. Contractors - NG Road Wrk	0.00	10,310.00	-10,310.00	0.0%
A13. Contractors - SG Road Wrk				
A13W. Mowing South Glastonbury	0.00	310.00	-310.00	0.0%
A13. Contractors - SG Road Wrk - ...	0.00	10,000.00	-10,000.00	0.0%
Total A13. Contractors - SG Road Wrk	0.00	10,310.00	-10,310.00	0.0%
A14. Roads/Common Land Ins	0.00	5,528.00	-5,528.00	0.0%
A15. Contingency Fund	0.00	1,500.00	-1,500.00	0.0%
Total A00. Roads & Weeds	15,204.37	84,373.00	-69,168.63	18.0%
B00. Project Review				
B01. Contractors	0.00	500.00	-500.00	0.0%
B04. Administration	0.00	175.00	-175.00	0.0%
Total B00. Project Review	0.00	675.00	-675.00	0.0%
C00-1 Legal Fees Contingency Fu	0.00	4,000.00	-4,000.00	0.0%
C00. Community/Complaints				
C05. Miscellaneous/copies	0.00	150.00	-150.00	0.0%
Total C00. Community/Complaints	0.00	150.00	-150.00	0.0%
D00. Recreation				
D03. PVRC				
D03A. PVRC Electricity	51.87	600.00	-548.13	8.6%
D03B. PVRC Liability Insurance	0.00	250.00	-250.00	0.0%
D03C. Mowing Weeds	0.00	70.00	-70.00	0.0%
D03D. Lawn Mower Maint.	0.00	450.00	-450.00	0.0%
Total D03. PVRC	51.87	1,370.00	-1,318.13	3.8%
Total D00. Recreation	51.87	1,370.00	-1,318.13	3.8%
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	400.00	-400.00	0.0%
G04. Credit Report Research	0.00	250.00	-250.00	0.0%
Total G00. Liens	0.00	900.00	-900.00	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%
K00. General Operating Expenses				
K01. Contractors - Admin Sec	0.00	4,000.00	-4,000.00	0.0%
K02. Contractors - Bookkeeper	494.10	3,000.00	-2,505.90	16.5%
K03. Contractors - Accountant	0.00	120.00	-120.00	0.0%
K06. Office Supplies	0.00	750.00	-750.00	0.0%
K07. Postage and Delivery	268.98	895.00	-626.02	30.1%
K08. Monthly Board Meetings	0.00	2,132.00	-2,132.00	0.0%

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Glastonbury Landowner's Association

2009 Budget Variance Report

February 2009

	Jan - Dec 09	Budget	$ Over Budget	% of Budget
K11. Rent				
K11A Special Mtgs	0.00	540.00	-540.00	0.0%
K11. Rent - Other	325.00			
Total K11. Rent	325.00	540.00	-215.00	60.2%
K12. Insurance				
K12A. GLA Board Liability Ins	0.00	1,341.00	-1,341.00	0.0%
Total K12. Insurance	0.00	1,341.00	-1,341.00	0.0%
K13. Taxes	0.00	317.00	-317.00	0.0%
K14. Licenses and Permits	0.00	70.00	-70.00	0.0%
K19. Quarterly Newsletter	88.50			
Total K00. General Operating Expenses	1,176.58	13,165.00	-11,988.42	8.9%
L00. Other Expenses				
L01. Miscellaneous	50.00			
Total L00. Other Expenses	50.00			
M00. Annual Meeting/Elections				
M01. Contractors	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%
Total M00. Annual Meeting/Elections	0.00	1,551.00	-1,551.00	0.0%
Total Expense	16,482.82	109,124.00	-92,641.18	15.1%
Net Ordinary Income	37,110.54	0.00	37,110.54	100.0%
Net Income	**37,110.54**	**0.00**	**37,110.54**	**100.0%**

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United States Department of Agriculture | Forest Service | Gallatin National Forest | Livingston Ranger District
5242 Highway 89 South
Livingston, MT 59047

File Code: 7150

Date: 3/5/2009

Glastonbury Landowners Association
PO Box 312
Emigrant, MT 59027-0312

Dear Glastonbury Landowners Association:

Our records indicate that the National Forest boundary line in Section 34, T.5S., R.7E. and Section 4, T.6S., R.7E., adjacent to lands in your ownership, has been posted with National Forest boundary signs. As follow-up to the Big Creek fire, I have requested that the boundary line posting be 'maintained' this field season to improve its visibility and to aid in management of National Forest System Lands. A vicinity map is attached showing the project location.

Maintenance of the National Forest Property boundaries includes the following:
- clearing brush, branches and trees along the property line to enable visibility; 5 inch trees maximum
- blazing trees on the property line and those within 3 feet each side
- painting blazes with red paint
- resetting/securing posts with Property Boundary signs on the property line at 250 foot intervals
- placing Property Boundary signs on line trees at appropriate intervals

We would like your permission to cross onto private land to complete this survey and to brush and blaze along the boundary line. Please complete the Landowner Response Form and return in the enclosed self-addressed envelope. Please provide suggestions concerning the best way to access this boundary line. Use the lower portion of the form if you have special concerns or desires you wish to express. Work time frames or project particulars should be referred to Janet Kempff, our Forest Land Surveyor, phone (406) 587-6726.

Sincerely,

RON ARCHULETA
District Ranger

Enclosures
cc: Janet Kempff, SO (no enclosures)

GLA 02602

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LANDOWNER RESPONSE FORM

Permission to Survey and Post Boundary

[X] Permission is hereby granted to the Forest Service for its personnel to enter upon, locate, survey and post the boundary between National Forest land and private lands owned or controlled by the undersigned. Said work is to be conducted in a prudent manner with damage to vegetative cover on the land kept to a minimum. Motorized travel will be restricted to existing roads and trails. In no way does this permission obligate the landowner to grant a right-of-way across the described lands, nor infer any future rights of use or interest in the road by the Forest Service.

Legal Description: Parcel 96 of COS No. 616A, within Section 3, T.6S., R.7E.

Suggested access route_____

_____

_____

_____

Special Considerations:

( ) Do not brush on private side of property line.
( ) Do not blaze boundary trees on private side of property line.
( ) Do not paint blazes on boundary trees on private side of property line with red paint.
( ) Do not scribe corner reference trees on private side of property line.
( ) Gate key or lock combination is provided.

( ) Other:

Signed _____Date_____

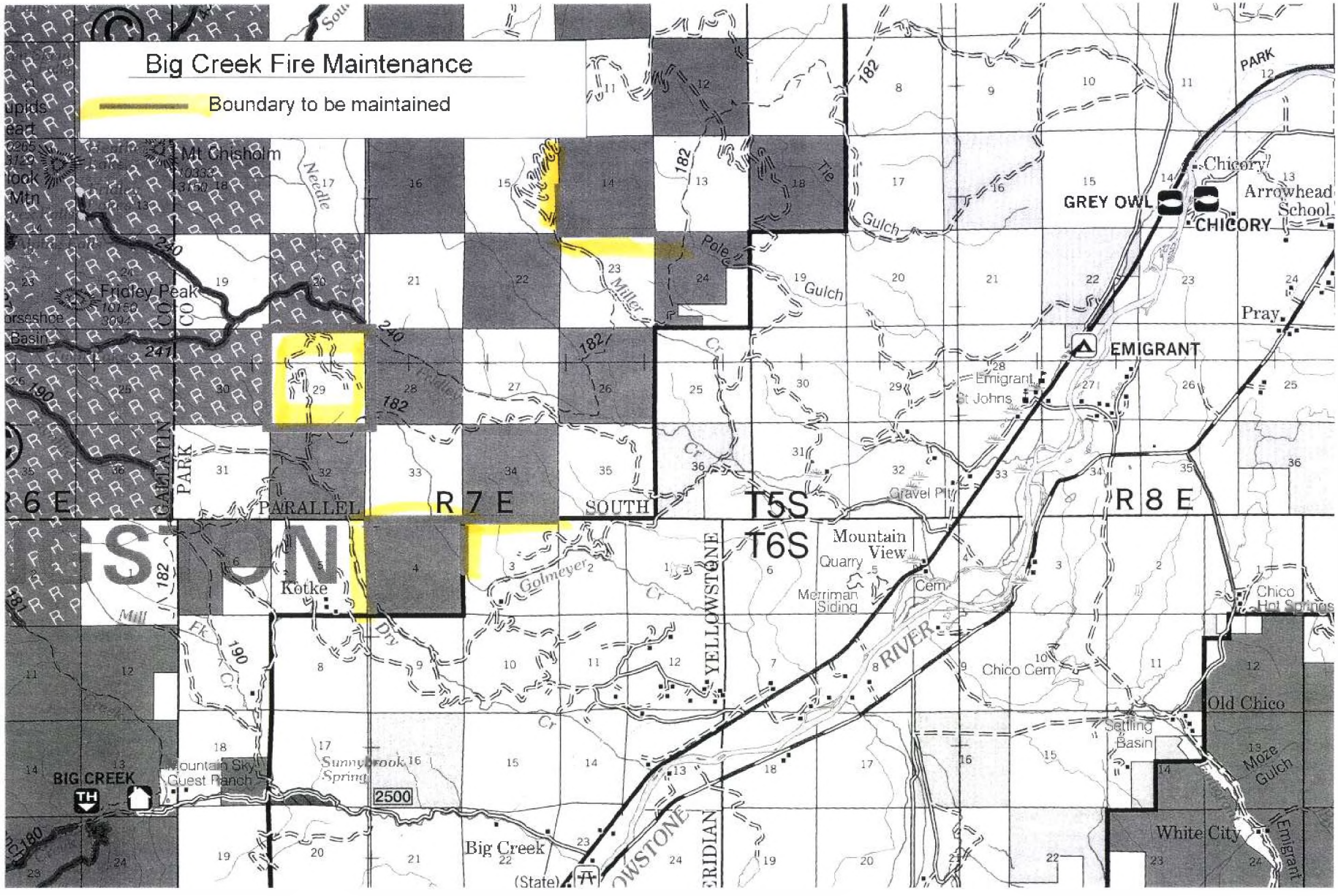
Witness_____

Contact Person_____

Phone_____

J672 Glastonbury Landowners Association

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GLA 02605

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Glastonbury Landowners Association

Board of Directors Meeting Minutes

April 6, 2009

FINAL

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1. Call to order and opening prayer.

The meeting was called to order by Laura Boise at 7:10 p.m., at St. John's Church.
PRESENT: Laura Boise (President), Sheridan Stenberg (Treasurer), Janet Naclerio (Secretary), Alyssa Angelis, Gerald Dubiel, Dan Kehoe, Jr., Charlotte Mizzi (left at 8:55 p.m.), Frances Owen, Paul Ranttalo, Rich Spallone & William Smith (attended briefly).
ABSENT: Richard Bolen (Vice-President), William Smith
ALSO ATTENDING: Denise Orr Kirk (GLA Administrative Secretary)
LANDOWNERS/GUESTS: Sally & Charles Muto, Kristina Sones, Chris Williams

2. Set Agenda.

3. Approval of Meeting Minutes

3.1 Status of E-Mail Meeting Minutes Approval: February 9, 2009

Denise reported that she did not receive enough e-mail votes from the Board to constitute quorum.

Unanimous Agreement: The February 9, 2009 meeting minutes are approved by all Board members who attended that meeting. Those not in attendance at that meeting abstained.

3.2 Approval of March 9, 2009 Meeting Minutes

MOTION: Sheridan motioned and Paul seconded to approve the March 9, 2009 meeting minutes with amendments. **Motion carried.** (Abstentions – Dan, Frances, Gerald & Janet, who were absent from the March meeting.)

4. Treasurer Reports-Budget Variance, Check & Deposit – SS

4.1 Status of E-Mail Approval of Treasurer's Reports for February 2009 – DOK

Denise reported that she did not receive enough e-mail responses from the Board to constitute a quorum.

UNANIMOUS APPROVAL: The Board agreed to approve the February Treasurer's Monthly Reports for February 2009.

4.2 Monthly Reports: Sheridan reviewed "Check Detail, March 2009" and "Check Deposit, March 2009" and the "Budget Variance Report, March 2009."

MOTION: Janet motioned and Charlotte seconded to approve the above Treasurer's Monthly Reports for March 2009.

4.3 Budget Committee – Executive Officers, FO, CM & CRM

ACTION ITEM: Add the category "Fence Repair" to annual budget planning.

File: MtgMins 04 06 09
Draft: 05 06 09 -FINAL
Approved: 05 11 14

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5. Officers' Reports

5.1 Executive Committee – LB/RB/SS/JN

5.1.1 Status of Project Form & Project Spreadsheet – DOK/AA Tabled.

5.1.2 GLA & Committee Goals for 2009 – Board

Unanimous Agreement: The Board agreed that the following will be included as 2009 Goals for the GLA.

- **Roads & Weeds Committee - Goals**
  - **a)** Eradicate all weeds in Glastonbury
  - **b)** Reseed common land every year after mowing & spraying
  - **c)** Incorporate into Contractor Contract:: the specific requirements that the GLA expects the contractor to fulfill
  - **d)** Paul: research cost, etc., of grader, water truck and roller
  - **e)** Complete chip sealing proposal
  - **f)** Complete annual maintenance policies and procedures
- **Master Plan Sub-Committee - Goals**
  Complete shelter compliance project
- **Website - Goals**
  Dan and Alyssa - redo GLA website: add additional features as requested by the Board.
- **Treasurer - Goals**
  - **a)** Research liens on files & updating procedures
  - **b)** Research collection methods for overdue assessments
  - **c)** Develop 2010 budget w/Budget Committee

5.1.3 Status of developing storage container policy/junk vehicle policy –RB/LB Tabled.

5.1.4 Status of updating policies for gun shooting, hunting & ATV/driving - RB

Denise distributed for review the above updated policies by RB & LB.

ACTION ITEM: ***Denise/Laura*** – Add safety practices information re: children on bikes, etc., to the Driving Policies.

5.1.5 Status of April 15 Newsletter - DOK

Denise reported that she is waiting for the road maintenance report for the newsletter. The Board discussed methods of controlling cheat grass and the importance of informing landowners regarding this invasive grass.

ACTION ITEM: ***Gerald*** – On April 7, send County Extension Office cheat grass information to Denise to include in the spring newsletter.

ACTION ITEM: ***Sheridan, Janet, Frances and volunteers*** – Prepare mailing envelopes and stuff newsletter materials on Monday, April 13; mail by April 15.

File: MtgMins 04 06 09
Draft: 05 06 09 -FINAL
Approved: 05 11 14

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ACTION ITEM: ***Denise*** – If room, include in newsletter: (1), the advise to access updated project review forms on the GLA website prior to submitting an application, and (2) Anyone w/info re: stolen signs from NG & SG, contact the GLA.

5.1.6 Status of contacting neighbors re: repair of fence in High South – FO
Frances reported that, per Neil Kremer, last year's repaired fencing was holding up well; currently, the fence that is down is on GLA common use land. Frances reviewed details of Neil's proposal to repair the fence. Discussion.
MOTION: Dan motioned and Frances seconded to pay $500 to Neil Kremer, Sam Hazen, who, with a volunteer, will repair the fence that is down in upper South on GLA common ground as soon as weather permits. The payment would include approximately 16 hours of work @ $15/hour and other details of Neil's proposal. **Motion carried unanimously.**

ACTION ITEM: ***Gerald/William*** – Determine the length of the fences for each property in upper South

ACTION ITEM: ***William*** – Give a copy of a Glastonbury map with landowner's names to Denise for GLA files.

6. UNFINISHED BUSINESS

6.1 Project Review – AA/RS

6.1.1 GLA's easement in upper South - GD

6.1.1.1 Contact w/Neil Kremer re: possible gate at end of Sagittarius – WS
Tabled.

6.1.2 Pouwel Gelderloos, Lot 33-A (NG), Family Conveyance – AA/GD
Alyssa reported that she will be sending out the variance letter for neighborhood input regarding the requested variance from the density standards and lot size.
ACTION ITEM: ***Alyssa*** – Send out variance letter for Gelderloos Lot 33-A (NG) and report results of neighborhood input at May 11 meeting.

6.2 Community Committee –LB/RB

6.2.1 Landowner Concerns

6.2.1.1 Status of complaint review re: K. Ullrich's Parcel 32-D (NG) – LB/RB
Tabled

6.3 Road/Weed –WS/RS

6.3.1 Status of contact w/A. Shaw to post new signs on Church property - ws
William reported that A. Shaw granted permission to post signs on Church property.

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6.4 Report on Shelter Status Project - DK
Brief discussion.
ACTION ITEM: ***Dan*** - Review the list of shelters & draft follow up letter from Denise & determine w/Denise what next steps to take.

7. NEW BUSINESS

7.1 Project Review – AA/RS

7.1.1 33-C (NG)/Chris and Ia Williams, House Addition
Alyssa reviewed the Williams' application on Lot 33-C (NG), describing how the proposed drain field would be better placed than the existing one, yet due to terrain and existing development, it would have to be installed closer than the 50-foot setback requirement. Discussion.
MOTION: Alyssa motioned and Dan seconded to approve Chris and Ia Williams' house addition on 33-C (NG) and to grant a variance on the drain field placement with the following conditions: (1) Septic, electrical and plumbing permits are obtained, and; (2) All land is reseeded as soon as possible after construction. **Motion carried.**
(2 abstained - Paul & Gerald)

7.1.2 Updated Project Review Forms – AA (added to the agenda)
Alyssa presented updated project review forms with updated fees. Discussion.
MOTION: Alyssa motioned and Dan seconded to approve the updated project review forms with the understanding that changes will be made to the forms as discussed in April 6 meeting.
Motion carried unanimously.

ACTION ITEM: ***Alyssa*** – Revise project forms according to Board discussion; e-mail final forms to Dan to post on GLA website and to Denise for GLA files.

7.2 Road/Weed –WS/RS

7.2.1 Proposal re: Cost of William Irby's bid for 3 wooden signs & Vote – WS/RS
Tabled.

7.3 Website -DK

7.3.1 Status of review of sample website –DK/AA
No report.
ACTION ITEM: ***Dan/Alyssa*** - Review sample website & other options.

8. Comment Period for Visiting Landowners. (5-10 min.)

9. Meeting Adjournment: 9:15 p.m.

10. Next Meeting is May 11, 2009, St. John's Church, 6:45-8:30 p.m.

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Draft: 05 06 09 -FINAL
Approved: 05 11 14

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Glastonbury Landowners Association, Inc.

Board of Directors Meeting Agenda

April 6, 2009- St. John's Church, Emigrant (6:45 – 8:30 pm)

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. Status of E-Mail Meeting Minutes Approval: February 9, 2009
4. Treasurer Reports-Budget Variance, Check & Deposit – SS
   - 4.1 Status of E-Mail Approval of February Treasurer's Reports – DOK
   - 4.2 Monthly Reports
5. Officers' Reports
   - 5.1 Executive Committee – LB/RB/SS/JN
     - 5.1.1 Status of Project Form & Project Spreadsheet – DOK/AA
     - 5.1.2 GLA & Committee Goals for 2009 - Board
     - 5.1.3 Status of developing storage container policy/junk vehicle policy –RB/LB
     - 5.1.4 Status of updating policies for gun shooting, hunting & ATV/driving - RB
     - 5.1.5 Status of April 15 Newsletter - DOK
     - 5.1.6 Status of contacting neighbors re: repair of fence in High South – FO
6. UNFINISHED BUSINESS
   - 6.1 Project Review – AA/RS
     - 6.1.1 GLA's easement in upper South - GD
       - 6.1.1.1 Contact w/Neil Kremer re: possible gate at end of Sagittarius – WS
     - 6.1.3 Pouwel Gelderloos, Lot 33-A (NG), Family Conveyance – AA/GD
   - 6.2 Community Committee –LB/RB
     - 6.2.1 Landowner Concerns
       - 6.2.1.1 Status of complaint review re: K. Ullrich's Parcel 32-D (NG) – LB/RB
   - 6.3 Road/Weed –WS/RS
     - 6.3.1 Status of contact w/A. Shaw to post new signs on Church property - WS
   - 6.4 Report on Shelter Status Project - DK
7. NEW BUSINESS
   - 7.1 Project Review – AA/RS
     - 7.1.1 33-C NG, Chris and Ia Williams, House Addition
   - 7.2 Road/Weed –WS/RS
     - 7.2.1 Proposal re: Cost of William Irby's bid for 3 wooden signs/Vote – WS/RS
   - 7.3 Website -DK
     - 7.3.1 Status of review of sample website –DK/AA
8. Comment Period for Visiting Landowners. (5-10 min.)
9. Adjournment.
10. Next Meeting is May 11, 2009, St. John's Church, 6:45-8:30 p.m.

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Glastonbury Landowner's Association

2009 Budget Variance Report

March 2009

	Jan - Dec 09	Budget	$ Over Budget	% of Budget
Ordinary Income/Expense				
Income				
100. Parcel Assessment Fees				
109. Dwelling 2007	178.00			
110. NG Dwelling 2008	478.68			
110. SG Dwelling 2008	535.76			
111. NG Dwelling 2009	11,690.00	20,880.00	-9,190.00	56.0%
111. SG Dwelling 2009	8,534.50	16,687.00	-8,152.50	51.1%
133. Land 2007	323.00			
134. NG Land 2008	449.75			
134. SG Land 2008	827.31			
135. NG Land 2009	15,882.91	32,190.00	-16,307.09	49.3%
135. SG Land 2009	16,375.00	26,346.00	-9,971.00	62.2%
150. GAV	2,131.50	8,526.00	-6,394.50	25.0%
160. Finance Chrgs Late Accnts	73.72			
161. Penalties Late Accounts	70.55			
Total 100. Parcel Assessment Fees	57,550.68	104,629.00	-47,078.32	55.0%
200. Project Review Fees				
201. Application Fee	75.00	250.00	-175.00	30.0%
202. IF - House	0.00	300.00	-300.00	0.0%
203. IF - Structures 200/800sf	0.00	125.00	-125.00	0.0%
204. IF - Structures Over 800sf	0.00	0.00	0.00	0.0%
205. IF - Well	75.00	125.00	-50.00	60.0%
206. IF - Driveway	0.00	85.00	-85.00	0.0%
207. IF - Septic	0.00	85.00	-85.00	0.0%
208. IF - Package	425.00	500.00	-75.00	85.0%
209. IF - Mobile Home	0.00	0.00	0.00	0.0%
210. IF - Subdivison	0.00	300.00	-300.00	0.0%
213. IF - Minor Variance	50.00	100.00	-50.00	50.0%
214. IF - Major Variance	0.00	125.00	-125.00	0.0%
200. Project Review Fees - Other	0.00	0.00	0.00	0.0%
Total 200. Project Review Fees	625.00	1,995.00	-1,370.00	31.3%
300. Roads				
301. CUT - Road Paving Loan	433.68	2,200.00	-1,766.32	19.7%
Total 300. Roads	433.68	2,200.00	-1,766.32	19.7%
500. Interest Earned				
501. Savings Interest	12.16			
500. Interest Earned - Other	0.00	300.00	-300.00	0.0%
Total 500. Interest Earned	12.16	300.00	-287.84	4.1%
Total Income	58,621.52	109,124.00	-50,502.48	53.7%
Expense				
A09. Roads & Weeds				
A02. Contractors - Snow Removal				
A02A. North Glastonbury	475.00			
A02B. South Glastonbury	182.50			
A02C. High South Glastonbury	600.00			
A02F. High Sagittarius Skyway	400.00			
A02. Contractors - Snow Remo...	0.00	6,500.00	-6,500.00	0.0%
Total A02. Contractors - Snow Re...	1,657.50	6,500.00	-4,842.50	25.5%
A03. Contractors - Weed Contrl	0.00	3,200.00	-3,200.00	0.0%
A05. Equipment Reg & Ins	1,112.00	2,500.00	-1,388.00	44.5%
A06. Equipment Mtce				
A06. Truck #1	112.50			
A06. Truck #2	20.00			
A06. Equipment Mtce - Other	0.00	1,000.00	-1,000.00	0.0%
Total A06. Equipment Mtce	132.50	1,000.00	-867.50	13.3%
A08. Road Improvement Loan	7,556.32	30,225.00	-22,668.68	25.0%
A11. Miscellaneous				
A11A. Fuel	131.05	800.00	-668.95	16.4%
A11B. Sand	0.00	500.00	-500.00	0.0%
A11D. New Truck Loan	6,250.00	7,000.00	-750.00	89.3%
A11E. Quonset Hut Asset Expe...	1,500.00	5,000.00	-3,500.00	30.0%
Total A11. Miscellaneous	7,881.05	13,300.00	-5,418.95	59.3%
A12. Contractors - NG Road Wrk				
A12W. Mowing North Glastonb...	0.00	310.00	-310.00	0.0%
A12. Contractors - NG Road Wr...	0.00	10,000.00	-10,000.00	0.0%
Total A12. Contractors - NG Road ...	0.00	10,310.00	-10,310.00	0.0%

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Glastonbury Landowner's Association

2009 Budget Variance Report

March 2009

	Jan - Dec 09	Budget	$ Over Budget	% of Budget
A13. Contractors - SG Road Wrk				
A13W. Mowing South Glastonb...	0.00	310.00	-310.00	0.0%
A13. Contractors - SG Road Wr...	0.00	10,000.00	-10,000.00	0.0%
Total A13. Contractors - SG Road ...	0.00	10,310.00	-10,310.00	0.0%
A14. Roads/Common Land Ins	0.00	5,528.00	-5,528.00	0.0%
A15. Contingency Fund	0.00	1,500.00	-1,500.00	0.0%
Total A00. Roads & Weeds	18,339.37	84,373.00	-66,033.63	21.7%
B00. Project Review				
B01. Contractors	0.00	500.00	-500.00	0.0%
B04. Administration	0.00	175.00	-175.00	0.0%
Total B00. Project Review	0.00	675.00	-675.00	0.0%
C00-1 Legal Fees Contingency Fu	0.00	4,000.00	-4,000.00	0.0%
C00. Community/Complaints				
C05. Miscellaneous/copies	0.00	150.00	-150.00	0.0%
Total C00. Community/Complaints	0.00	150.00	-150.00	0.0%
D00. Recreation				
D03. PVRC				
D03A. PVRC Electricity	77.15	600.00	-522.85	12.9%
D03B. PVRC Liability Insurance	0.00	250.00	-250.00	0.0%
D03C. Mowing Weeds	0.00	70.00	-70.00	0.0%
D03D. Lawn Mower Maint.	0.00	450.00	-450.00	0.0%
Total D03. PVRC	77.15	1,370.00	-1,292.85	5.6%
Total D00. Recreation	77.15	1,370.00	-1,292.85	5.6%
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	400.00	-400.00	0.0%
G04. Credit Report Research	0.00	250.00	-250.00	0.0%
Total G00. Liens	0.00	900.00	-900.00	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%
K00. General Operating Expenses				
K01. Contractors - Admin Sec	318.50	4,000.00	-3,681.50	8.0%
K02. Contractors - Bookkeeper	614.10	3,000.00	-2,385.90	20.5%
K03. Contractors - Accountant	120.00	120.00	0.00	100.0%
K06. Office Supplies	39.60	750.00	-710.40	5.3%
K07. Postage and Delivery	495.93	895.00	-399.07	55.4%
K08. Monthly Board Meetings	793.00	2,132.00	-1,339.00	37.2%
K11. Rent				
K11A Special Mtgs	0.00	540.00	-540.00	0.0%
K11B. Storage/Boxes	92.50			
K11. Rent - Other	325.00			
Total K11. Rent	417.50	540.00	-122.50	77.3%
K12. Insurance				
K12A. GLA Board Liability Ins	0.00	1,341.00	-1,341.00	0.0%
Total K12. Insurance	0.00	1,341.00	-1,341.00	0.0%
K13. Taxes	0.00	317.00	-317.00	0.0%
K14. Licenses and Permits	0.00	70.00	-70.00	0.0%
K19. Quarterly Newsletter	253.30			
Total K00. General Operating Expens...	3,051.93	13,165.00	-10,113.07	23.2%
L00. Other Expenses				
L01. Miscellaneous	50.00			
Total L00. Other Expenses	50.00			

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Glastonbury Landowner's Association

2009 Budget Variance Report

March 2009

	Jan - Dec 09	Budget	$ Over Budget	% of Budget
M00. Annual Meeting/Elections				
M01. Contractors	0.00	890.00	-890.00	0.0%
M03. Administration	182.00			
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%
Total M00. Annual Meeting/Elections	182.00	1,551.00	-1,369.00	11.7%
Total Expense	21,700.45	109,124.00	-87,423.55	19.9%
Net Ordinary Income	36,921.07	0.00	36,921.07	100.0%
Net Income	36,921.07	0.00	36,921.07	100.0%

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Glastonbury Landowners Association

Board of Directors Meeting Minutes

May 11, 2009

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), Sheridan (Treasurer) Alyssa Angelis (Arrived 7:10), Janet Naclerio, Gerald Dubiel, Dan Kehoe, Jr., Charlotte Mizzi, Frances Owen, Paul Ranttalo & Rich Spallone (arrived 8:40)
ABSENT: William Smith
ALSO ATTENDING: Denise Orr Kirk (GLA Administrative Secy)
LANDOWNERS/GUESTS: Kenneth and Debra DeGraaf, Ron Payne, Linda Ulrich and Powell Gelderloos,

2. Set Agenda.

3. Approval of Meeting Minutes: April 6, 2009

MOTION: Sheridan motioned and Janet seconded to approve the April 6, 2009 meeting minutes. **Motion carried.** (1 abstention – Richard Bolen/didn't attend meeting)

4. Treasurer Reports-Budget Variance, Check & Deposit – SS

Sheridan reviewed "Check Detail, April 2009" and "Check Deposit, April 2009" and the "Budget Variance Report, April 2009."
MOTION: Janet motioned and Alyssa seconded to approve the Treasurer's reports for April 2009. **Motion carried unanimously.**

5. Officers' Reports

5.1 Executive Committee – LB/RB/SS/JN

5.1.1 Status of Project Form & Project Spreadsheet – DOK/AA Tabled.

5.1.2 Status of developing storage container policy/junk vehicle policy -RB/LB

Richard reported that the junk vehicle policy draft will be completed this week.
ACTION ITEM: ***Dan*** – E-mail storage container information to Richard.
ACTION ITEM: ***Richard*** – E-mail the drafts of GLA policies for junk vehicle policy and storage containers to Denise

5.1.3 April 15 Newsletter - DOK

Denise reported positive responses to the newsletter.
ACTION ITEM: ***Denise*** – Include in the July newsletter, and in the future when policies are inserted in newsletter mailings, a reminder for Landowners to file the information for convenient reference.

5.1.4 Status of contacting neighbors re: repair of fence in High South – FO

Frances reported: (1) Neil Kremer, Chris Farrar and Stephen Sirios looked over the property lines in High South and determined the amount of fence repair needed for each property; labor would be $15/hr. (2) Neil and Steve also offered, @ $15/hr., to take

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Approved: 06 15 09

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down some severely burned trees, which pose a danger to the safety of people and fences on GLA Common Use Land , (3) A letter will be sent to 4 High South Landowners, who need fence repairs, informing them of Neil's offer to facilitate the repairs @ $15/hr; (4) Frances will follow up the letter with a phone call to each Landowner; and; (5) A new sign for the High South gate is needed to direct people to close the gate after opening it. Discussion.

UNANIMOUS AGREEMENT: The Board agreed to allocate the amount needed to hire Neil and Steve to remove dangerous burned trees from GLA common land and to put up a sign for the High South gate directing people to close the gate after opening it.

ACTION ITEM: ***Frances*** – Send to Denise the fence repair letter draft and list of landowners to whom it will be sent.

ACTION ITEM: ***Denise*** – Ask Charlene if Lot 87 (SG) has already donated $50 for fence repair in order to determine if they should be sent the letter.

ACTION ITEM: ***Denise*** - Finalize the fence repair letter and facilitate mailing.

ACTION ITEM: ?? - Compose sign message, order it and post. (Suggestion: sign message should be on both the front and back of the sign for people to see from both sides of the fence)

6. UNFINISHED BUSINESS

6.1 Project Review – AA/RS

6.1.1 GLA's easement in upper South - GD

Discussion included the locked gate installed by Kathleen Ramp (about 4 years ago) and the difficulty in getting through it. Kenneth and Debra DeGraaf expressed that they are seriously concerned about seeing the lock removed or a lock combination given to all landowners for easier access. Discussion.

ACTION ITEM: ***Richard/Gerald/Alyssa:*** Draft a letter to Kathleen Ramp reminding her of her agreement with the GLA regarding the gate; also, send her the Deed. E-mail the letter draft to the Board for input and approval.

6.1.2 Contact w/Neil Kremer re: possible gate at end of Sagittarius – WS Tabled.

6.1. 3 Update: Pouwel Gelderloos, Lot 33-A (NG), Family Conveyance – AA/GD

(1) Linda Ulrich, Pouwel's neighbor, reviewed her stipulations regarding certain issues, including weed management, with Pouwel and which she had already submitted to the GLA in writing. She stated that regardless of these stipulations, she is not against the variance or an addition of a greenhouse attached to the garage apartment. (2) Alyssa reviewed the financial reasons why Pouwel was applying for the 6th lot, which would encompass a shop/apartment and perhaps some day a green house. (See details in variance letter to neighbors) Discussion.

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UNANIMOUS AGREEMENT: The Board agreed to review and vote on Pouwel's variance via e-mail after they review the final input from his neighbors.

ACTION ITEM: ***Alyssa*** – E-mail to the Board the final input from Pouwel's neighbors concerning his variance request and facilitate a vote.

ACTION ITEM: ***Gerald and any other Board Member Interested*** – E-mail to Alyssa, your suggestions regarding conditions of approval that could be placed on Pouwel's variance application.

6.2 Community Committee –LB/RB

6.2.1 Landowner Concerns

6.2.1.1 Status of complaint review re: K. Ullrich's Parcel 32-D (NG) –LB/RB

Discussion

UNANIMOUS AGREEMENT: Draft a friendly, but serious warning letter to K. Ullrich reminding her of her past agreements with the GLA concerning the clean-up of her property and home improvements. Include timelines to respond to the GLA and to complete the actions she has agreed to take; explain the actions the GLA will take if she does comply. Send letter certified.

ACTION ITEM: ***Laura, Richard and Denise*** - Draft letter to K. Ullrich.

6.2.1.2 Status of Complaint re: Parcel 81 (SG), Don Hansard **(added to agenda)**

ACTION ITEM: ***Laura*** – Review Dan Kehoe's evaluation of the outside of Don Hansard's shelter. Determine what remaining steps need to be taken as related to the complaint regarding this issue. Call Don Hansard. Keep the complainants updated regarding the progress of the clean-up.

6.3 Master Plan Sub-Committee

6.3.1 Report on Shelter Status Project - DK

Dan reported that he has done drive-by inspections of the outside of a number of shelters. Discussion.

ACTION ITEM: ***Denise*** - Contact Laura regarding D. Hansard shelter.

ACTION ITEM: ***Denise*** – Send letter to: (1) The shelter managers who have not responded to the original outside shelter clean up letter; include Dan's evaluations, and; (2) Shelter managers who did not receive the original letter.

ACTION ITEM: ***Denise/Dan*** – Determine how to communicate with shelters that Dan has not yet inspected.

CONT. NEXT PAGE

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7. NEW BUSINESS

7.1 Project Review – AA/RS

7.1.1 Lot 55-E (NG) - Doug & Andrea Peacock/House Construction - AA
Alyssa reviewed the application. Discussion.
MOTION: Alyssa motioned and Dan seconded to approve Doug & Andrea Peacock's house construction on Lot 55-E (NG) with the condition that they acquire the appropriate electrical, plumbing and septic permits and that any disturbed land must be reseeded. **Motion carried unanimously.**

7.1.2 Lot 50-AE (NG) - Ron & Carole Payne/House Addition & Garage -AA
Alyssa reviewed the application. Discussion.
MOTION: Alyssa motioned and Dan seconded to approve Ron and Carole Payne's house addition and garage on Lot 50-AE (NG) with the condition that any disturbed land must be reseeded. **Motion carried.** (1 abstention – Charlotte)

7.1.3 Parcel 80 (SG) - Jon & Pat Brettschneider/House Construction - AA
Rich reviewed. Discussion.
MOTION: Rich motioned and Richard seconded to approve Jon & Pat Brettschneider's house construction on Parcel 80 (SG) with the condition that they acquire the appropriate electrical, plumbing and septic permits and that any disturbed land must be reseeded. **Motion carried unanimously.**

7.1.4 Discuss locating & marking property corners and adverse possession; review proposal for adding these topics to project forms - GD
Gerald reviewed that adverse possession can occur five years after the day that both landowners become aware of the mistaken use of the other's property. The GLA's most current project application forms include a reminder that it is important to locate and mark property corners before construction.
ACTION ITEM: ***Denise*** – Include a reminder in the July newsletter regarding adverse possession and marking property corners, etc. Ask Gerald for a written definition.

7.2 Road/Weed –WS/RS

7.2.1 Proposal re: Cost of William Irby's bid for 3 wooden signs/Vote – WS/RS Tabled.

7.2.2 Discuss safe and dangerous methods for weed removal – GD Tabled.

7.2.3 Discuss road maintenance – WS/RS
Rich reported that the Road Committee is in the process of determining what remains in the road budget that can be used to purchase magnesium chloride. He also reported that he recently repaired some potholes using a quick & easy method.

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ACTION ITEM: ***Rich*** - Write a draft detailing the process used to repair pot holes with a product sold at Home Depot and a torch. E-mail the draft to Denise to finalize for GLA files (i.e. Road Committee procedures).

ACTION ITEM: ***Road Committee*** – Facilitate having gravel on hand for use in quick-fix repairs to pot holes.

Handout - Road areas w/ number of homes, lots & maintenance expenditures
Laura discussed a handout (with maps) prepared by our bookkeeper, which lists the n umber of homes and lots located near specific road areas in Glastonbury and the maintenance expenditures for each road area. The Board discussed how it might best distribute gravel to each road area.
ACTION ITEM: ***Road Committee-*** Determine the number of miles for each road and when planning, fairly allocate gravel for each. Document this information for Board review and for the GLA files (i.e. Road Committee procedures)

ACTION ITEM: ***Charlene*** – Determine what percentage of the total cost of gravel has gone to each road area.

7.2.4 Complaint regarding weeds at NG reservoir – Linda Ulrich (Added to the agenda)
Linda requested that the GLA inform the Church that the weeds near the North Glastonbury reservoir, on Church property, need to be removed immediately. Discussion included the Board agreeing that weeding was necessary and timely.
Discussion.
ACTION ITEM: ***Charlotte*** – Facilitate with the Church the timely removal of the North Glastonbury reservoir weeds.

7.3 Website -DK
7.3.1 Status of review of sample website –DK/AA
ACTION ITEM: ***Dan*** – E-mail to the Board information on the website.

Based on her heavy workload, Alyssa informed the Board that she was withdrawing from the Website Committee.

7.4 Recreation Committee – LB/JN
7.4.1 Recreation Land – CM (added to the agenda)
Charlotte attended a Paradise Valley Network meeting, during which someone told her that the Network might apply to use a part of the PVRC land for community gardens. She questioned if gardening was a recreational activity and an appropriate use of the Recreational land. Discussion included that the GLA drew up a land use agreement and lease with the PVRC last year.
ACTION ITEM: ***Richard or Denise*** – Find the original Parkland Dedication document and lease and forward it to Charlotte to review.

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8. **Comment Period for Visiting Landowners. (5-10 min.)**

9. **Adjournment – 9:32 p.m.**

10. **Next Meeting is June 8, 2009, St. John's Church, 6:45-8:30 p.m.**
[In early June the Board decided to cancel the above date and reschedule the meeting to June 15, 2009]

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Glastonbury Landowners Association, Inc.

Board of Directors Meeting Agenda

May 11, 2009 - St. John's Church, Emigrant (6:45 – 8:30 pm)

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. **Approve Meeting Minutes for April 6, 2009**
4. **Treasurer Reports-Budget Variance, Check & Deposit – SS**
5. **Officers' Reports**
   - **5.1 Executive Committee – LB/RB/SS/JN**
     - ~~**5.1.1 Status of Project Form & Project Spreadsheet – DOK/AA**~~
     - **5.1.2 Status of developing storage container policy/junk vehicle policy –RB/LB**
     - **5.1.3 April 15 Newsletter - DOK**
     - **5.1.6 Status of contacting neighbors re: repair of fence in High South – FO**
6. **UNFINISHED BUSINESS**
   - **6.1 Project Review – AA/RS**
     - **6.1.1 GLA's easement in upper South - GD**
       - **6.1.1.1 Contact w/Neil Kremer re: possible gate at end of Sagittarius – WS**
     - **6.1.2 Update: Pouwel Gelderloos, Lot 33-A (NG), Family Conveyance – AA/GD**
   - **6.2 Community Committee –LB/RB**
     - **6.2.1 Landowner Concerns**
       - **6.2.1.1 Status of complaint review re: K. Ullrich's Parcel 32-D (NG) – LB/RB**
   - **6.4 Master Plan Sub-Committee**
     - **6.4.1 Report on Shelter Status Project - DK**
7. **NEW BUSINESS**
   - **7.1 Project Review – AA/RS**
     - **7.1.1 55-E (NG) - Doug & Andrea Peacock/House Construction - AA**
     - **7.1.2 50-AE (NG) - Ron & Carole Payne/House Addition and Garage -AA**
     - **7.1.3 Lot 80 (SG) - Jon & Pat Brettschneider/House Construction - AA**
     - **7.1.4 Discuss locating & marking property corners and adverse possession; review proposal for adding these topics to project forms - GD**
   - **7.2 Road/Weed –WS/RS**
     - **7.2.1 Proposal re: Cost of William Irby's bid for 3 wooden signs/Vote – WS/RS**
     - **7.2.2 Discuss safe and dangerous methods for weed removal - GD**
     - **7.2.3 Discuss road maintenance – WS/RS**
   - **7.3 Website -DK**
     - **7.3.1 Status of review of sample website –DK/AA**
8. **Comment Period for Visiting Landowners. (5-10 min.)**
9. **Adjournment.**
10. **Next Meeting is June 8, 2009, St. John's Church, 6:45-8:30 p.m.**

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Glastonbury Landowner's Association

2009 Budget Variance Report

April 2009

	Jan - Dec 09	Budget	$ Over Budget	% of Budget
A13. Contractors - SG Road Wrk				
A13W. Mowing South Glastonb...	0.00	310.00	-310.00	0.0%
A13. Contractors - SG Road Wr...	0.00	10,000.00	-10,000.00	0.0%
Total A13. Contractors - SG Road ...	0.00	10,310.00	-10,310.00	0.0%
A14. Roads/Common Land Ins	0.00	5,528.00	-5,528.00	0.0%
A15. Contingency Fund	0.00	1,500.00	-1,500.00	0.0%
Total A00. Roads & Weeds	20,928.31	84,373.00	-63,444.69	24.8%
B00. Project Review				
B01. Contractors	0.00	500.00	-500.00	0.0%
B04. Administration	0.00	175.00	-175.00	0.0%
Total B00. Project Review	0.00	675.00	-675.00	0.0%
C00-1 Legal Fees Contingency Fu	290.00	4,000.00	-3,710.00	7.3%
C00. Community/Complaints				
C05. Miscellaneous/copies	0.00	150.00	-150.00	0.0%
Total C00. Community/Complaints	0.00	150.00	-150.00	0.0%
D00. Recreation				
D03. PVRC				
D03A. PVRC Electricity	103.91	600.00	-496.09	17.3%
D03B. PVRC Liability Insurance	0.00	250.00	-250.00	0.0%
D03C. Mowing Weeds	0.00	70.00	-70.00	0.0%
D03D. Lawn Mower Maint.	0.00	450.00	-450.00	0.0%
Total D03. PVRC	103.91	1,370.00	-1,266.09	7.6%
Total D00. Recreation	103.91	1,370.00	-1,266.09	7.6%
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	400.00	-400.00	0.0%
G04. Credit Report Research	0.00	250.00	-250.00	0.0%
Total G00. Liens	0.00	900.00	-900.00	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%
K00. General Operating Expenses				
K01. Contractors - Admin Sec	370.50	4,000.00	-3,629.50	9.3%
K02. Contractors - Bookkeeper	614.10	3,000.00	-2,385.90	20.5%
K03. Contractors - Accountant	120.00	120.00	0.00	100.0%
K06. Office Supplies	39.60	750.00	-710.40	5.3%
K07. Postage and Delivery	688.73	895.00	-206.27	77.0%
K08. Monthly Board Meetings	1,092.00	2,132.00	-1,040.00	51.2%
K11. Rent				
K11A Special Mtgs	0.00	540.00	-540.00	0.0%
K11B. Storage/Boxes	112.50			
K11. Rent - Other	325.00			
Total K11. Rent	437.50	540.00	-102.50	81.0%
K12. Insurance				
K12A. GLA Board Liability Ins	0.00	1,341.00	-1,341.00	0.0%
Total K12. Insurance	0.00	1,341.00	-1,341.00	0.0%
K13. Taxes	0.00	317.00	-317.00	0.0%
K14. Licenses and Permits	15.00	70.00	-55.00	21.4%
K15. Equipment Repair & Mtce	219.95			
K19. Quarterly Newsletter	441.80			
Total K00. General Operating Expenses	4,039.18	13,165.00	-9,125.82	30.7%
L00. Other Expenses				
L01. Miscellaneous	50.00			
Total L00. Other Expenses	50.00			

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Glastonbury Landowner's Association

2009 Budget Variance Report

April 2009

	Jan - Dec 09	Budget	$ Over Budget	% of Budget
Ordinary Income/Expense				
Income				
100. Parcel Assessment Fees				
109. Dwelling 2007	198.00			
110. NG Dwelling 2008	849.25			
110. SG Dwelling 2008	672.04			
111. NG Dwelling 2009	13,171.50	20,880.00	-7,708.50	63.1%
111. SG Dwelling 2009	10,222.90	16,687.00	-6,464.10	61.3%
133. Land 2007	343.00			
134. NG Land 2008	747.75			
134. SG Land 2008	1,078.01			
135. NG Land 2009	17,554.50	32,190.00	-14,635.50	54.5%
135. SG Land 2009	18,535.01	26,346.00	-7,810.99	70.4%
150. GAV	4,263.00	8,526.00	-4,263.00	50.0%
160. Finance Chrgs Late Accnts	206.91			
161. Penalties Late Accounts	88.50			
Total 100. Parcel Assessment Fees	67,930.37	104,629.00	-36,698.63	64.9%
200. Project Review Fees				
201. Application Fee	100.00	250.00	-150.00	40.0%
202. IF - House	0.00	300.00	-300.00	0.0%
203. IF - Structures 200/800sf	0.00	125.00	-125.00	0.0%
204. IF - Structures Over 800sf	200.00	0.00	200.00	100.0%
205. IF - Well	75.00	125.00	-50.00	60.0%
206. IF - Driveway	0.00	85.00	-85.00	0.0%
207. IF - Septic	75.00	85.00	-10.00	88.2%
208. IF - Package	425.00	500.00	-75.00	85.0%
209. IF - Mobile Home	0.00	0.00	0.00	0.0%
210. IF - Subdivison	0.00	300.00	-300.00	0.0%
213. IF - Minor Variance	100.00	100.00	0.00	100.0%
214. IF - Major Variance	0.00	125.00	-125.00	0.0%
200. Project Review Fees - Other	0.00	0.00	0.00	0.0%
Total 200. Project Review Fees	975.00	1,995.00	-1,020.00	48.9%
300. Roads				
301. CUT - Road Paving Loan	433.68	2,200.00	-1,766.32	19.7%
Total 300. Roads	433.68	2,200.00	-1,766.32	19.7%
500. Interest Earned				
501. Savings Interest	19.81			
500. Interest Earned - Other	0.00	300.00	-300.00	0.0%
Total 500. Interest Earned	19.81	300.00	-280.19	6.6%
Total Income	69,358.86	109,124.00	-39,765.14	63.6%
Expense				
A00. Roads & Weeds				
A02. Contractors - Snow Removal				
A02A. North Glastonbury	555.00			
A02B. South Glastonbury	242.50			
A02C. High South Glastonbury	2,437.50			
A02F. High Sagittarius Skyway	900.00			
A02. Contractors - Snow Remov...	0.00	6,500.00	-6,500.00	0.0%
Total A02. Contractors - Snow Re...	4,135.00	6,500.00	-2,365.00	63.6%
A03. Contractors - Weed Contrl	0.00	3,200.00	-3,200.00	0.0%
A05. Equipment Reg & Ins	1,112.00	2,500.00	-1,388.00	44.5%
A06. Equipment Mtce				
A06. Truck #1	112.50			
A06. Truck #2	20.00			
A06. Equipment Mtce - Other	0.00	1,000.00	-1,000.00	0.0%
Total A06. Equipment Mtce	132.50	1,000.00	-867.50	13.3%
A08. Road Improvement Loan	7,556.32	30,225.00	-22,668.68	25.0%
A11. Miscellaneous				
A11A. Fuel	198.37	800.00	-601.63	24.8%
A11B. Sand	0.00	500.00	-500.00	0.0%
A11D. New Truck Loan	6,250.00	7,000.00	-750.00	89.3%
A11E. Quonset Hut Asset Expe...	1,500.00	5,000.00	-3,500.00	30.0%
A11. Miscellaneous - Other	44.12			
Total A11. Miscellaneous	7,992.49	13,300.00	-5,307.51	60.1%
A12. Contractors - NG Road Wrk				
A12W. Mowing North Glastonbu...	0.00	310.00	-310.00	0.0%
A12. Contractors - NG Road Wr...	0.00	10,000.00	-10,000.00	0.0%
Total A12. Contractors - NG Road ...	0.00	10,310.00	-10,310.00	0.0%

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Glastonbury Landowner's Association

2009 Budget Variance Report

April 2009

	Jan - Dec 09	Budget	$ Over Budget	% of Budget
M00. Annual Meeting/Elections				
M01. Contractors	0.00	890.00	-890.00	0.0%
M03. Administration	182.00			
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%
Total M00. Annual Meeting/Elections	182.00	1,551.00	-1,369.00	11.7%
Total Expense	25,593.40	109,124.00	-83,530.60	23.5%
Net Ordinary Income	43,765.46	0.00	43,765.46	100.0%
Net Income	**43,765.46**	**0.00**	**43,765.46**	**100.0%**

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South Glastonbury

5/11/09 Meeting

Dry Creek Paved

9 homes 11 lots
$3,480-

Virgo

7 homes 11 lots
$3,132-

Dry Creek Unpaved

11 homes 15 lots
$4,524

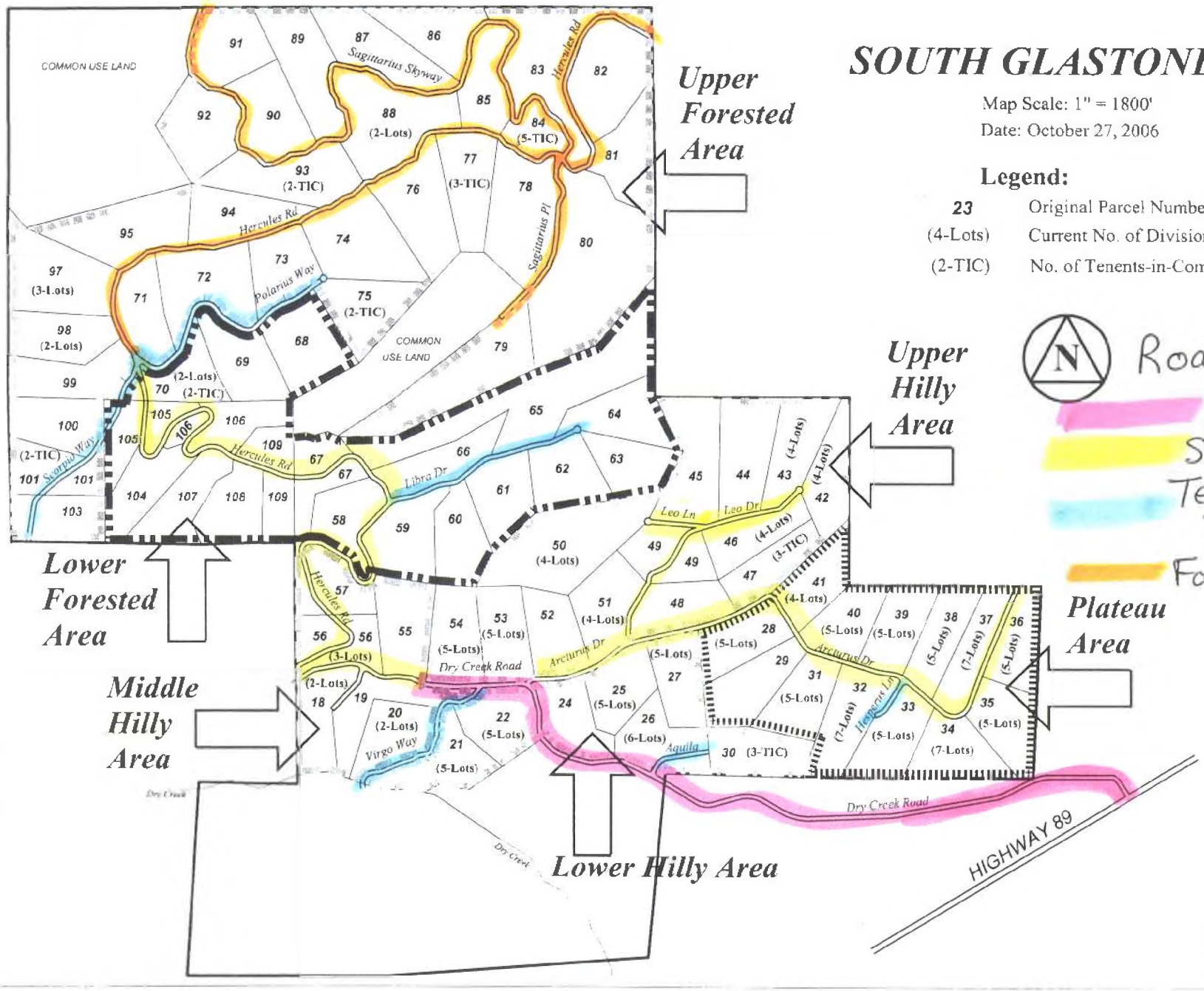
Arcturus	+	Arcturus + Leo	=	total Arcturus Access
43 homes 78 lots	+	15 homes 20 lots	=	58 homes 98 lots
$21,054	+	$6,090	=	$27,144-

Hercules Access

27 homes 67 lots
$16,356-

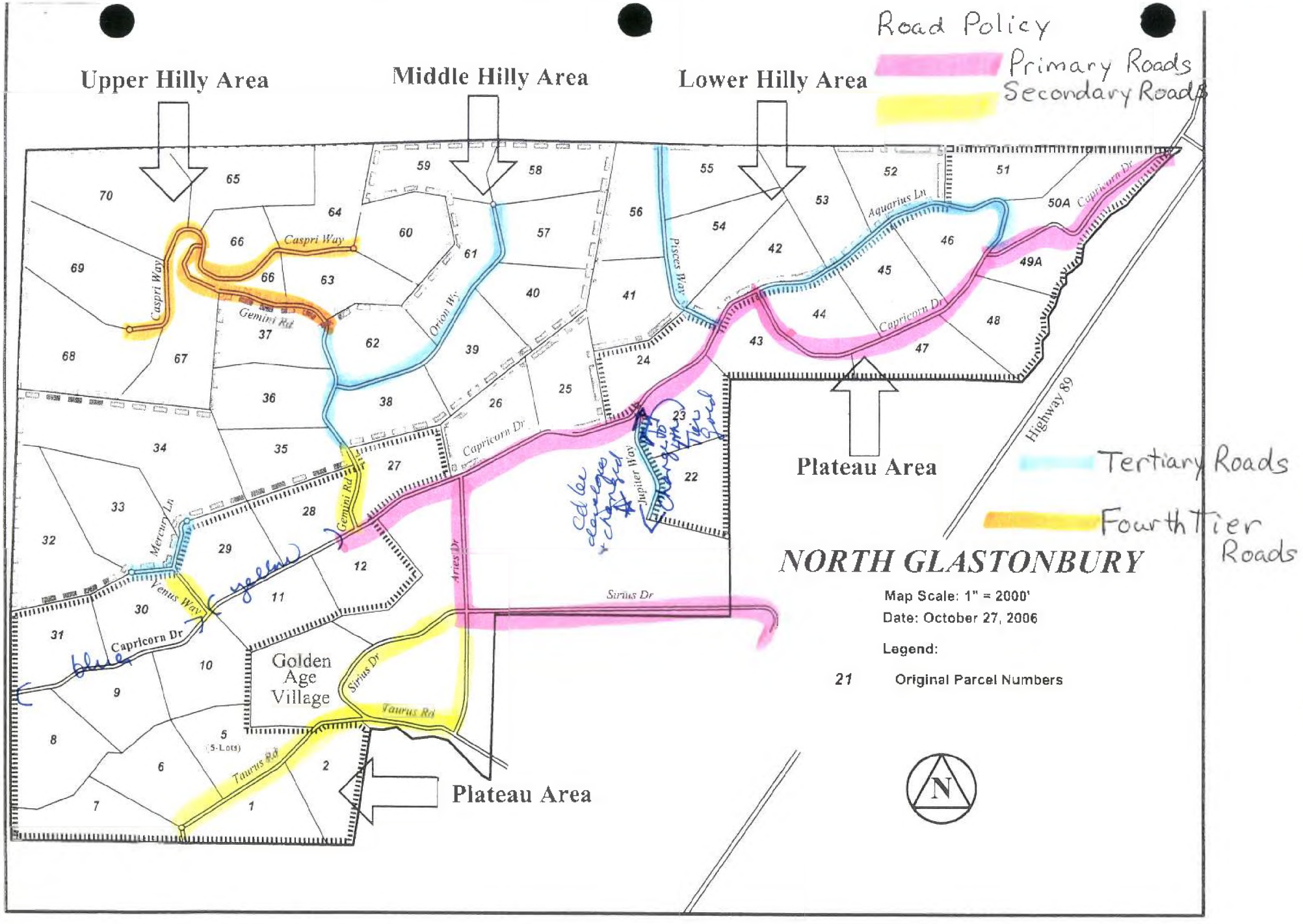
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GLA 02628

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GLA 02629

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[redacted]

MIKE ADKINS CONSTRUCTION, INC.
PO BOX 32
PRAY, MT 59065
406-333-4408
Licensed-Insured
Fax: 333-9329 Cell: 579-4408

[redacted]

pd: ck 1420 7/8/09

INVOICE
May 11, 2009

Glastonbury Landowners Assn
PO Box 312
Emigrant, MT 59027

Re: Road maintenance

North Glastonbury	
7 loads gravel	$ 1750.00 - 250 ea
2 loads Gemini, 2 loads Venus Way, 3 loads Capricorn	
Mobilization	175.00 ~~875~~ ea Taurus
4-30-09 Sirius, Arles & Taurus	
7 hrs blade & 7 hrs roller	1260.00 ÷3 = 420 ea
5-1-09 Gemini, Venus Way, Capricorn	
8 hrs blade & 8 hrs roller	1440.00 ÷3 = 480 ea
5-2-09 Capricorn	
1 hr blade & roll	90.00
5-4-09 Finish north	
4 hrs blade & 4 hrs roller Orion Gemini Venus Taurus	720.00 ÷4 = 180: Orion Gemini Venus Taurus
South Glastonbury	
7 loads gravel	2275.00 - 325 each
3 loads Hercules, 3 loads Sagittarius Skyway, 1 load Sagittarius Place	
Mobilization	~~200~~ 00
5-4-09 Arcturus, Leo Drive	
4 hrs blade & 4 hrs roller	720.00 ÷2 = 360 ea
5-5-09 Arcturus, Leo Drive	
8 hrs blade & 8 hrs roller	1440.00 ÷2 = 720 ea
5-6-09 Hercules Road	
8 hrs blade & 8 hrs roller	1440.00 Hercules
6 hrs water truck	450.00
5-7-09 Hercules Road, Sagittarius	
8 hrs blade & 8 hrs roller	1440.00
5-8-09 Sagittarius Skyway, Sagittarius Place	
7 hrs blade & 7 hrs roller	1260.00 ÷ 2 = 630 ea
Total	$ 14,660.00

2280.-
16,940.-
-300
16,640

Thank you.

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MIKE ADKINS CONSTRUCTION, INC.
PO BOX 32
PRAY, MT 59065
406-333-4408
Licensed-Insured
Fax: 333-9329 Cell: 579-4408

INVOICE
Oct. 27, 2008

Glastonbury Landowners Assn
PO Box 312
Emigrant, MT 59027

Re: Road maintenance
North Glastonbury
10-21-08 Parts of Sirius, Taurus, Venus Way & Gemini
5½ hrs blade ---------- $ 550.00 ÷4 = 137.50

South Glastonbury
10-21-08 Arcturus
2½ hrs blade ---------- 250.00 Arcturus
10-22-08 Arcturus
3 hrs blade ---------- 300.00 Arcturus
10-23-08 Finish bad spots Arcturus, Led Drive, switchbacks on Hercules
7 hrs blade & 6 hrs roller ---------- 1180.00 ÷2 = 590 - Hercules, 295 - Arcturus, 295 - Leo

Total ---------- $ 2280.00
- 340.00 gravel pd.
1940

Thank you

Total
NG = 5885
SG = 10,755

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GLASTONBURY LANDOWNERS ASSOCIATION, INC.
- VARIANCE NOTICE -

Per Covenants Section 12.01 Variances, Waiver: The GLA has reserved the right to waive or grant variances to any of the provisions of the Declaration of Covenants and associated rules and standards where, in its discretion, it believes same to be necessary and where the same will not be injurious to the rest of the Community.

Dear Landowner,

- You are receiving this packet because your property is in close proximity to a Landowner who has applied for a variance to our subdivision standards. (See enclosed maps for details.)
- If you would like to offer your ideas and input for the GLA Board to consider with regard to this variance, please fill out the form below and forward your response to the address listed on the variance form (page 2). For clarification, questions, or to give verbal input, you may call Alyssa Angelis on the Project Review Committee at 406-333-9081, or e-mail your comments to: Alyssa@imt.net. Responses may also be faxed to: 406-333-4908.
- Your response must be received within approximately 2 weeks, no later than **May 22, 2009**.
- This variance application will be discussed at our **May 11, 2009** Board meeting, held at St. John's Church in Emigrant from 6:45 to 9:00 pm. You are invited to attend and offer additional input during this meeting at approximately 7:30 pm when this project is reviewed. The board will consider any further input it receives after this date before making the final decision around May 25.
- To verify the authenticity of your response, we must receive your name and parcel/lot number on the form below. All responses will be handled with strict confidentiality. If you wish to remain anonymous in this process, however, please indicate this below, and our administrative secretary, Denise Orr Kirk (who will screen all responses) will remove your name from the bottom of this form before filing or distributing. This will ensure that your identity will not be revealed to anyone else, including Board members or the party requesting the variance.

DETAILS OF VARIANCE

Landowner Requesting Variance: Pouwell Gelderloos
Parcel/Tract No.: 33-A North Glastonbury

Description:

This variance application pertains to subdivision density standards as outlined in the Master Plan. The current density standard for the "Middle Hilly Area" of North Glastonbury indicates a maximum of 5 lots for each original parcel, with a minimum lot size of 3 acres.

The original acreage of Parcel 33 is approximately 30 acres, and has already been divided into 5 lots. Lot 33-A is the largest lot in the divided parcel, and is 21.37 acres with the existing development of two dwellings: 1) the main house and 2) a large shop with an apartment. The owners of lot 33-A are requesting that they be allowed to establish a 6th lot that will encompass the shop/apartment building so it can be conveyed to their son who is living there, or if necessary some time in the future, provide a modest home for the owners should financial circumstances force them into foreclosure on their main house, which is a current concern. Due to existing development of the main house with landscaping and a sprinkler system, and the steep terrain behind it, the owner is requesting that the new lot be 1.28 acres instead of the required 3 acres. The owner has agreed that no further development will occur on this newly conveyed lot.

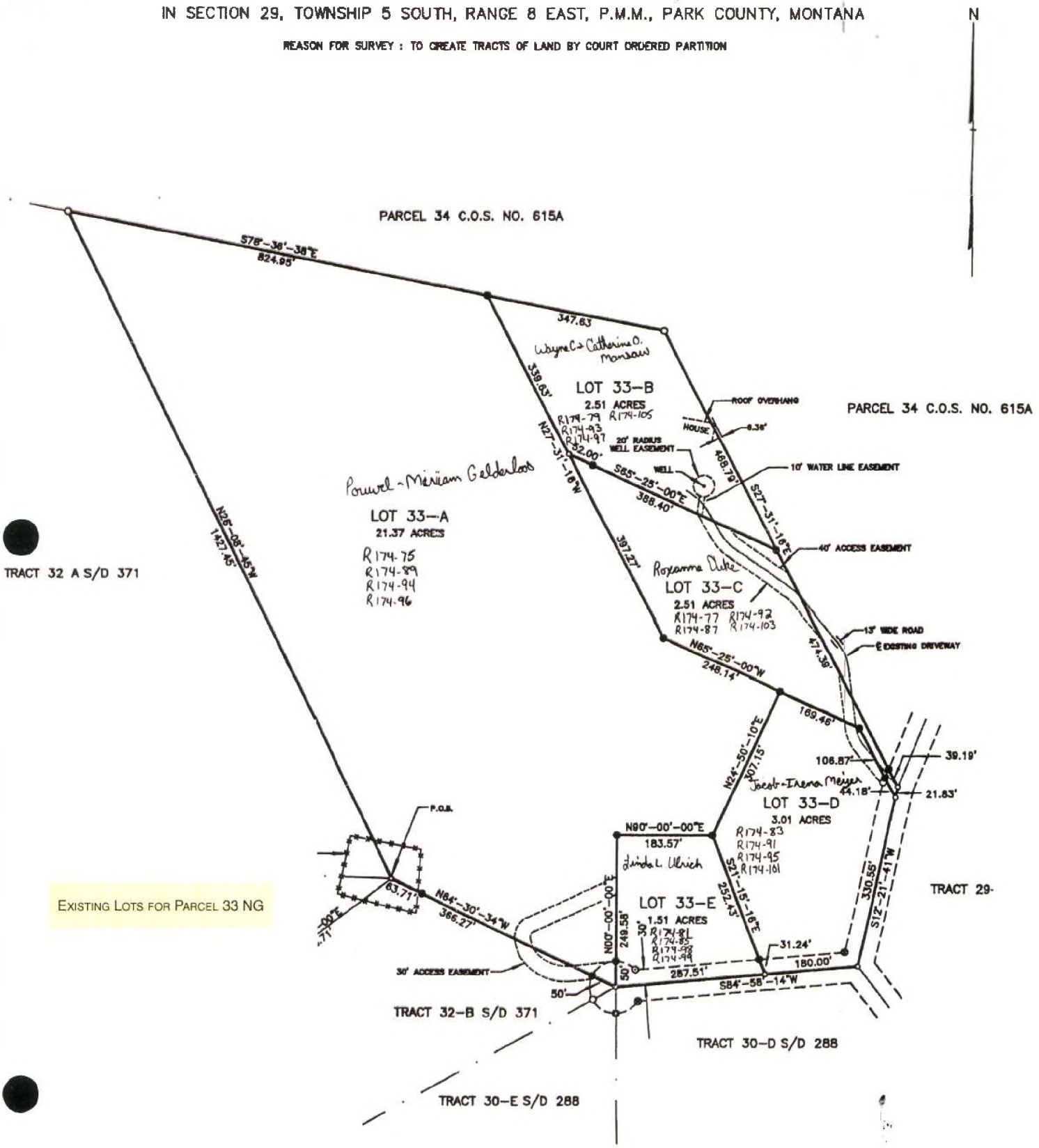
The Board will be reviewing this variance using the guidelines established by the Master Plan, and will determine the appropriate conditions should approval be granted.

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CERTIFICATE OF SURVEY 1736

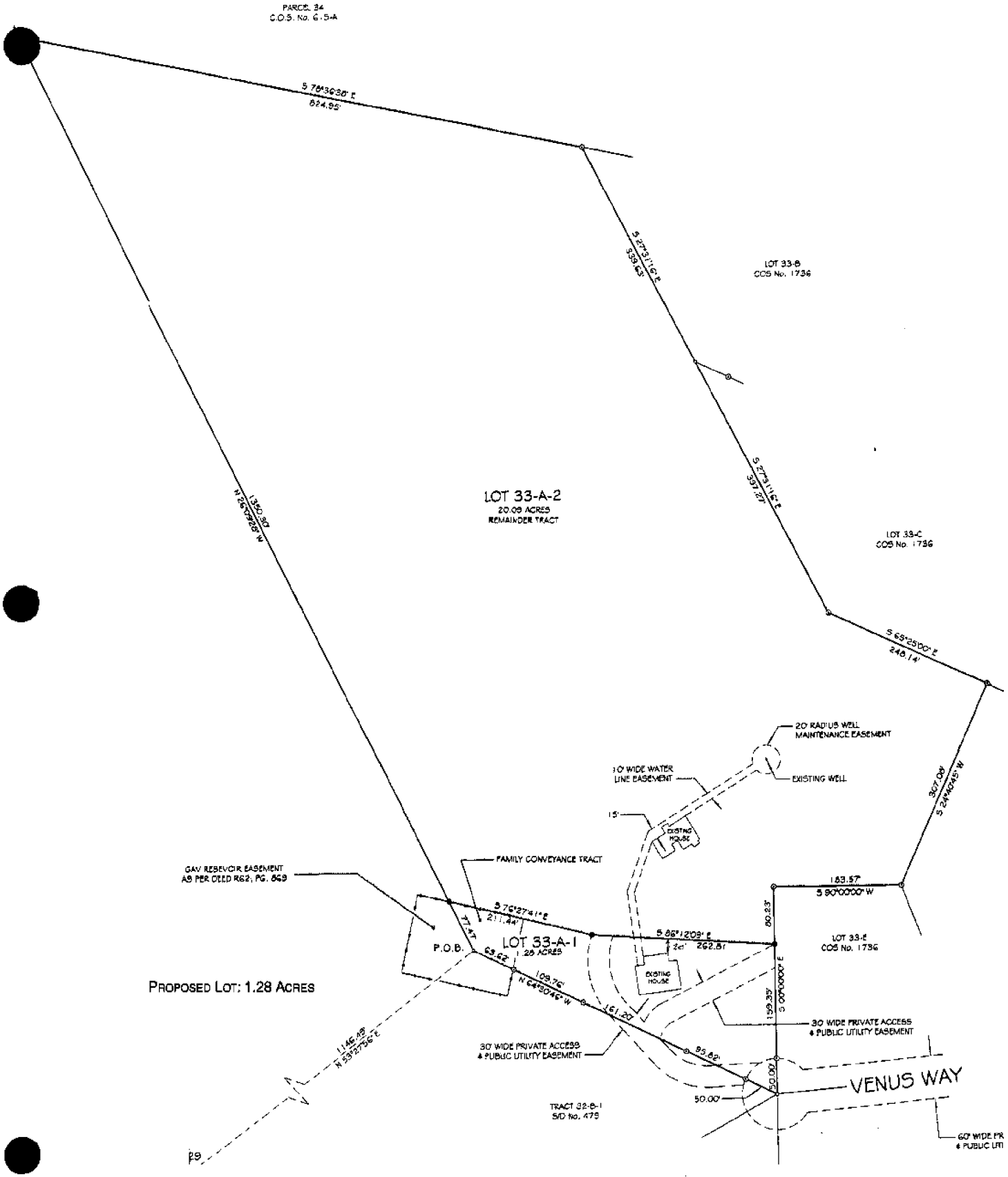
PARTITION OF TRACT 33 AS SHOWN ON CERTIFICATE OF SURVEY NO. 615A, LOCATED IN SECTION 29, TOWNSHIP 5 SOUTH, RANGE 8 EAST, P.M.M., PARK COUNTY, MONTANA

REASON FOR SURVEY : TO CREATE TRACTS OF LAND BY COURT ORDERED PARTITION



GLA 02633

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GLA 02634

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5/11/09 MTG

GLA Shelter Checklist Report

North Glastonbury:

Parcel 2 Community Conservation: Needs to paint air towers

Parcel 28 Lifesaver Shelter: Needs to paint air towers and do some reseeding

Parcel 38E Buddha's Bunkhouse: Needs to remove metal fencing pile

Parcel 57 Newhouse Shelters: Reseed hill cut, may need to grade it

South Glastonbury:

Parcel 39E Victory Shelter: remove old tire, fix steep grades and reseed, finish structure or possibly build fence screen, knapweed infestation

Parcel 47: Remove metal scrap, finish painting structure or use dirt and rock piles to create a berm to screen shelter, feather grades and reseed

Parcel 60: Move concrete pipe and scrap metal, feather hill cut and reseed

Parcel 70B: CRI remove metal trailer parts

Parcel 105B: Finish painting structure or use dirt and rock piles to create a berm to screen shelter, finish grades and reseed; knapweed infestation on both sides of the road

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Policy
Re: Driving Safety Requirements in Glastonbury
UPDATED APRIL 2009

To Glastonbury Landowners:

From time to time, the Glastonbury Landowners Association (GLA) has received complaints regarding unsafe or disturbing driving practices by individuals on Glastonbury platted and private roads. These complaints have included driving too fast and above the posted speed limits, trespassing on private property, disturbance from loud noises produced by ATVs and, in some cases, damage to private roads and newly surfaced platted roads.

Driving Safety Requirements on Platted Roads in Glastonbury - Policy

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

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 (Driving above the posted speed disperses gravel from the road surface and causes rutting thereby wasting your assessment dollars)
- Respectfully observe private property; Do not trespass upon private roads or land

Some of our children love to ride their bicycles on Glastonbury roads as well, so it's important to keep an eye out for them, especially when leaving our driveways and approaching blind corners. Parents, also please remember to review basic common sense bicycle safety practices with you children.

Thank you for upholding these driving standards and for remembering to pass this information on to your family, renters and guests as appropriate. We hope that all who live in Glastonbury will be able to 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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Policy
Re: Discharge of Firearms in Glastonbury
UPDATED APRIL 2009

To Glastonbury Landowners:

In recent months the Glastonbury Landowners Association (GLA) has received several inquiries of concern regarding the discharge of firearms in the Glastonbury Subdivisions. Although the Association does not regulate the use of firearms, except for prohibiting their discharge or use for hunting on "Common Lands" (see "Covenants for the Community of Glastonbury, Section 7 - 7.01d), it does strongly recommend holding strictly to the safe and considerate use of firearms so that Landowners will not find themselves in the position of either being a nuisance or an endangerment to their neighbors.

Park County does not regulate the discharge of firearms outside of municipal city limits, yet the sheriffs do strongly recommend specific gun safety practices and encourage those who own guns to participate in gun safety courses. The sheriffs have informed us that any individual discharging a firearm becomes legally responsible for that round of ammunition wherever it may go. This includes the ricochet phenomena and any physical or property damage that may ensue. They have suggested that property owners establish safe shooting ranges on their property (i.e. shooting towards a hill where there is soft sand or dirt without rocks; best lined with old tires filled with sand). An individual should never shoot in a direction where there is a home or road behind the intended target.

Shooters are reminded that the high powered weapons intended for deer and elk hunting have a range of three (3) miles and the bullet can penetrate several inches of oak. In areas where homes are in relatively close proximity, there is no safe place to shoot. Only those locations with adequate space and background can be considered safe for the shooting of such weapons.

We hope that individuals in Glastonbury who discharge firearms will strive to be considerate of their neighbors and choose not to act in any manner that would impose a sense of fear or concern upon them. One way this might be accomplished would be to give a courtesy call to neighbors (within hearing range) when planning to discharge a gun. A quick call to neighbors to inform them of the location of the shooting range and that safe measures have been taken to prevent an accident could greatly alleviate any stress or confusion regarding the nature of the sound of gunshots.

Thank you for your serious consideration of this message.

Sincerely,

THE BOARD OF DIRECTORS

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GLA 02638

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Glastonbury Landowners Association

Board of Directors Meeting Minutes

June 15, 2009

FINAL

CONFIDENTIAL – DO NOT COPY

1. Call to order and opening prayer.

The meeting was called to order by Laura Boise at 7:35 p.m., at Golden Ratio Woodworks..
PRESENT: Laura Boise (President), Richard Bolen aka Richard, (Vice-President), Sheridan (Treasurer) Alyssa Angelis, Janet Naclerio, Gerald Dubiel, Dan Kehoe, Jr., Frances Owen, Paul Ranttalo, William Smith & Rich Spallone
ABSENT: Charlotte Mizzi
ALSO ATTENDING: Denise Orr Kirk (GLA Administrative Secy)
LANDOWNERS/GUESTS: Leo & Dorothy Keeler, Ben van derVegt

2. Set Agenda.

3. Approval of Meeting Minutes: May 11, 2009

MOTION: Janet motioned and Gerald seconded to approve the May 11, 2009 meeting minutes with amendments. **Motion carried.**

4. Treasurer Reports-Budget Variance, Check & Deposit – SS

Sheridan reviewed "Check Detail, May 2009" and "Check Deposit, May 2009" and the "Budget Variance Report, May 2009."
UNANIMOUS AGREEMENT: The Board approved the Treasurer's reports for May 2009.

5. Officers' Reports

5.1 Executive Committee – LB/RB/SS/JN

5.1.1 Summer Newsletter - DOK

5.1.1. Discuss topics/date timelines for articles, stuffing, volunteers - DOK

The Board agreed to send the summer newsletter in August (day to be determined) with the first GLA election meeting notice. Topics will include: (1) Cheat grass article w/further physical description of what it looks like and when it should be sprayed; instructions re: dates GLA will spray and how landowners can put up sign if they don't want spray on their bordering land, etc. (2) An article requesting volunteers help to help with mailings, etc.
ACTION ITEM: ***Gerald*** – Develop cheat grass article and send to Denise
ACTION ITEM: ***Denise***- Send e-mail to Board requesting topic ideas for newsletter.

5.1.2 Status of response from landowners re: repair of fence in High South – FO

Frances reported that 3 out of the 4 landowners contacted regarding Neil's offer to repair their fences, stated they would do repairs on their own. Neil and Steve plan to repair L. Moore's fence during the second week of July.

5.2 Election Committee – Board/DOK

5.2.1 Determine Committee Chairs

Discussion. Sheridan volunteered to be the Committee Chair for the Election Committee. Janet volunteered to help with refreshments at the Nov. 14 annual meeting/elections..

File: MtgMins 06 15 09
Draft: 07 15 09 Final
Approved: 07 13 09

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5.3 Budget Committee – SS/LB/RB//JN/CM/FO/DK

5.3.1 Determine Dates & Goals for 2010 Budget Planning

ACTION ITEM: ***Budget Committee*** – Meet Mon, 7/20, 7 p.m. at Sheridan's home.
ACTION ITEM: ***Denise*** – E-mail a request to committee chairs to send 2010 budget proposal to Sheridan and Denise no later than July 17th.
ACTION ITEM: ***Committee Chairs*** – E-mail committee budget proposals to Sheridan and Denise no later than July 17th.
ACTION ITEM: ***Denise*** – Xerox copies of budget proposals from chairs; give xerox copies to Sheridan for those attending July 20th Budget Committee Meeting.

6. UNFINISHED BUSINESS

6.1 Project Review – AA/RS

6.1.1 GLA's easement in upper South - GD

6.1.1.1 Contact w/Neil Kremer re: possible gate at end of Sagittarius – WS
William reported he spoke to Neil about possible gate, but no plan was made.

6.1.2 Update: Pouwel Gelderloos, Lot 33-A (NG), Family Conveyance – AA/GD
Alyssa reviewed the variance responses received from the variance mailing, and the details of discussion of approval conditions with Pouwel. Alyssa described how Pouwel agreed that he would abide by the condition that no further dwellings would be built on either the new lot, or in the lower plateau area of the remainder lot. Discussion.
MOTION: Janet motioned and Sheridan seconded to approve Pouwel Gelderloos' variance request to create a 6th lot on Lot 33-A (NG) with the conditions that no further dwellings nor any structures of substantial nature will be built in on either the new lot, 33-A1, or in the lower plateau area of the remainder lot, 33-A2. Further, it shall be spelled out that should a guest house be located in the higher elevation of the remainder lot, 33-A2, any driveway shall follow the GLA standards for driveways. **Motion carried.** (3 abstentions from William, Gerald and Paul)

6.2 Community Committee –LB/RB

6.2.1 Landowner Concerns

6.2.1.1 Status of weed removal at NG reservoir – CM Tabled.

6.4 Road Committee – WS/RS

6.4.1 Status of road mileage/gravel & cost allocation project – Road Committee Tabled.

6.5 Recreation Committee – LB/JN

6.5.1 PVRC

6.5.1.1 Lawnmower Purchase Proposal/Vote - LB
The Board discussed the GLA's responsibility to maintain the PVRC fields and a proposal to purchase a Snapper lawnmower for $2, 800. The Soccer Association (which subleases the soccer fields) has pledged $1,000 toward the purchase of the proposed lawnmower, in exchange for lease permis on the field for upcoming soccer seasons. Discussion.
MOTION: Richard motioned and William seconded to approve the GLA's purchase of the Snapper lawnmower by paying $1,800 of the purchase price or,

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if possible to obtain it on credit, to pay $600 toward it now and $1,200 next year (without interest). **Motion carried unanimously.**

7. NEW BUSINESS

7.1 Project Review – AA/RS

7.1.1 Review draft letter to K. Ramp – AA/RB/GD

The Board discussed the letter drafted to Ramp.

ACTION ITEM: ***Denise*** – Research any information regarding past conditions of approval for Ramp's gate.

ACTION ITEM: ***Gerald or Rich*** – Check to see if the Ramp gate is in the proper placement.

UNANIMOUS AGREEMENT: The Board agreed that the letter drafted to Ramp "Re: Gate blocking access to GLA Easement" should be sent to Ramp.

ACTION ITEM: ***Denise*** – Put Ramp letter on GLA letterhead for Richard's signature.

7.1.2 Parcel 31-D (SG)/Rudy & Clare Parker- Pole Barn Application - AA

Alyssa reviewed the Parker's application.

MOTION: Alyssa motioned and William seconded to approve the Parker's pole barn application on Parcel 31-D (SG) with the conditions that any disturbed land be reseeded and that the necessary electrical permits be obtained. **Motioned carried.**

7.2 Road/Weed –WS/RS

7.2.1 Proposal re: Cost of William Irby's bid for 3 wooden signs/Vote – WS/RS

7.2.2 NG Chip Sealing Road Proposal & Letter – WS/RS

William gave an overview and passed out the details related to the proposal for chip sealing the NG roads in July and writing to the landowners to approve this project. Discussion included giving the landowners proper notice and the scheduling of informational meetings at the NG Community Center.

MOTION: Sheridan motioned and Richard seconded to write to NG landowners and to ask them to vote on a ballot to approve a special assessment for chip sealing the NG NG roads in July 2009. The landowners would also be asked to indicate their individual choice of either a 5-year payment plan at 5% interest or a one-time payment with no interest. **Motion carried.**

ACTION ITEM: ***William/Laura/Alyssa/Sheridan/Richard, etc*** – Finalize chip sealing letter, fact sheet and ballots.

ACTION ITEM: ***Denise*** – Prepare envelopes for chip seal mailing.

ACTION ITEM: ***Sheridan*** – Facilitate stuffing chip sealing mailing. Assist w/follow up calls to landowners..

7.2.3 Discuss road maintenance – WS/RS Tabled.

7.3 Website -DK

7.3.1 Website upgrades –DK Tabled.

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7.4 Community Concerns – RB (added to agenda)

7.4.1 Leo & Dorothy Keeler briefly reviewed their complaint re: barking dogs.
ACTION ITEM: ***Richard*** – Review the Keeler's complaint package and present proposal to the Board.

8. Comment Period for Visiting Landowners. (5-10 min.)

9. Adjournment – 10:25 p.m.

10. Next Meeting is July 13, 2009, St. John's Church, 6:45-8:30 p.m.

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Draft: 07 15 09 Final
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Glastonbury Landowners Association, Inc.

Board of Directors Meeting Agenda

June 15, 2009 - St. John's Church, Emigrant (6:45 – 8:30 pm)

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. **Approve Meeting Minutes for May 11, 2009**
4. **Treasurer Reports-Budget Variance, Check & Deposit – SS**
5. **Officers' Reports**
   - **5.1 Executive Committee – LB/RB/SS/JN**
     - **5.1.1 Summer Newsletter - DOK**
       - **5.1.1.3 Discuss topics/date timelines for articles, stuffing, volunteers - DOK**
     - **5.1.2 Status of response from neighbors re: repair of fence in High South – FO**
   - **5.2 Election Committee – Board/DOK**
     - **5.2.1 Determine Committee Chairs**
   - **5.3 Budget Committee – SS/LB/RB//JN/CM/FO**
     - **5.3.1 Determine Dates & Goals for 2010 Budget Planning**
6. **UNFINISHED BUSINESS**
   - **6.1 Project Review – AA/RS**
     - **6.1.1 GLA's easement in upper South - GD**
       - **6.1.1.1 Contact w/Neil Kremer re: possible gate at end of Sagittarius – WS** Tabled
     - **6.1.2 Update: Pouwel Gelderloos, Lot 33-A (NG), Family Conveyance – AA/GD**
   - **6.2 Community Committee –LB/RB**
     - **6.2.1 Landowner Concerns**
       - **6.2.1 Status of weed removal at NG reservoir - CM**
   - **6.4 Road Committee – WS/RS**
     - **6.4.1 Status of Upper South Gate Sign**
     - **6.4.3 Status of road milage/gravel & cost allocation project – Road Committee**
   - **6.5 Recreation Committee – LB/JN**
     - **6.5.1 PVRC**
       - **6.5.1.1 Lawnmower Purchase Proposal/Vote - LB**
7. **NEW BUSINESS**
   - **7.1 Project Review – AA/RS**
     - **7.1.1 Review draft letter to K. Ramp – AA/RB/GD**
     - **7.1.2 Parcel 31-D (SG)/Rudy & Clare Parker- Pole Barn Application - AA**
   - **7.2 Road/Weed –WS/RS**
     - **7.2.1 Proposal re: Cost of William Irby's bid for 3 wooden signs/Vote – WS/RS**
     - **7.2.2 NG Road Proposal & Letter – WS/RS**
     - **7.2.3 Discuss road maintenance – WS/RS**
   - **7.3 Website -DK**
     - **7.3.1 Website upgrades –DK**
8. **Comment Period for Visiting Landowners. (5-10 min.)**
9. **Adjournment.**
10. **Next Meeting is July 13, 2009, St. John's Church, 6:45-8:30 p.m.**

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Glastonbury Landowner's Association

2009 Budget Variance Report

May 2009

	Jan - Dec 09	Budget	$ Over Budget	% of Budget
Ordinary Income/Expense				
Income				
100. Parcel Assessment Fees				
109. Dwelling 2007	348.00			
110. NG Dwelling 2008	934.55			
110. SG Dwelling 2008	923.79			
111. NG Dwelling 2009	13,519.50	20,880.00	-7,360.50	64.7%
111. SG Dwelling 2009	11,258.90	16,687.00	-5,428.10	67.5%
133. Land 2007	493.00			
134. NG Land 2008	833.05			
134. SG Land 2008	1,647.76			
135. NG Land 2009	18,076.50	32,190.00	-14,113.50	56.2%
135. SG Land 2009	20,939.97	26,346.00	-5,406.03	79.5%
150. GAV	4,263.00	8,526.00	-4,263.00	50.0%
160. Finance Chrgs Late Accnts	225.95			
161. Penalties Late Accounts	126.60			
Total 100. Parcel Assessment Fees	73,590.57	104,629.00	-31,038.43	70.3%
200. Project Review Fees				
201. Application Fee	175.00	250.00	-75.00	70.0%
202. IF - House	550.00	300.00	250.00	183.3%
203. IF - Structures 200/800sf	0.00	125.00	-125.00	0.0%
204. IF - Structures Over 800sf	200.00	0.00	200.00	100.0%
205. IF - Well	75.00	125.00	-50.00	60.0%
206. IF - Driveway	75.00	85.00	-10.00	88.2%
207. IF - Septic	150.00	85.00	65.00	176.5%
208. IF - Package	850.00	500.00	350.00	170.0%
209. IF - Mobile Home	0.00	0.00	0.00	0.0%
210. IF - Subdivison	0.00	300.00	-300.00	0.0%
213. IF - Minor Variance	150.00	100.00	50.00	150.0%
214. IF - Major Variance	0.00	125.00	-125.00	0.0%
218. Mileage Impact Fee	382.50			
200. Project Review Fees - Other	0.00	0.00	0.00	0.0%
Total 200. Project Review Fees	2,607.50	1,995.00	612.50	130.7%
300. Roads				
301. CUT - Road Paving Loan	433.68	2,200.00	-1,766.32	19.7%
Total 300. Roads	433.68	2,200.00	-1,766.32	19.7%
500. Interest Earned				
501. Savings Interest	27.05			
500. Interest Earned - Other	0.00	300.00	-300.00	0.0%
Total 500. Interest Earned	27.05	300.00	-272.95	9.0%
Total Income	76,658.80	109,124.00	-32,465.20	70.2%
Expense				
A00. Roads & Weeds				
A02. Contractors - Snow Removal				
A02A. North Glastonbury	555.00			
A02B. South Glastonbury	242.50			
A02C. High South Glastonbury	2,437.50			
A02F. High Sagittarius Skyway	900.00			
A02. Contractors - Snow Removal - Other	0.00	6,500.00	-6,500.00	0.0%
Total A02. Contractors - Snow Removal	4,135.00	6,500.00	-2,365.00	63.6%
A03. Contractors - Weed Contrl	0.00	3,200.00	-3,200.00	0.0%
A05. Equipment Reg & Ins	1,112.00	2,500.00	-1,388.00	44.5%
A06. Equipment Mtce				
A06. Truck #1	112.50			
A06. Truck #2	20.00			
A06. Equipment Mtce - Other	0.00	1,000.00	-1,000.00	0.0%
Total A06. Equipment Mtce	132.50	1,000.00	-867.50	13.3%
A08. Road Improvement Loan	14,702.67	30,225.00	-15,522.33	48.6%

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Glastonbury Landowner's Association

2009 Budget Variance Report

May 2009

	Jan - Dec 09	Budget	$ Over Budget	% of Budget
A11. Miscellaneous				
A11A. Fuel	198.37	800.00	-601.63	24.8%
A11B. Sand	0.00	500.00	-500.00	0.0%
A11D. New Truck Loan	6,250.00	7,000.00	-750.00	89.3%
A11E. Quonset Hut Asset Expense	1,500.00	5,000.00	-3,500.00	30.0%
A11. Miscellaneous - Other	44.12			
Total A11. Miscellaneous	7,992.49	13,300.00	-5,307.51	60.1%
A12. Contractors - NG Road Wrk				
A12W. Mowing North Glastonbury	0.00	310.00	-310.00	0.0%
A12. Contractors - NG Road Wrk - Other	0.00	10,000.00	-10,000.00	0.0%
Total A12. Contractors - NG Road Wrk	0.00	10,310.00	-10,310.00	0.0%
A13. Contractors - SG Road Wrk				
A13W. Mowing South Glastonbury	0.00	310.00	-310.00	0.0%
A13. Contractors - SG Road Wrk - Other	0.00	10,000.00	-10,000.00	0.0%
Total A13. Contractors - SG Road Wrk	0.00	10,310.00	-10,310.00	0.0%
A14. Roads/Common Land Ins	0.00	5,528.00	-5,528.00	0.0%
A15. Contingency Fund	0.00	1,500.00	-1,500.00	0.0%
Total A00. Roads & Weeds	28,074.66	84,373.00	-56,298.34	33.3%
B00. Project Review				
B01. Contractors	525.00	500.00	25.00	105.0%
B04. Administration	0.00	175.00	-175.00	0.0%
Total B00. Project Review	525.00	675.00	-150.00	77.8%
C00-1 Legal Fees Contingency Fu	435.00	4,000.00	-3,565.00	10.9%
C00. Community/Complaints				
C01. Contractors	75.00			
C05. Miscellaneous/copies	0.00	150.00	-150.00	0.0%
Total C00. Community/Complaints	75.00	150.00	-75.00	50.0%
D00. Recreation				
D03. PVRC				
D03A. PVRC Electricity	129.01	600.00	-470.99	21.5%
D03B. PVRC Liability Insurance	0.00	250.00	-250.00	0.0%
D03C. Mowing Weeds	0.00	70.00	-70.00	0.0%
D03D. Lawn Mower Maint.	0.00	450.00	-450.00	0.0%
Total D03. PVRC	129.01	1,370.00	-1,240.99	9.4%
Total D00. Recreation	129.01	1,370.00	-1,240.99	9.4%
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	400.00	-400.00	0.0%
G04. Credit Report Research	0.00	250.00	-250.00	0.0%
Total G00. Liens	0.00	900.00	-900.00	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%
K00. General Operating Expenses				
K01. Contractors - Admin Sec	552.50	4,000.00	-3,447.50	13.8%
K02. Contractors - Bookkeeper	929.10	3,000.00	-2,070.90	31.0%
K03. Contractors - Accountant	120.00	120.00	0.00	100.0%
K06. Office Supplies	62.06	750.00	-687.94	8.3%
K07. Postage and Delivery	530.75	895.00	-364.25	59.3%
K08. Monthly Board Meetings	1,617.01	2,132.00	-514.99	75.8%
K10. Cash Advance	160.00			

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Glastonbury Landowner's Association

2009 Budget Variance Report

May 2009

	Jan - Dec 09	Budget	$ Over Budget	% of Budget
K11. Rent				
K11A Special Mtgs	0.00	540.00	-540.00	0.0%
K11B. Storage/Boxes	132.50			
K11. Rent - Other	325.00			
Total K11. Rent	457.50	540.00	-82.50	84.7%
K12. Insurance				
K12A. GLA Board Liability Ins	1,341.00	1,341.00	0.00	100.0%
Total K12. Insurance	1,341.00	1,341.00	0.00	100.0%
K13. Taxes	0.00	317.00	-317.00	0.0%
K14. Licenses and Permits	15.00	70.00	-55.00	21.4%
K15. Equipment Repair & Mtce	511.15			
K19. Quarterly Newsletter	447.79			
Total K00. General Operating Expenses	6,743.86	13,165.00	-6,421.14	51.2%
L00. Other Expenses				
L01. Miscellaneous	50.00			
Total L00. Other Expenses	50.00			
M00. Annual Meeting/Elections				
M01. Contractors	0.00	890.00	-890.00	0.0%
M03. Administration	182.00			
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%
Total M00. Annual Meeting/Elections	182.00	1,551.00	-1,369.00	11.7%
Total Expense	36,214.53	109,124.00	-72,909.47	33.2%
Net Ordinary Income	40,444.27	0.00	40,444.27	100.0%
Net Income	**40,444.27**	**0.00**	**40,444.27**	**100.0%**

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North Glastonbury
Chip Sealing Project to Maintain Existing Asphalt Roads
Description of Scope of Work, Estimated Costs
and Estimated Assessments to Land Owners and GAV

Estimated Amount of Assessments to North Glastonbury Residents

	Up front Payoff (one time)	4 yr pymt Plan (cost/yr)	5 yr. pymt (cost/yr)
Developed Lots (Assessment per lot)	$ 740	$ 222	$ 190
Undeveloped Lots (Assessment per lot)	$ 370	$ 111	$ 95
Golden Age Village Mobile Home Park (Lump sum assessment)	$ 12,052	$ 3,615	$ 3,009

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Glastonbury Landowners Association

Board of Directors Meeting Minutes

July 13, 2009

FINAL

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1. Call to order and opening prayer.
The meeting was called to order by Laura Boise at 7:10 p.m., at Golden Ratio Woodworks.
PRESENT: Laura Boise (President), Richard Bolen aka Richard, (Vice-President), Sheridan Stenberg (Treasurer), Alyssa Angelis (left at 7:35), Gerald Dubiel, Dan Kehoe, Jr., Charlotte Mizzi, Paul Ranttalo, William Smith (arrived 7:20) & Rich Spallone (aka Rich).
ABSENT: Janet Naclerio, Frances Owen and Alyssa Angelis (after 7:35 p.m.)
ALSO ATTENDING: Denise Orr Kirk (GLA Administrative Secretary)
LANDOWNERS/GUESTS: Leo & Dorothy Keeler (brief visit prior to the meeting)

2. Set Agenda.

3. Approval of Meeting Minutes: June 15, 2009
MOTION: Gerald motioned and Paul seconded to approve the June15, 2009 meeting minutes with amendments. **Motion carried.** (1 abstention – Charlotte, who was not present)

4. Treasurer Reports-Budget Variance, Check & Deposit – SS
Sheridan reviewed "Check Detail, June 2009" and "Deposit Detail, June 2009" and the "Budget Variance Report, June 2009."
UNANIMOUS AGREEMENT: The Board approved the Treasurer's June 2009 reports.

5. Officers' Reports

5.1 Executive Committee – LB/RB/SS/JN

5.1.1 Summer Newsletter - DOK

5.1.1.3 Discuss topics/date timelines for articles - DOK
ACTION ITEM: ***Board*** – If writing an article for newsletter, send to Denise by e-mail no later than August 1.

5.2 Election Committee – Board/DOK

5.2.1 Timelines for candidate info and mailings - DOK
ACTION ITEM: Board Members Up for Re-election: By August 10 meeting, confirm with Denise if you plan to run as a Board candidate in November.

6. UNFINISHED BUSINESS

6.1 Project Review – AA/RS

6.1.1 GLA's easement in upper South – GD (Transfer to Sept. Agenda)

6.1.1.1 Possible gate at end of Sagittarius – WS
William reviewed that the gate would be on the GLA's Common Land and is a part of the Forest Service's fence.
MOTION: William motioned and Charlotte seconded to allocate $100 for the cost of constructing a gate at the end of Sagittarius if those interested (Ken & Debbie DeGraaf and Philip Hoag) were willing to construct the gate.
Motion carried unanimously.

ACTION ITEM: ***Laura*** - Contact the DeGraafs and Philip regarding the GLA's offer to provide $100 for gate materials if they are willing to construct the gate.

6.2 Community Committee –LB/RB

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Draft (s):
Final Approval:08 10 09

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6.2.1 Landowner Concerns

6.2.1 Status of weed removal at NG reservoir - CM

Discussion.

ACTION ITEM: ***Gerald & Paul*** - Reseed NG reservoir and facilitate weed spraying one more time..

6.2.2 Complaint re: K. Ulrich property - LB

Laura reported that she spoke with Monique Brunson, who wrote up the most recent complaint regarding the Ulrich property. Laura plans to write a 30-day notice to Ulrich to clean up her property.

ACTION ITEM: ***Laura*** - Prior to sending a 30-day notice letter, speak to Randy Taylor (City Sanitarian) and Ulrich's daughter, Julie.

6.4 Road and WeedCommittee – WS/RS

6.4.1 Status of road mileage/gravel & cost allocation project – Road Committee

It was reviewed that the Road Committee needs to put together for future GLA Boards, a map of problem areas in addition to information re: road mileage, gravel and cost allocation for the GLA Roads.

6.4.2 Update: NG Chip Sealing Project – WS/RS

Discussion.

ACTION ITEM: ***William*** – Finalize: (1) Announcement to mail to Landowners re: NG chip sealing voting outcome, etc.; (2) Special Assessment payment schedules, (3) Form and instructions for investors; (4) List of talking points to use when talking to potential investors, and; **(5)** Payment solutions to help carry loan for chip sealing.

ACTION ITEM: ***Denise*** –Draft a telephone tree announcement re: final chip sealing meeting on July 16 (meeting required by the GLA's bylaws) & e-mail to Sheridan.

ACTION ITEM: ***Laura/Charlotte/Denise*** – Attend/facilitate July 16 meeting.

ACTION ITEM: ***Road Committee*** – Write a thank you letter to the chip sealer company; ask if they would inform us when they plan to be in the area again. Send to Denise to put on letterhead, etc.

ACTION ITEM: ***Denise*** – Add to procedures project that the Road Committee needs to keep an eye on the chip sealing needs of our roads and that it should ask road contractors to inform the GLA as to when they plan to be in the area again.

7. NEW BUSINESS

7.1 Project Review – AA/RS

7.1.1 62 (NG) - Brad Smith, Cabin Placement & Septic

Alyssa reviewed.

MOTION: Alyssa motioned and Richard seconded to approve Brad Smith's cabin placement and septic application on Parcel 62 (NG) on the conditions that the electric and plumbing permits are obtained and the land is reseeded after construction. **Motion carried unanimously.**

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Draft (s):
Final Approval:08 10 09

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7.1.2 63 (SG) - John and Pam Richardson, Driveway and Well
Alyssa reviewed.
MOTION: Alyssa motioned and Charlotte seconded to approve John and Pam Richardson's driveway and well application for Parcel 63 (SG) on the conditions that the placement of the well shall be at least 50 feet from the property line and disturbed land will be reseeded following construction. **Motion carried unanimously.**

7.1.3 36-B (NG) – Patricia Harth, Room Addition
Alyssa reviewed.
MOTION: Alyssa motioned and Richard seconded to approve Patricia Harth's room addition on Lot 36-B (NG) on the condition that the proper septic and electric permits are obtained and any disturbed land will be reseeded after construction. **Motion carried unanimously.**

7.2 Road/Weed –WS/RS
7.2.1 Discuss road maintenance – WS/RS Tabled.

7.3 Website -DK
7.3.1 Website upgrades –DK
Discussion. It was suggested that theGLA's website should provide helpful information to new landowners when they first move to Glastonbury.
MOTION: Dan motioned and Charlotte seconded to approve Dan changing the GLA website so that it can be easily maintained. **Motion carried unanimously.**

7.4 Recreation Committee –LB/JN
7.4.1 PVRC –LB – addition to agenda
Laura confirmed that the lawnmower had been purchased.

8. **Comment Period for Visiting Landowners. (5-10 min.)** No landowners present.

9. **Adjournment – 8:49 p.m.**

10. **Next Meeting is August 10, 2009, St. John's Church, 6:45-8:30 p.m. (The location of the meeting was later changed to Sheridan Stenberg's home)**

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Draft (s):
Final Approval:08 10 09

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Glastonbury Landowners Association, Inc.

Board of Directors Meeting Agenda

July 13, 2009

St. John's Church, Emigrant (6:45 – 8:30 pm)

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. **Approve Meeting Minutes for May 11, 2009**
4. **Treasurer Reports-Budget Variance, Check & Deposit – SS**
5. **Officers' Reports**
   - **5.1 Executive Committee – LB/RB/SS/JN**
     - **5.1.1 Summer Newsletter - DOK**
       - **5.1.1.3 Discuss topics/date timelines for articles - DOK**
   - **5.2 Election Committee – Board/DOK**
     - **5.2.1 Timelines for candidate info and mailings - DOK**
6. **UNFINISHED BUSINESS**
   - **6.1 Project Review – AA/RS**
     - **6.1.1 GLA's easement in upper South - GD**
       - **6.1.1.1 Possible gate at end of Sagittarius – WS**
   - **6.2 Community Committee –LB/RB**
     - **6.2.1 Landowner Concerns**
       - **6.2.1 Status of weed removal at NG reservoir - CM**
       - **6.2.2 Complaint re: K. Ulrich property - LB**
   - **6.4 Road Committee – WS/RS**
     - **6.4.1 Status of road milage/gravel & cost allocation project – Road Committee**
     - **6.4.2 Update: NG Chip Sealing Project – WS/RS**
7. **NEW BUSINESS**
   - **7.1 Project Review – AA/RS**
     - **7.1.1 62 (NG) - Brad Smith, Cabin Placement & Septic**
     - **7.1.2 63 (SG) - John and Pam Richardson, Driveway and Well**
     - **7.1.3 36-B (NG) – Patricia Harth, Room Addition**
   - **7.2 Road/Weed –WS/RS**
     - **7.2.1 Discuss road maintenance – WS/RS**
   - **7.3 Website -DK**
     - **7.3.1 Website upgrades –DK**
8. **Comment Period for Visiting Landowners. (5-10 min.)**
9. **Adjournment.**
10. **Next Meeting is August 10, 2009, St. John's Church, 6:45-8:30 p.m.**

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Glastonbury Landowner's Association

2009 Budget Variance Report

JUNE 2009

	Jan - Dec 09	Budget	$ Over Budget	% of Budget
Ordinary Income/Expense				
Income				
100. Parcel Assessment Fees				
109. Dwelling 2007	357.30			
110. NG Dwelling 2008	1,606.79			
110. SG Dwelling 2008	1,205.24			
111. NG Dwelling 2009	15,014.40	20,880.00	-5,865.60	71.9%
111. SG Dwelling 2009	11,633.90	16,687.00	-5,053.10	69.7%
128. Land 2002	40.00			
132. Land 2006	4.23			
133. Land 2007	522.30			
134. NG Land 2008	1,480.29			
134. SG Land 2008	2,088.23			
135. NG Land 2009	19,662.06	32,190.00	-12,527.94	61.1%
135. SG Land 2009	21,774.92	26,346.00	-4,571.08	82.6%
150. GAV	4,263.00	8,526.00	-4,263.00	50.0%
160. Finance Chrgs Late Accnts	484.47			
161. Penalties Late Accounts	202.65			
Total 100. Parcel Assessment Fees	80,339.78	104,629.00	-24,289.22	76.8%
200. Project Review Fees				
201. Application Fee	175.00	250.00	-75.00	70.0%
202. IF - House	550.00	300.00	250.00	183.3%
203. IF - Structures 200/800sf	0.00	125.00	-125.00	0.0%
204. IF - Structures Over 800sf	200.00	0.00	200.00	100.0%
205. IF - Well	75.00	125.00	-50.00	60.0%
206. IF - Driveway	75.00	85.00	-10.00	88.2%
207. IF - Septic	150.00	85.00	65.00	176.5%
208. IF - Package	850.00	500.00	350.00	170.0%
209. IF - Mobile Home	0.00	0.00	0.00	0.0%
210. IF - Subdivison	0.00	300.00	-300.00	0.0%
213. IF - Minor Variance	150.00	100.00	50.00	150.0%
214. IF - Major Variance	0.00	125.00	-125.00	0.0%
218. Mileage Impact Fee	382.50			
200. Project Review Fees - Other	0.00	0.00	0.00	0.0%
Total 200. Project Review Fees	2,607.50	1,995.00	612.50	130.7%
300. Roads				
301. CUT - Road Paving Loan	433.68	2,200.00	-1,766.32	19.7%
Total 300. Roads	433.68	2,200.00	-1,766.32	19.7%
500. Interest Earned				
501. Savings Interest	42.31			
500. Interest Earned - Other	0.00	300.00	-300.00	0.0%
Total 500. Interest Earned	42.31	300.00	-257.69	14.1%
Total Income	83,423.27	109,124.00	-25,700.73	76.4%
Expense				
A00. Roads & Weeds				
A02. Contractors - Snow Removal				
A02A. North Glastonbury	555.00			
A02B. South Glastonbury	242.50			
A02C. High South Glastonbury	2,437.50			
A02F. High Sagittarius Skyway	900.00			
A02. Contractors - Snow Rem...	0.00	6,500.00	-6,500.00	0.0%
Total A02. Contractors - Snow Re...	4,135.00	6,500.00	-2,365.00	63.6%
A03. Contractors - Weed Contrl	0.00	3,200.00	-3,200.00	0.0%
A05. Equipment Reg & Ins	1,112.00	2,500.00	-1,388.00	44.5%
A06. Equipment Mtce				
A06. Truck #1	112.50			
A06. Truck #2	20.00			
A06. Equipment Mtce - Other	0.00	1,000.00	-1,000.00	0.0%
Total A06. Equipment Mtce	132.50	1,000.00	-867.50	13.3%
A08. Road Improvement Loan	14,702.67	30,225.00	-15,522.33	48.6%
A09. Administration	136.50			

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Glastonbury Landowner's Association

2009 Budget Variance Report

JUNE 2009

	Jan - Dec 09	Budget	$ Over Budget	% of Budget
A11. Miscellaneous				
A11A. Fuel	198.37	800.00	-601.63	24.8%
A11B. Sand	0.00	500.00	-500.00	0.0%
A11D. New Truck Loan	6,924.62	7,000.00	-75.38	98.9%
A11E. Quonset Hut Asset Exp...	1,500.00	5,000.00	-3,500.00	30.0%
A11. Miscellaneous - Other	44.12			
Total A11. Miscellaneous	8,667.11	13,300.00	-4,632.89	65.2%
A12. Contractors - NG Road Wrk				
A12W. Mowing North Glaston...	0.00	310.00	-310.00	0.0%
A12. Contractors - NG Road W...	0.00	10,000.00	-10,000.00	0.0%
Total A12. Contractors - NG Road...	0.00	10,310.00	-10,310.00	0.0%
A13. Contractors - SG Road Wrk				
A13W. Mowing South Glaston...	0.00	310.00	-310.00	0.0%
A13. Contractors - SG Road W...	0.00	10,000.00	-10,000.00	0.0%
Total A13. Contractors - SG Road...	0.00	10,310.00	-10,310.00	0.0%
A14. Roads/Common Land Ins	0.00	5,528.00	-5,528.00	0.0%
A15. Contingency Fund	0.00	1,500.00	-1,500.00	0.0%
Total A00. Roads & Weeds	28,885.78	84,373.00	-55,487.22	34.2%
B00. Project Review				
B01. Contractors	525.00	500.00	25.00	105.0%
B04. Administration	0.00	175.00	-175.00	0.0%
Total B00. Project Review	525.00	675.00	-150.00	77.8%
C00-1 Legal Fees Contingency Fu	575.00	4,000.00	-3,425.00	14.4%
C00. Community/Complaints				
C01. Contractors	75.00			
C05. Miscellaneous/copies	0.00	150.00	-150.00	0.0%
Total C00. Community/Complaints	75.00	150.00	-75.00	50.0%
D00. Recreation				
D03. PVRC				
D03A. PVRC Electricity	156.42	600.00	-443.58	26.1%
D03B. PVRC Liability Insurance	0.00	250.00	-250.00	0.0%
D03C. Mowing Weeds	0.00	70.00	-70.00	0.0%
D03D. Lawn Mower Maint.	0.00	450.00	-450.00	0.0%
D03E. Lawn Mower Purchase	1,650.00			
Total D03. PVRC	1,806.42	1,370.00	436.42	131.9%
Total D00. Recreation	1,806.42	1,370.00	436.42	131.9%
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	84.50	400.00	-315.50	21.1%
G04. Credit Report Research	0.00	250.00	-250.00	0.0%
Total G00. Liens	84.50	900.00	-815.50	9.4%
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	715.00	4,000.00	-3,285.00	17.9%
K02. Contractors - Bookkeeper	1,124.10	3,000.00	-1,875.90	37.5%
K03. Contractors - Accountant	120.00	120.00	0.00	100.0%
K06. Office Supplies	152.21	750.00	-597.79	20.3%
K07. Postage and Delivery	574.75	895.00	-320.25	64.2%
K08. Monthly Board Meetings	1,825.01	2,132.00	-306.99	85.6%
K10. Cash Advance	160.00			

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Glastonbury Landowner's Association

2009 Budget Variance Report

JUNE 2009

	Jan - Dec 09	Budget	$ Over Budget	% of Budget
K11. Rent				
K11A Special Mtgs	25.00	540.00	-515.00	4.6%
K11B. Storage/Boxes	172.50			
K11. Rent - Other	325.00			
Total K11. Rent	522.50	540.00	-17.50	96.8%
K12. Insurance				
K12A. GLA Board Liability Ins	1,341.00	1,341.00	0.00	100.0%
Total K12. Insurance	1,341.00	1,341.00	0.00	100.0%
K13. Taxes	0.00	317.00	-317.00	0.0%
K14. Licenses and Permits	15.00	70.00	-55.00	21.4%
K15. Equipment Repair & Mtce	511.15			
K18. Miscellaneous	36.00			
K19. Quarterly Newsletter	447.79			
Total K00. General Operating Expen...	7,544.51	13,165.00	-5,620.49	57.3%
L00. Other Expenses				
L01. Miscellaneous	50.00			
Total L00. Other Expenses	50.00			
M00. Annual Meeting/Elections				
M01. Contractors	0.00	890.00	-890.00	0.0%
M03. Administration	182.00			
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%
Total M00. Annual Meeting/Elections	182.00	1,551.00	-1,369.00	11.7%
Total Expense	39,728.21	109,124.00	-69,395.79	36.4%
Net Ordinary Income	43,695.06	0.00	43,695.06	100.0%
Net Income	**43,695.06**	**0.00**	**43,695.06**	**100.0%**

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GLA 2010 /Projected CashFlow Budget

Income/Expense Categories		Notes
Projected Income		
100. Assessment Fees for Land and Dwellings		
133. Land 2009	$62,777	$73,153 = 383 lots x $191.00 (-) 6,303 Uncollected Lien Accounts (-) 573 Subdivision Waivers (-) 3,500 Uncollected 2010 Fees (5%) $62,777 - Total Land Assessment Fees
108. Dwelling 2009	$45,076	$49,660 = 260 Dwellings x $191.00 (-) 4,584 Uncollected Lien Accounts $45,076
150. GAV	$9,359	$ 9,359 - Golden Age Village (49 lots x $191.00)
100. Total Assessment Fee Income	**$117,212**	
200. Project Review Fees Building Projects		
Application Fee	$250	Non-refundable Application Fee
Impact Fees	$3,075	Impact Fee for Projects
200. Total Project Review Fee Income	**$3,325**	
300. Roads		
301. CUT - Road Paving Loan	$2,200	1% Loan Interest paid by Church Universal Triumphant
300. Total Road Income	**$2,200**	
500. Interest Earned		
501. Savings Interest	$100	Interest Earned from Savings Account
500. Total Interest Earned Income	**$100**	
Total 2010 Projected Income	**$122,837**	
Projected Expenses		
A00. Roads & Weeds		
A02. Contractors - Snow Removal	$4,000	Snow Plowing
A03. Contractors - Weed Control	$3,700	Weed Spraying
A05. Equipment Reg & Ins	$2,500	Insurance and Registration for two trucks
A06. Equipment Mtce	$1,500	Two trucks, oil changes, snow plow repairs, etc.
A08. Road Improvement Loan	$30,225	1st National Bank of Rockies Paving Loan 2001-2016
A11A. Fuel	$800	Fuel
A11B. Sand	$500	Sand
A11E. Quonset Hut Asset Expense	$3,500	Sand & Truck storage/Installation during 2010
A12. Road Work	$28,000	Grading and Gravel
A13. Mowing North Glastonbury	$600	Roadside Mowing
A14. Roads/Common Land Liability Insurance	$5,528	Roads/Common Lands Liability Insurance
A15. Contingency Fund	$2,000	Emergency Road and Fence Repair
A00. Total Road Expenses	**$82,853**	**This totals 71% of Assessment Income**

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B00. Project Review		
B01. Contractors	$2,600	
B04. Administration	$725	Correspondence & Postage for Project Review
BOO. Total Project Review	**$3,325**	
C00. Community/ Complaints		
C01. Contractors (only 2.5 hrs per wk)	$1,800	Resolution of Conflicts re: Complaints & Disputes
C04. Legal Fees	$870	Legal Advice, Interpretation of Covenants, Letters
C05. Miscellaneous	$175	Copies, Correspondence, Postage
C00. Total Community/ Complaint Expenses	**$2,845**	
C00-1. Legal Fees Contingency Fund		
	$3,000	Legal Action Re: Owner Complaints & Disputes
C00-1 Total Legal Fee Contingency Fund	**$3,000**	
C00-2 General Operations/Subcontractors	$1,900	General Managerial, Contracts with Contractors for
(only 3 hrs per wk)		Maint. & Repairs, Contacts, Research, Letters
	$500	Office Reception Service & Dedicated Phone Line
Dedicated Office Set up	$1,500	phone, internet, ans. machine, fax, computer, files
	$175	copies, postage, envelopes
COO-2 Total General Operations	**$3,350**	
D00. Recreation		
D03. Recreation Center	$500	Cement Pad for Court Enclosure
D03A. Electricity	$600	Electricity for Well Pump & Building
DO3B. Liability Insurance	$250	Liability Insurance
D03C. Mowing Weeds	$100	Contractor with Brush Hog Equipment
D03D.Lawn Mower Maint/fertilizer/airiator	$250	Mower Maint/gas— Mowing Time is all Volunteer
	$300	General maint. & repairs of building and restrooms
D00. Total Recreation Expenses	**$2,050**	
F00. Website		
F01. Contractors - Dev & Mtce	$1,355	Website Postings, Updates & Database Inputing
F02. URL/Domain Fee	$100	
F00. Total Website Expenses	**$1,455**	
G00. Liens		
G01. Lien Filing	$350	Fees for Filing a Lien, Postage, Contractractor
G03. Administration	$300	Correspondencer
G04. Credit Report Research & Collection	$500	
G00. Total Lien Expenses	**$1,150**	
J00. Other Projects		
J03. Policy and Procedures	$2,400	Develop Policy & Procedures Manuals
J00. Total Other Projects	**$2,400**	
K00. General Operating Expenses		
K01. Contractors - Admin Sec	$6,900	Mail Processing, Project Review Applications, Correspondence, Landowner/Board Requests, Mass Mailings, etc.
K02. Contractors - Bookkeeper	$3,600	Financial accounting, landowner database

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K03. Contractors - Accountant	$120	Yearly Federal & State Tax Filing
K06. Office Supplies	$950	Copy paper, Ink, Envelopes, Labels
K07. Postage and Delivery	$1,200	Postage for Mailings
K08. Monthly Board Meetings	$2,855	Agendas, Meeting Minutes, Handouts, Refreshments
K11. Rent	$540	Meeting Room, PO Box Rental, File Storage
K12. Insurance	$1,342	GLA Board Liability Insurance
K13. Taxes	$317	Property Taxes Common Land-four parcels
K14. Licenses and Permits	$70	Corporate Non-Profit Licensing
K19. Newsletters	$950	Quarterly Newsletters, copies, postage, envelopes
K00. Total General Operating Expenses	**$18,844**	13% of Assessment Income
M00. Annual Meeting/Elections		
M03. Administration	$890	Nomination & Election Packets, Meeting set-up & Coordination, Meeting Handouts
M04. Postage and Delivery	$400	Nomination & Election Packets
M05. Refreshments	$200	Annual Meeting
M06. Rent	$75	Emigrant Hall Rental
M00. Total Annual Meeting/Elections Expenses	**$1,565**	
Total 2010 Projected Expenses	**$122,837**	
Total 2010 Projected Income	**$122,837**	
2010 Balanced Projected Budget	**$0**	

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Sign – GLA File Copy

GLASTONBURY LANDOWNERS ASSOCIATION, INC.

P.O. Box 312, Emigrant, Montana 59027

July 2, 2009

Ms. Kathleen Ramp
P.O. Box 1457
Morgan Hill, CA 95038

Re: Gate Blocking Access to the Glastonbury Landowners Association Easement

Dear Kathleen,

Your reply to our last request that we, the Glastonbury Landowners Association, be given access to our easement which is blocked by your gate is unacceptable. Your suggestion of opening the gate for necessary entry ignores the legal right of our members to use the easement for access to our common land which borders your property.

The easement, which runs with the land, states "…a perpetual easement and right-of-way over and across the hereinafter described real property, for the purpose of ingress and egress by foot, or with animals, vehicles, loads or otherwise…"

"…each of the parties may maintain their own combination lock on the gate contained on the easement area, and will provide the other party with the combination thereto…"

The foregoing excerpt is on record in the recorders office of Park County at Roll 20 page 154.

There have been numerous complaints by our members seeking access to our common land by way of our easement.

We must insist that you comply with the written agreement and furnish us with the combination to the locks on the gate at once. Thank you for your cooperation.

Very truly yours,

H. Richard Bolen
Vice-President

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Glastonbury Landowners Association

Board of Directors Meeting Minutes

August 10, 2009

FINAL

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1. Call to order and opening prayer.

The meeting was called to order by Richard at 7:10 p.m., at Sheridan Stenberg's home.
PRESENT: Richard Bolen aka Richard, (Vice-President), Sheridan Stenberg (Treasurer), Alyssa Angelis, Gerald Dubiel, Dan Kehoe, Jr., Charlotte Mizzi, Paul Ranttalo & William Smith.
ABSENT: Laura Boise (President), Janet Naclerio (Secretary), Frances Owen & Rich Spallone
ALSO ATTENDING: Denise Orr Kirk (GLA Administrative Secretary)
LANDOWNERS/GUESTS: Monique Brunson, Clare Parker, Ed Debrowski

2. Set Agenda.

3. Approval of Meeting Minutes: July 13, 2009

MOTION: Charlotte motioned and Alyssa seconded to approve the July 13, 2009 meeting minutes with amendments. **Motion carried unanimously.**

4. Treasurer Reports-Budget Variance, Check & Deposit – SS

Sheridan reviewed "Check Detail, July 2009" and "Deposit Detail, July 2009" and the "Budget Variance Report, July 2009." In addition, a breakdown of maintenance costs per road, prepared by Charlene, was distributed.
MOTION: William motioned and Charlotte seconded to approve the Treasurer's July 2009 reports. **Motion carried unanimously.**
ACTION ITEM: ***Sheridan*** – On behalf of the Board, request that Charlene places the Treasurers reports on portrait or landscape so that all columns on the reports can be read.

5. Officers' Reports

5.1 Executive Committee – LB/RB/SS/JN

5.1.1 Summer Newsletter - DOK

5.1.1.1 Review timelines (past due) for submitting articles - DOK
ACTION ITEM: ***Board*** - E-mail articles to Denise by August 16.
ACTION ITEM: ***Denise & Board*** - Include in newsletter: (1) Use reflectors on person and bikes at night; request Landowners to remind their renters, guests, friends, etc.; (2) Announce stolen signs & request Landowners to inform Board re: any related information, (3) Information on constructing bicycle/walking path in NG (see 7.2.2 below), and; (4) Remind drivers to slow down .

5.1.1.2 Plan mailing date & volunteers, etc. – DOK/SS
Mailing date: August 24.

5.2 Election Committee – Board/DOK

5.2.1 Brief review of candidate information for August mailing - DOK
Discussion. Richard (SG), Paul (NG) and William (NG) have decided to run for re-election in November 2009. Frances (SG), Dan (SG) and Charlotte (NG) have decided not to run for re-election.

5.3 Budget Committee –SS/LB/RB/JN/CM/DK

5.3.1 Discuss 2010 Budget - RB A brief discussion included the need for assessments to be raised in 2010 based on continued increases in the cost of living, including the cost of road maintenance labor and materials.
ACTION ITEM: ***Budget Committee*** - Include maintenance of fences & signs in budget.

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Draft (s): 09 16 09 -final
Final Approval:09 14 09

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5.4 Ad Hoc Planning Committee for 2010 and Future (added to agenda)

UNANIMOUS AGREEMENT: The Board will meet on August 31 to brainstorm/plan how it might accomplish all its responsibilities, including the possibility of hiring contractors to handle time-consuming projects that extend far beyond the hours that volunteer Board members can continue to offer.

ACTION ITEM: ***Denise*** – Send a special private meeting notice to the Board regarding August 31 meeting & request information regarding Board jobs to be used in the meeting.

ACTION ITEM: ***Board*** – Send ideas for special meeting agenda to Richard via e-mail.

5.5 Discuss location for meetings - Board

Discussion included future location of Board meetings..

MOTION: Sheridan motioned and Dan seconded that the Board meetings will continue to be held at St. John's Church and to accept E. Story's offer to credit the GLA with 2 meetings. **Motion carried.**

ACTION ITEM: ***Sheridan*** – Inform Janet about the Board's decision to continue meeting at St. John's & request she contact E. Story regarding credit and future bookings.

6. UNFINISHED BUSINESS

6.1 Community Committee –LB/RB

6.1.1 Landowner Concerns

6.1.1.1 Status of weed removal at NG reservoir – GD/PR

Gerald reported that Ed Schilling sprayed the NG reservoir area. At the end of August, the area will be reseeded and graded a little bit.

6.2 Road & Weed Committee – WS/RS

6.2.1 Status of road mileage/gravel & cost allocation project – Rd Committee

Per William, Charlene was providing this information on road/cost allocations she provided for the September Treasurer's report. More information will be reported when new costs and allocations are determined.

ACTION ITEM: ***Rd Committee*** – Conduct a meeting and bring proposals for identification labels to be used by landowners and their guests to use when hunting, etc. Invite Richard Bolen to meeting. Present proposal at September meeting.

6.2.2 Weeds –GD *(added to agenda)*

Discussion included weed spraying and planting grass seed after spraying.

ACTION ITEM: ***Gerald*** – Check if the GLA has any Toredon left.

ACTION ITEM: ***Road Committee*** – Include cost of grass seed in budget

6.3 Website -DK

6.3.1 Update re: Website upgrades –DK Tabled.

6.4 Upper South Fence Repair & Posting Signs–FO *(added to agenda)*

Frances reported: (1) Neil Kremer told her he repaired all of the fence on the side of K. Ramp's property; next week he will repair fencing near Everett Johnston's property. (2) The fence in High South is being left open and cows are walking over the guards. Three signs on GLA Common Land will be posted by Steve H… (sp?) stating "Close gate at all times."

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7. NEW BUSINESS

7.1` Road/Weed –WS/RS

7.1.1 Update re: Chip Sealing Project -WS

Discussion included positive comments and further paving requests from Landowners.

7.1.2 Discuss Quonset Hut placement – WS/PR

Discussion included the problem of placing hut at end of hill based on wet land vs placing it on Recreation Land where it would not be seen.

ACTION ITEM: ***Road Committee*** – Bring proposed Quonset Hut placement proposal to September 14 meeting for Board vote.

ACTION ITEM: ***Laura/Denise*** – Add Quonset Hut placement & vote to Sept. agenda.

7.2 Recreation Committee – LB/JN

7.2.1 Discuss storage of PVRC lawnmower -PR

Paul proposed that a lean-to or shed for lawnmower storage be constructed.

ACTION ITEM: ***Paul*** – Bring to September meeting a proposal for lawnmower storage and price for Board vote.

ACTION ITEM: ***Laura/Denise*** – Add lawnmower storage proposal/vote - 9/14 agenda.

7.2.2 Path for walking/bicycling on Recreation Land and other areas of NG - D/PR ***(added to agenda)***

Gerald reviewed that he and Paul will construct a walking/bicycle path around Fridley Creek, along the Story's land and then on to the Recreation Land. The Church gave permission to build this path on parts of their property.

7.3 Project Review Committee – AA/RS ***(added to agenda)***

7.3.1 Lot 35-A (SG)/Clare Parker – Manufactured Home Placement – AA

Alyssa ,William and Clare reviewed details of the application. Clare explained that Twin Pillars, Inc (shelter) owns Lot 35-A and she was its President and would be transferring ownership of the lot to her son, Ed Debrowski, who plans to place a manufactured home on the pre-existing home site, where there had previously been a manufactured home. Discussion.

MOTION: Alyssa motioned and Dan seconded to approve the manufactured home placement on Lot 35-A (SG) with the conditions that: (1) the missing page in the application would be submitted; (2) an electrical permit will be acquired, and: (3) the ground will be reseeded after construction. **Motion carried unanimously.**

Note re: Twin Pillars Shelter: Clare also explained that she wants to be released from the liability of the potentially hazardous underground storage area in the shelter and therefore, she plans to clean it out and remove it.

8. Comment Period for Visiting Landowners. (5-10 min.)

Monique Brunson offered positive comments regarding the meeting and that it was good to see the Board working together so harmoniously.

9. Adjournment – 9:15p.m.

10. Next Meeting is September 14, 2009, St. John's Church, 6:45-8:30 p.m.

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Glastonbury Landowners Association, Inc.

Board of Directors Meeting Agenda

August 10, 2009 6:45 – 8:30 pm

SHERIDAN STENBERG'S HOME IN NORTH GLASTONBURY

(DIRECTIONS NEXT PAGE)

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. **Approve Meeting Minutes for July 13, 2009**
4. **Treasurer Reports-Budget Variance, Check & Deposit – SS**
5. **Officers' Reports**
   - **5.1 Executive Committee – LB/RB/SS/JN**
     - **5.1.1 Summer Newsletter - DOK**
       - **5.1.1.1 Review timelines (past due) for submitting articles - DOK**
       - **5.1.1.2 Plan mailing date & volunteers, etc. – DOK/SS**
   - **5.2 Election Committee – Board/DOK**
     - **5.2.1 Brief review of candidate information for August mailing - DOK**
   - **5.3 Budget Committee –SS/LB/RB/JN/CM/DK**
     - **5.3.1 Discuss 2010 Budget - RB**
   - **5.4 Discuss location for meetings - Board**
6. **UNFINISHED BUSINESS**
   - **6.1 Community Committee –LB/RB**
     - **6.1.1 Landowner Concerns**
       - **6.1.1.1 Status of weed removal at NG reservoir – GD/PR**
   - **6.2 Road Committee – WS/RS**
     - **6.2.1 Status of road milage/gravel & cost allocation project – Rd Committee**
   - **6.3 Website -DK**
     - **6.3.1 Update re: Website upgrades –DK**
7. **NEW BUSINESS**
   - **7.1` Road/Weed –WS/RS**
     - **7.1.1 Update re: Chip Sealing Project -WS**
     - **7.1.2 Discuss Quonset Hut placement – WS/PR**
   - **7.2 Recreation Committee – LB/JN**
     - **7.2.1 Discuss storage of PVRC lawnmower -PR**
8. **Comment Period for Visiting Landowners. (5-10 min.)**
9. **Adjournment**
10. **Next Meeting is September 14, 2009, St. John's Church, 6:45-8:30 p.m.**

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Glastonbury Landowner's Association

2009 Budget Variance Report

July 2009

	Jan - Dec 09	Budget	$ Over Budget	% of Budget
Ordinary Income/Expense				
Income				
100. Parcel Assessment Fees				
109. Dwelling 2007	502.30			
110. NG Dwelling 2008	1,640.79			
110. SG Dwelling 2008	1,428.62			
111. NG Dwelling 2009	16,959.48	20,880.00	-4,920.52	76.4%
111. SG Dwelling 2009	12,381.18	16,687.00	-4,305.82	74.2%
128. Land 2002	40.00			
132. Land 2006	4.23			
133. Land 2007	667.30			
134. NG Land 2008	1,514.29			
134. SG Land 2008	2,336.62			
135. NG Land 2009	20,740.98	32,190.00	-11,449.02	64.4%
135. SG Land 2009	22,918.37	26,346.00	-3,427.63	87.0%
150. GAV	4,263.00	8,526.00	-4,263.00	50.0%
160. Finance Chrgs Late Accnts	592.32			
161. Penalties Late Accounts	233.05			
Total 100. Parcel Assessment Fees	85,222.53	104,629.00	-19,406.47	81.5%
200. Project Review Fees				
201. Application Fee	175.00	250.00	-75.00	70.0%
202. IF - House	550.00	300.00	250.00	183.3%
203. IF - Structures 200/800sf	0.00	125.00	-125.00	0.0%
204. IF - Structures Over 800sf	200.00	0.00	200.00	100.0%
205. IF - Well	75.00	125.00	-50.00	60.0%
206. IF - Driveway	75.00	85.00	-10.00	88.2%
207. IF - Septic	150.00	85.00	65.00	176.5%
208. IF - Package	850.00	500.00	350.00	170.0%
209. IF - Mobile Home	0.00	0.00	0.00	0.0%
210. IF - Subdivison	0.00	300.00	-300.00	0.0%
213. IF - Minor Variance	150.00	100.00	50.00	150.0%
214. IF - Major Variance	0.00	125.00	-125.00	0.0%
218. Mileage Impact Fee	382.50			
200. Project Review Fees - Other	0.00	0.00	0.00	0.0%
Total 200. Project Review Fees	2,607.50	1,995.00	612.50	130.7%
300. Roads				
301. CUT - Road Paving Loan	433.68	2,200.00	-1,766.32	19.7%
305. NG Road Assessment Fees				
A12O. Chip Seal-1 payment/dwell	15,532.00			
A12P. ChipSeal-1 payment/land	4,070.00			
A12Q. ChipSeal- 5 payments/dwel	2,850.00			
A12R. ChipSeal-5 payments/land	356.00			
Total 305. NG Road Assessment Fe...	22,808.00			
Total 300. Roads	23,241.68	2,200.00	21,041.68	1,056.4%
400. Liens				
401. Landowner Filing Fee	50.00			
Total 400. Liens	50.00			
500. Interest Earned				
501. Savings Interest	49.67			
500. Interest Earned - Other	0.00	300.00	-300.00	0.0%
Total 500. Interest Earned	49.67	300.00	-250.33	16.6%
700. Other Income				
707. Donation for NG Chip Seal	0.00			
Total 700. Other Income	0.00			
Total Income	111,171.38	109,124.00	2,047.38	101.9%
Expense				
A00. Roads & Weeds				
A02. Contractors - Snow Removal				
A02A. North Glastonbury	555.00			
A02B. South Glastonbury	242.50			
A02C. High South Glastonbury	2,437.50			
A02F. High Sagittarius Skyway	900.00			
A02. Contractors - Snow Remov...	0.00	6,500.00	-6,500.00	0.0%
Total A02. Contractors - Snow Rem...	4,135.00	6,500.00	-2,365.00	63.6%
A03. Contractors - Weed Contrl	2,208.00	3,200.00	-992.00	69.0%
A05. Equipment Reg & Ins	2,337.00	2,500.00	-163.00	93.5%

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Glastonbury Landowner's Association

2009 Budget Variance Report

July 2009

	Jan - Dec 09	Budget	$ Over Budget	% of Budget
A06. Equipment Mtce				
A06. Truck #1	112.50			
A06. Truck #2	20.00			
A06. Equipment Mtce - Other	0.00	1,000.00	-1,000.00	0.0%
Total A06. Equipment Mtce	132.50	1,000.00	-867.50	13.3%
A08. Road Improvement Loan	14,702.67	30,225.00	-15,522.33	48.6%
A09. Administration	136.50			
A11. Miscellaneous				
A11A. Fuel	198.37	800.00	-601.63	24.8%
A11B. Sand	0.00	500.00	-500.00	0.0%
A11D. New Truck Loan	6,924.62	7,000.00	-75.38	98.9%
A11E. Quonset Hut Asset Expense	1,500.00	5,000.00	-3,500.00	30.0%
A11. Miscellaneous - Other	44.12			
Total A11. Miscellaneous	8,667.11	13,300.00	-4,632.89	65.2%
A12. Contractors - NG Road Wrk				
A12B. Aries Drive	420.00			
A12C. Capricorn Drive	1,320.00			
A12F. Gemini Road	1,298.00			
A12H. Orion Way	180.00			
A12J. Sirius Drive	557.00			
A12K. Taurus Road	812.00			
A12L. Venus Way	1,298.00			
A12W. Mowing North Glastonbury	280.00	310.00	-30.00	90.3%
A12. Contractors - NG Road Wrk...	56.00	10,000.00	-9,944.00	0.6%
Total A12. Contractors - NG Road ...	6,221.00	10,310.00	-4,089.00	60.3%
A13. Contractors - SG Road Wrk				
A13B. Arcturus Drive	1,925.00			
A13D. Leo Drive	1,375.00			
A13G. Hercules Road	4,895.00			
A13I. Sagittarius Place	955.00			
A13J. Sagittarius Skyway	1,605.00			
A13W. Mowing South Glastonbu...	0.00	310.00	-310.00	0.0%
A13. Contractors - SG Road Wrk...	65.00	10,000.00	-9,935.00	0.7%
Total A13. Contractors - SG Road ...	10,820.00	10,310.00	510.00	104.9%
A14. Roads/Common Land Ins	5,681.38	5,528.00	153.38	102.8%
A15. Contingency Fund	0.00	1,500.00	-1,500.00	0.0%
Total A00. Roads & Weeds	55,041.16	84,373.00	-29,331.84	65.2%
A12. NG Chip Sealing 2009	27,400.00			
B00. Project Review				
B01. Contractors	525.00	500.00	25.00	105.0%
B04. Administration	0.00	175.00	-175.00	0.0%
Total B00. Project Review	525.00	675.00	-150.00	77.8%
C00-1 Legal Fees Contingency Fu	575.00	4,000.00	-3,425.00	14.4%
C00. Community/Complaints				
C01. Contractors	75.00			
C05. Miscellaneous/copies	0.00	150.00	-150.00	0.0%
Total C00. Community/Complaints	75.00	150.00	-75.00	50.0%
D00. Recreation				
D03. PVRC				
D03A. PVRC Electricity	244.51	600.00	-355.49	40.8%
D03B. PVRC Liability Insurance	0.00	250.00	-250.00	0.0%
D03C. Mowing Weeds	0.00	70.00	-70.00	0.0%
D03D. Lawn Mower Maint.	0.00	450.00	-450.00	0.0%
D03E. Lawn Mower Purchase	1,650.00			
Total D03. PVRC	1,894.51	1,370.00	524.51	138.3%
Total D00. Recreation	1,894.51	1,370.00	524.51	138.3%
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	80.38	250.00	-169.62	32.2%
G03. Administration	84.50	400.00	-315.50	21.1%
G04. Credit Report Research	0.00	250.00	-250.00	0.0%
Total G00. Liens	164.88	900.00	-735.12	18.3%

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Glastonbury Landowner's Association

2009 Budget Variance Report

July 2009

	Jan - Dec 09	Budget	$ Over Budget	% of Budget
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	715.00	4,000.00	-3,285.00	17.9%
K02. Contractors - Bookkeeper	1,544.10	3,000.00	-1,455.90	51.5%
K03. Contractors - Accountant	120.00	120.00	0.00	100.0%
K06. Office Supplies	212.61	750.00	-537.39	28.3%
K07. Postage and Delivery	664.25	895.00	-230.75	74.2%
K08. Monthly Board Meetings	1,825.01	2,132.00	-306.99	85.6%
K10. Cash Advance	160.00			
K11. Rent				
K11A Special Mtgs	25.00	540.00	-515.00	4.6%
K11B. Storage/Boxes	172.50			
K11. Rent - Other	325.00			
Total K11. Rent	522.50	540.00	-17.50	96.8%
K12. Insurance				
K12A. GLA Board Liability Ins	1,341.00	1,341.00	0.00	100.0%
Total K12. Insurance	1,341.00	1,341.00	0.00	100.0%
K13. Taxes	0.00	317.00	-317.00	0.0%
K14. Licenses and Permits	15.00	70.00	-55.00	21.4%
K15. Equipment Repair & Mtce	511.15			
K18. Miscellaneous	36.00			
K19. Quarterly Newsletter	447.79			
Total K00. General Operating Expenses	8,114.41	13,165.00	-5,050.59	61.6%
L00. Other Expenses				
L01. Miscellaneous	50.00			
Total L00. Other Expenses	50.00			
M00. Annual Meeting/Elections				
M01. Contractors	0.00	890.00	-890.00	0.0%
M03. Administration	182.00			
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%
Total M00. Annual Meeting/Elections	182.00	1,551.00	-1,369.00	11.7%
Reconciliation Discrepancies	238.00			
Total Expense	94,259.96	109,124.00	-14,864.04	86.4%
Net Ordinary Income	16,911.42	0.00	16,911.42	100.0%
Net Income	**16,911.42**	**0.00**	**16,911.42**	**100.0%**

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Adkins Road Bill $16,640.00

includes: Fall 2008 grading and
Summer 2009 gravel + grading

NG $5,885.00

Capricorn	$1320
Taurus	812
Gemini	1298
Venus	1298
Aires	420
Orion	180
Sirius	557

SG $10,755

Arcturus	$1925
Leo	1375
Hercules	4895
Sag. Skyway	1605
Sag. Place	955

GLA 02671

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Glastonbury Landowners Association

Board of Directors Meeting Minutes

September 14, 2009

FINAL

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1. Call to order and opening prayer.

The meeting was called to order by Richard at 7:05 p.m., at St. John's Church.

PRESENT: Laura Boise (President),Richard Bolen aka Richard, (Vice-President), Sheridan Stenberg (Treasurer), Janet Nacelrio (Secretary), Alyssa Angelis, Gerald Dubiel, Dan Kehoe, Jr., Charlotte Mizzi, Frances Owen, Paul Ranttalo,William Smith & Rich Spallone.

ALSO ATTENDING: Denise Orr Kirk (GLA Administrative Secretary)

LANDOWNERS/GUESTS: Debbie DeGraaf,, Chuck Muto, Kristi Sones, Bob Sones, Philip Hoag.

2. Set Agenda.

3. Approval of Meeting Minutes: August 10, 2009

MOTION: Dan motioned and Richard seconded to approve the August 10, 2009 meeting minutes with amendments. **Motion carried unanimously.**

4. Treasurer Reports-Budget Variance, Check & Deposit – SS

Sheridan reviewed "Check Detail, August 2009" and "Deposit Detail, August 2009" and the "Budget Variance Report, August 2009."

UNANIMOUS AGREEMENT: The Board approved the August Treasurer Reports.

5. Officers' Reports

5.1 Budget Committee –SS/LB/RB/JN/CM/DK

5.1.1 Review/discuss 2010 Budget Draft & Vote - LB

The 2010 Budget draft, previously e-mailed to the Board prior to the meeting, was distributed and discussed. Landowners also participated.

ACTION ITEM: ***Alyssa*** – Develop documentation to explain where project fees are allocated.

ACTION ITEM: ***Board*** – By September 21: Call or Email to Laura any additions/changes/edits or questions on the 2010 draft budget, so she can incorporate them into the final Draft. She will send out to the entire Board for review before the final vote on the Budget.

UNANIMOUS AGREEMENT: The Board will meet on Monday, Sept. 28, 7 p.m., at Sheridan's house for a private meeting to review/finalize any additional suggested changes, and vote on the 2010 budget draft.

ACTION ITEMS: ***Laura*** – After Sept 21, e-mail to Denise, the updated 2010 draft budget, which has incorporated suggested Board changes for copying.

ACTION ITEM: ***Denise*** – E-mail to the Board a Sept. 28 meeting notification and attach the updated 2010 Budget draft for final review.

5.2 Election/Annual Meeting Committee – Sheridan (Chair), Board, DOK

5.2.1 Brief Review/Discussion of "Election/Annual Meeting Preparations"

Denise distributed a list of dates and information concerning preparation for the Oct election mailing and the Annual Meeting/elections.

ACTION ITEM: ***Denise*** – E-mail draft of Annual Meeting Agenda to the Board for review and suggestions.

File: MtgMins 09 14 09 FINAL
Draft (s): 10 06 09 - Final
Final Approval: 10 05 09 w/amendments

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ACTION ITEM: ***Denise*** – If there is room, include the GLA hunting guideline reminders in the October election mailing. Include explanation that renters are guests and do not have the automatic right to hunt, etc.

6. UNFINISHED BUSINESS

6.1 Road Committee – WS/RS

6.1.1 Update re: Chip Sealing Project –WS/SS

6.1.1.1 Status of Investments

Sheridan and William discussed several options for handling the $20,000 that still remains on the chip sealing bill. $12,000 of this amount is expected to be received in the form of chip seal assessments due on Oct. 31. Discussion.

UNANIMOUS AGREEMENT: The Board approved to give William and Sheridan the authority to make one of the following three decisions to handle paying the $21,975 remaining on the chip sealing bill.

1) Borrow it from the bank
2) Accept investor's money if it is received in time
3) Have the flexibility, since this bill is due on the 11th, to borrow approximately $6,000 out of the GLA 2010 budget (the actual amount would be based on the amount of chip sealing assessments that are received by Oct. 31) and then pay it back into the budget as future chip sealing assessment payments are received.

6.1.1.2 Status of thank you letter to the chip sealer company

William and Sheridan reported that a thank you wasn't necessary as they had already thanked the company by correspondence and on the phone.

6.1.2 Proposal for Landowner/Guest I. D. when hunting; Board Vote – Rd Committee

The Road Committee reported that this proposal has not been finalized and they need to meet. Philip Hoag expressed interest and was requested to e-mail his ideas to the Road Committee.

ACTION ITEM: ***William/Rd Committee*** – Meet and finalize a proposal/with cost, regarding landowner/guest i.d.. for use when hunting. Submit the proposal at the Oct. 5 meeting.

6.1.3 "No Parking" Signs on GLA Easement on Hercules Road (SG) *(added to agenda)*

Philip Hoag submitted a verbal complaint regarding the "No Parking" signs installed on the GLA easements on Hercules Road (SG) by K. Ramp and W. Wunsch. Discussion included Laura citing GLA Covenant 8.03 regarding Parking. "The platted road easements shall not be used for parking except in the areas designated by the Association" There does not seem to be a conflict with the Covenants, as a parking area has not yet been designated.

ACTION ITEM: ***Richard*** – Check the Covenants further concerning the extent of control that the GLA has regarding signs placed near GLA road easements, etc. Report back to the Board at the Oct. 5 meeting.

6.2 Project Review

6.2.1 Update re: status of constructing a gate at end of Sagittarius – LB

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Discussion included Debbie DeGraaf's agreement to buy the above gate (submit the gate bill to the GLA for payment) and to install it as per the Board's prior proposal.

7. NEW BUSINESS

7.1 Road/Weed –WS/RS

7.1.1 Proposal for Quonset Hut placement & vote – WS/PR

William reported that he is waiting to talk to Dave regarding the wetlands at the end of Sirius.

ACTION ITEM: ***William*** – Prior to Oct. 5 meeting, e-mail a proposal to the Board regarding the hut placement.

ACTION ITEM: ***Laura/Denise*** – Place Quonset hut proposal on Oct. 5 agenda

7.1.2 Status of check for remaining toradon – GD Tabled.

7.1.3 Discuss Road Portion of Budget ***(added to agenda)***

Discussion.

7.2 Recreation Committee – LB/JN

7.2.1 Proposal for storage of PVRC lawnmower & vote-- PR

ACTION ITEM: ***Budget Committee*** – Determine if the GLA can afford $500 to build a secure storage area for the PVRC lawnmower. Contact Charlene.

7.2.2 North Glastonbury Walking Path *(added to agenda)*

Discussion included that labor (done by Gerald, Paul, Reba Deal and others) and gravel (Mike Atkins) was being donated to this project. Paul was requesting $100 for gas and oil to be used for his back hoe while carving out the path.

MOTION: Gerald motioned and Rich seconded for the GLA to approve $100 to be used for gas and oil in Paul's back hoe when used to construct the new walking path in North Glastonbury. **Motion carried.** (1 abstention – Paul)

7.3 Project Review Committee – AA/RS

7.3.1 Parcel 74 (SG)/Richard & Alyssa Allen - Pole Barn

Alyssa reviewed. Discussion.

MOTION: Rich motioned and Richard seconded to approve Richard and Alyssa Allen's Pole Barn application on Parcel 74 (SG) and to waive the sanitation bond fee (based on the small size of the project) and the $25 application fee (as Alyssa had processed the application herself). **Motion carried.** (1 abstention – Alyssa) *Note:* Alyssa did submit the $50 impact fee.

7.3.2 Complaint re: Parcel 35-A (SG)/Clare Parker Manufactured Home –

Alyssa reported that she received a complaint from Pamela May claiming that the GLA Board should not have approved the application for a building project on this lot, assuming that the project should not have been allowed without a variance and neighborhood input, according to the Master Plan. However, this project did not fall under those guidelines and did not require neighborhood review, as Alyssa clarified that there had already been a home-site approved by

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the GLA years before the Master Plan was created, and in fact, a home had existed there for many years prior to the formation of the GLA. Because of this pre-existing home site and development, the board was obligated to grandfather this project and allow the placement of the new manufactured home as a replacement for the one that had already existed. In addition, even though there was a shelter on this particular lot, there was nothing in their particular covenants or with the DEQ that excluded the dwelling site that had been established with the tenants-in-common arrangement, followed by the formal subdivision with Park County. The owners clarified that although the earlier manufactured home had been removed, they had never relinquished their right to use the site for the placement of a dwelling. In essence, the GLA did not treat this project as a variance since all pre-existing development of home sites and set backs were grandfathered.

ACTION ITEM: ***Alyssa*** – Write to Pamela May in response to her letter.

ACTION ITEM: ***Alyssa*** – Add to Project Review Processing Procedure: If appropriate, when processing project applications, request Denise to research any prior application on the same parcel.

ACTION ITEM: ***Alyssa*** – Modify project application requesting applicant to provide any historical information about their lot or building site of which they may be aware.

8. Comment Period for Visiting Landowners. (5-10 min.) *See 6.1.3.*

9. Adjournment – 9:45 p.m.

10. Next Meeting is October 5, 2009, St. John's Church, 6:45-8:30 p.m.

File: MtgMins 09 14 09 FINAL
Draft (s): 10 06 09 - Final
Final Approval: 10 05 09 w/amendments

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Glastonbury Landowners Association, Inc.

Board of Directors Meeting Agenda

September 14, 2009 6:45 – 8:30 pm

St. John's Church, Emigrant, MT

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. **Approve Meeting Minutes for August 10, 2009**
4. **Treasurer Reports-Budget Variance, Check & Deposit – SS**
5. **Officers' Reports**
   - **5.1 Budget Committee –SS/LB/RB/JN/CM/DK**
     - **5.1.1 Review/discuss 2010 Budget Draft & Vote - LB**
   - **5.2 Election/Annual Meeting Committee – Sheridan (Chair), Board, DOK**
     - **5.2.1 Brief Review/Discussion of "Election/Annual Meeting Preparations" (Denise will distribute) which includes:**
       1) **Timelines re: candidate bios**
       2) **Dates for next election mailing in early October**
       3) **Draft of Annual Meeting Agenda (Denise will bring draft sample)**
       4) **Info re: Officer& Committee Reports & Timelines**
       5) **List of Annual Meeting Handouts to be Copied**
       6) **List of Annual Meeting Volunteer Spots for Board & Landowners**
6. **UNFINISHED BUSINESS**
   - **6.1 Road Committee – WS/RS**
     - **6.1.1 Update re: Chip Sealing Project –WS/SS**
       - **6.1.1.1 Status of Investments**
       - **6.1.1.2 Status of thank you letter to the chip sealer company**
     - **6.1.2 Proposal for Landowner/Guest I. D. when hunting; Board Vote – Rd Committee**
   - **6.2 Project Review**
     - **6.2.1 Update re: status of constructing a gate at end of Sagittarius – LB**
7. **NEW BUSINESS**
   - **7.1 Road/Weed –WS/RS**
     - **7.1.1 Proposal for Quonset Hut placement & vote – WS/PR**
     - **7.1.2 Status of check for remaining toradon - GD**
   - **7.2 Recreation Committee – LB/JN**
     - **7.2.1 Proposal for storage of PVRC lawnmower & vote-- PR**
   - **7.3 Project Review Committee – AA/RS**
     - **7.3.1 Parcel 74 (SG)/Richard & Alyssa Allen- Pole Barn**
8. **Comment Period for Visiting Landowners. (5-10 min.)**
9. **Adjournment**
10. **Next Meeting is October 5, 2009, St. John's Church, 6:45-8:30 p.m.**
    NOTE: The October meeting falls on the FIRST Monday.

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Glastonbury Landowner's Association

2009 Budget Variance Report

August 2009

	Jan - Dec 09	Budget	$ Over Bud...	% of Budget
Ordinary Income/Expense				
Income				
100. Parcel Assessment Fees				
109. Dwelling 2007	502.30			
110. NG Dwelling 2008	1,712.79			
110. SG Dwelling 2008	1,846.62			
111. NG Dwelling 2009	17,607.19	20,880.00	-3,272.81	84.3%
111. SG Dwelling 2009	13,292.53	16,687.00	-3,394.47	79.7%
128. Land 2002	40.00			
129. Land 2003	60.00			
132. Land 2006	59.23			
133. Land 2007	667.30			
134. NG Land 2008	1,561.29			
134. SG Land 2008	2,754.62			
135. NG Land 2009	22,871.20	32,190.00	-9,318.80	71.1%
135. SG Land 2009	23,860.40	26,346.00	-2,485.60	90.6%
150. GAV	6,394.50	8,526.00	-2,131.50	75.0%
160. Finance Chrgs Late Accnts	624.56			
161. Penalties Late Accounts	248.95			
100. Parcel Assessment Fees - Ot...	35.00			
Total 100. Parcel Assessment Fees	94,138.48	104,629.00	-10,490.52	90.0%
200. Project Review Fees				
201. Application Fee	175.00	250.00	-75.00	70.0%
202. IF - House	550.00	300.00	250.00	183.3%
203. IF - Structures 200/800sf	0.00	125.00	-125.00	0.0%
204. IF - Structures Over 800sf	200.00	0.00	200.00	100.0%
205. IF - Well	75.00	125.00	-50.00	60.0%
206. IF - Driveway	75.00	85.00	-10.00	88.2%
207. IF - Septic	150.00	85.00	65.00	176.5%
208. IF - Package	850.00	500.00	350.00	170.0%
209. IF - Mobile Home	0.00	0.00	0.00	0.0%
210. IF - Subdivison	0.00	300.00	-300.00	0.0%
213. IF - Minor Variance	150.00	100.00	50.00	150.0%
214. IF - Major Variance	0.00	125.00	-125.00	0.0%
218. Mileage Impact Fee	382.50			
200. Project Review Fees - Other	0.00	0.00	0.00	0.0%
Total 200. Project Review Fees	2,607.50	1,995.00	612.50	130.7%
300. Roads				
301. CUT - Road Paving Loan	433.68	2,200.00	-1,766.32	19.7%
305. NG Road Assessment Fees				
A12O. Chip Seal-1 payment/dw...	28,482.00			
A12P. ChipSeal-1 payment/land	5,550.00			
A12Q. ChipSeal- 5 payments/d...	6,272.00			
A12R. ChipSeal-5 payments/land	1,591.00			
A12S. ChipSeal GAV- 5 payme...	3,103.00			
Total 305. NG Road Assessment ...	44,998.00			
Total 300. Roads	45,431.68	2,200.00	43,231.68	2,065.1%
400. Liens				
401. Landowner Filing Fee	50.00			
Total 400. Liens	50.00			
500. Interest Earned				
501. Savings Interest	56.64			
500. Interest Earned - Other	0.00	300.00	-300.00	0.0%
Total 500. Interest Earned	56.64	300.00	-243.36	18.9%
700. Other Income				
707. Donation for NG Chip Seal	40.00			
Total 700. Other Income	40.00			
Total Income	142,324.30	109,124.00	33,200.30	130.4%

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Glastonbury Landowner's Association

2009 Budget Variance Report

August 2009

	Jan - Dec 09	Budget	$ Over Bud...	% of Budget
Expense				
A00. Roads & Weeds				
A02. Contractors - Snow Removal				
A02A. North Glastonbury	555.00			
A02B. South Glastonbury	242.50			
A02C. High South Glastonbury	2,437.50			
A02F. High Sagittarius Skyway	900.00			
A02. Contractors - Snow Remo...	0.00	6,500.00	-6,500.00	0.0%
Total A02. Contractors - Snow Re...	4,135.00	6,500.00	-2,365.00	63.6%
A03. Contractors - Weed Contrl	2,208.00	3,200.00	-992.00	69.0%
A05. Equipment Reg & Ins	2,337.00	2,500.00	-163.00	93.5%
A06. Equipment Mtce				
A06. Truck #1	112.50			
A06. Truck #2	20.00			
A06. Equipment Mtce - Other	0.00	1,000.00	-1,000.00	0.0%
Total A06. Equipment Mtce	132.50	1,000.00	-867.50	13.3%
A08. Road Improvement Loan	21,845.81	30,225.00	-8,379.19	72.3%
A09. Administration	136.50			
A11. Miscellaneous				
A11A. Fuel	198.37	800.00	-601.63	24.8%
A11B. Sand	0.00	500.00	-500.00	0.0%
A11D. New Truck Loan	6,924.62	7,000.00	-75.38	98.9%
A11E. Quonset Hut Asset Expe...	1,500.00	5,000.00	-3,500.00	30.0%
A11. Miscellaneous - Other	44.12			
Total A11. Miscellaneous	8,667.11	13,300.00	-4,632.89	65.2%
A12. Contractors - NG Road Wrk				
A12B. Aries Drive	420.00			
A12C. Capricorn Drive	1,320.00			
A12F. Gemini Road	1,298.00			
A12H. Orion Way	180.00			
A12J. Sirius Drive	557.00			
A12K. Taurus Road	812.00			
A12L. Venus Way	1,298.00			
A12W. Mowing North Glastonb...	280.00	310.00	-30.00	90.3%
A12. Contractors - NG Road W...	56.00	10,000.00	-9,944.00	0.6%
Total A12. Contractors - NG Road ...	6,221.00	10,310.00	-4,089.00	60.3%
A13. Contractors - SG Road Wrk				
A13B. Arcturus Drive	1,925.00			
A13D. Leo Drive	1,375.00			
A13G. Hercules Road	4,895.00			
A13I. Sagittarius Place	955.00			
A13J. Sagittarius Skyway	1,605.00			
A13W. Mowing South Glaston...	0.00	310.00	-310.00	0.0%
A13. Contractors - SG Road Wr...	65.00	10,000.00	-9,935.00	0.7%
Total A13. Contractors - SG Road ...	10,820.00	10,310.00	510.00	104.9%
A14. Roads/Common Land Ins	5,681.38	5,528.00	153.38	102.8%
A15. Contingency Fund	0.00	1,500.00	-1,500.00	0.0%
Total A00. Roads & Weeds	62,184.30	84,373.00	-22,188.70	73.7%
A12. NG Chip Sealing 2009	79,900.80			
B00. Project Review				
B01. Contractors	525.00	500.00	25.00	105.0%
B04. Administration	0.00	175.00	-175.00	0.0%
Total B00. Project Review	525.00	675.00	-150.00	77.8%
C00-1 Legal Fees Contingency Fu	575.00	4,000.00	-3,425.00	14.4%
C00. Community/Complaints				
C01. Contractors	75.00			
C05. Miscellaneous/copies	0.00	150.00	-150.00	0.0%
Total C00. Community/Complaints	75.00	150.00	-75.00	50.0%

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Glastonbury Landowner's Association

2009 Budget Variance Report

August 2009

	Jan - Dec 09	Budget	$ Over Bud...	% of Budget
D00. Recreation				
D03. PVRC				
D03A. PVRC Electricity	335.39	600.00	-264.61	55.9%
D03B. PVRC Liability Insurance	0.00	250.00	-250.00	0.0%
D03C. Mowing Weeds	0.00	70.00	-70.00	0.0%
D03D. Lawn Mower Maint.	0.00	450.00	-450.00	0.0%
D03E. Lawn Mower Purchase	1,650.00			
Total D03. PVRC	1,985.39	1,370.00	615.39	144.9%
Total D00. Recreation	1,985.39	1,370.00	615.39	144.9%
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	80.38	250.00	-169.62	32.2%
G03. Administration	84.50	400.00	-315.50	21.1%
G04. Credit Report Research	0.00	250.00	-250.00	0.0%
Total G00. Liens	164.88	900.00	-735.12	18.3%
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	715.00	4,000.00	-3,285.00	17.9%
K02. Contractors - Bookkeeper	1,859.10	3,000.00	-1,140.90	62.0%
K03. Contractors - Accountant	120.00	120.00	0.00	100.0%
K06. Office Supplies	222.11	750.00	-527.89	29.6%
K07. Postage and Delivery	664.25	895.00	-230.75	74.2%
K08. Monthly Board Meetings	1,825.01	2,132.00	-306.99	85.6%
K10. Cash Advance	280.00			
K11. Rent				
K11A Special Mtgs	25.00	540.00	-515.00	4.6%
K11B. Storage/Boxes	172.50			
K11. Rent - Other	325.00			
Total K11. Rent	522.50	540.00	-17.50	96.8%
K12. Insurance				
K12A. GLA Board Liability Ins	1,341.00	1,341.00	0.00	100.0%
Total K12. Insurance	1,341.00	1,341.00	0.00	100.0%
K13. Taxes	0.00	317.00	-317.00	0.0%
K14. Licenses and Permits	15.00	70.00	-55.00	21.4%
K15. Equipment Repair & Mtce	511.15			
K18. Miscellaneous	36.00			
K19. Quarterly Newsletter	447.79			
Total K00. General Operating Expen...	8,558.91	13,165.00	-4,606.09	65.0%
L00. Other Expenses				
L01. Miscellaneous	50.00			
Total L00. Other Expenses	50.00			

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Glastonbury Landowner's Association

2009 Budget Variance Report

August 2009

	Jan - Dec 09	Budget	$ Over Bud...	% of Budget
M00. Annual Meeting/Elections				
M01. Contractors	0.00	890.00	-890.00	0.0%
M03. Administration	182.00			
M04. Postage and Delivery	237.75	386.00	-148.25	61.6%
M05. Refreshments	0.00	200.00	-200.00	0.0%
M06. Rent	0.00	75.00	-75.00	0.0%
Total M00. Annual Meeting/Elections	419.75	1,551.00	-1,131.25	27.1%
Total Expense	154,439.03	109,124.00	45,315.03	141.5%
Net Ordinary Income	-12,114.73	0.00	-12,114.73	100.0%
Net Income	**-12,114.73**	**0.00**	**-12,114.73**	**100.0%**

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Glastonbury Landowners Association

Board of Directors Meeting Minutes

October 5, 2009

FINAL

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1. Call to order and opening prayer.

The meeting was called to order by Richard at 7:55 p.m., at St. John's Church.

PRESENT: Laura Boise (President), Richard Bolen aka Richard, (Vice-President), Sheridan Stenberg (Treasurer), Gerald Dubiel, Dan Kehoe, Jr., Charlotte Mizzi, Paul Ranttalo,

ABSENT: Janet Nacelrio (Secretary), Alyssa Angelis, Frances Owen, William Smith & Rich Spallone.

ALSO ATTENDING: Denise Orr Kirk (GLA Administrative Secretary)

LANDOWNERS/GUESTS: None.

2. Set Agenda (additions were made)

3. Approve Meeting Minutes for September 14 , 2009

MOTION: Dan motioned and Sheridan seconded to approve the September 14, 2009 meeting minutes with amendments. **Motion carried unanimously.**

4. Treasurer Reports-Budget Variance, Check & Deposit – SS

Discussion

ACTION ITEM: Sheridan will direct Charlene to correct the Budget Variance Report.

5. Officers' Reports

5.1 Election/Annual Meeting Committee – Sheridan (Chair), Board, DOK

a) Review draft of annual meeting agenda

UNANIMOUS AGREEMENT: The Board approve the annual meeting draft agenda as presented w/minor changes

b) Discuss Content of Committee Reports

ACTION ITEM: ***Board Committee Chairs/Officers*** - Bring an outline of your report to the Nov. 9 meeting and be prepared to briefly review.

c) Review Annual Meeting Handouts to be Copied. Done.

d) Volunteer Spots for Board & Landowners

Discussion included assignment of Board members for set-up and preparation.

5.1.2 Discuss Private Meeting criteria (new addition to agenda)

Discussion.

UNANIMOUS AGREEMENT: Private meetings should cover only legal issues. Other issues of a sensitive nature can be discussed, based on the discretion of the Board, during the regular meeting in ways that do not divulge Landowner confidentiality.

5,1,3 2010 Budget Issues (new addition to agenda)

5.1.3.1 Chip Sealing and Road Budget

Discussion included adding $4,000 to the Road Budget for contingencies.

ACTION ITEM: ***Sheridan*** - At Nov. 9 meeting Sheridan will bring a proposal regarding the Road Budget and the chip sealing loan.

File: MtgMins 10 05 09 FINAL
Draft (s): 11 09 09-Final
Final Approval: 11 09 09

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UNANIMOUS APPROVAL: The Board approved the allocation of $30 for 1 (one) month of *e-receptionist* service to record/forward calls from Landowners. After a 1 month trial, the Board will determine if the GLA wants to continue to use this service

5.1.3.2 Committee Policy Reminder (added to agenda)
Discussion. When a Committee wishes to transfer allocated budget money from a certain area in their budget to another area, the Committee needs to first propose the transfer to the Board for approval.

5.1.3.3 Road Budget – CM
Discussion.
UNANIMOUS AGREEMENT: The Board agreed to combine the North and South road budgets as one when documenting the Road budget and to seek confirmation from William and Rich that they agree as well.

6. UNFINISHED BUSINESS

6.1 Road Committee – WS/RS

6.1.1 Proposal for Landowner/Guest I. D. when hunting; Board Vote – Rd Committee
Discussion regarding identification of Landowners is reflected in 6.1.3 below.

6.1.2 Status of research re: "No Parking" Signs on GLA Easement on Hercules Road (SG) - RB

6.1.3.1 Illegal Parking Letter Draft
Discussion included suggestions/edits on letter and no parking notices.
ACTION ITEM: ***Richard/Road Committee/Denise*** – Finalize illegal letter and parking notices to be inserted into October 9 Election Letter mailing.
ACTION ITEM: ***Denise*** – Xerox parking notices for election mailing; make 50 copies each for Rich and Frances

6.1.3 Designated Parking Lot between Parcels 95 & 97 (SG) (added to agenda)
The Board discussed the ongoing communication from Landowners who have submitted their concerns regarding the lack of any legal parking space when trying to access Recreation Land.
MOTION: Richard motioned and Sheridan seconded for the GLA to construct a designated GLA Landowner parking area in GLA's easement that borders Parcel 71. The area will fit 10 vehicles. and the GLA will spend up to $300 to be transferred from the legal fund. If additional expense is required, it will have to be reviewed and approved by the Board. **Motion carried.** (Paul Ranttalo abstained)

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ACTION ITEM: ***Richard*** – Contact Walter Wunsch to explain that the parking area that the GLA will construct is within the GLA's legal easement.

ACTION ITEM: ***Rich*** - Order a sign for the designated parking area that reads: "Designated Parking for Glastonbury Landowners Only."

6.2 Project Review

6.2.1 Shelter Project - DK

ACTION ITEM: ***Dan*** – Call Tony Silva regarding shelter status.
ACTION ITEM: ***Dan*** – Ask Rich the status of Hansard clean-up around shelter
ACTION ITEM: ***Dan*** – Develop shelter check status list to pass on to new Board. Prepare clean up report for annual meeting.

7. NEW BUSINESS

7.1 Road/Weed –WS/RS

7.1.1 Proposal for Quonset Hut placement & vote – WS/PR

Pending answer from the State.

7.1.2 Status of check for remaining tordon - GD

Gerald reported he's waiting for a response from Stew Schilling re: torridon status.

7.2 Project Review - AA

7.2.1 40-A (SG)/Wallace House Project Update – AA/SS

Discussion.

UNANIMOUS AGREEMENT: The Board agreed to refund the Wallace's application fees for Parcel 40-A (SG) since they are withdrawing the application. The appropriate fees will need to be resubmitted if they should decide to apply again in the future.

ACTION ITEM: ***Alyssa/Denise*** – Insert a note into in the Wallace's file regarding their refund and conditions.

7.1.2 GAV Water Line

Gerald reported information regarding the GAV water line. ***(Denise needs a simple statement from Gerald concerning his report)***

8. Comment Period for Visiting Landowners. (5-10 min.)

9. Adjournment – 9:00

10. Next Meeting is November 9, 2009, St. John's Church, 6:45-8:30 p.m.
Annual Meeting is Saturday, November 14, 2009 at Emigrant Hall.

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GLA 02687

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Glastonbury Landowners Association, Inc.

Board of Directors Meeting Agenda

October 5, 2009 6:45 – 8:30 pm

St. John's Church, Emigrant, MT

Updated 10 05 09

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. **Approve Meeting Minutes for September 14, 2009**
4. **Treasurer Reports-Budget Variance, Check & Deposit – SS**
5. **Officers' Reports**
   - **5.1 Election/Annual Meeting Committee – Sheridan (Chair), Board, DOK**
     - **a) Review draft of annual meeting agenda**
     - **b) Discuss Content of Committee Reports**
     - **c) Review Annual Meeting Handouts to be Copied**
     - **d) Volunteer Spots for Board & Landowners**
6. **UNFINISHED BUSINESS**
   - **6.1 Road Committee – WS/RS**
     - **6.1.1 Proposal for Landowner/Guest I. D. when hunting; Board Vote – Rd Committee**
     - **6.1.2 Status of research re: "No Parking" Signs on GLA Easement on Hercules Road (SG) - RB**
     - **6.1.3 Illegal Parking Letter Draft**
   - **6.2 Project Review**
     - **6.2.1 Shelter Project - DK**
7. **NEW BUSINESS**
   - **7.1 Road/Weed –WS/RS**
     - **7.1.1 Proposal for Quonset Hut placement & vote – WS/PR**
     - **7.1.2 Status of check for remaining torridon - GD**
   - **7.2 Project Review - AA**
     - **7.2.1 40-A (SG)/Wallace House Project Update – AA/SS**
8. **Comment Period for Visiting Landowners. (5-10 min.)**
9. **Adjournment**
10. **Next Meeting is November 9, 2009, St. John's Church, 6:45-8:30 p.m. Annual Meeting is Saturday, November 14, 2009 at Emigrant Hall.**

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Glastonbury Landowner's Association

2009 Budget Variance Report

September 2009

	Jan - Dec 09	Budget	$ Over Budget	% of Budget
Ordinary Income/Expense				
Income				
100. Parcel Assessment Fees				
109. Dwelling 2007	502.30			
110. NG Dwelling 2008	1,730.29			
110. SG Dwelling 2008	1,896.62			
111. NG Dwelling 2009	18,332.94	20,880.00	-2,547.06	87.8%
111. SG Dwelling 2009	13,951.72	16,687.00	-2,735.28	83.6%
128. Land 2002	40.00			
129. Land 2003	60.00			
132. Land 2006	59.23			
133. Land 2007	667.30			
134. NG Land 2008	1,578.79			
134. SG Land 2008	2,804.62			
135. NG Land 2009	23,693.45	32,190.00	-8,496.55	73.6%
135. SG Land 2009	24,693.59	26,346.00	-1,652.41	93.7%
150. GAV	6,394.50	8,526.00	-2,131.50	75.0%
160. Finance Chrgs Late Accnts	629.30			
161. Penalties Late Accounts	248.95			
100. Parcel Assessment Fees - Other	70.00			
Total 100. Parcel Assessment Fees	97,353.60	104,629.00	-7,275.40	93.0%
200. Project Review Fees				
201. Application Fee	325.00	250.00	75.00	130.0%
202. IF - House	550.00	300.00	250.00	183.3%
203. IF - Structures 200/800sf	250.00	125.00	125.00	200.0%
204. IF - Structures Over 800sf	200.00	0.00	200.00	100.0%
205. IF - Well	150.00	125.00	25.00	120.0%
206. IF - Driveway	150.00	85.00	65.00	176.5%
207. IF - Septic	225.00	85.00	140.00	264.7%
208. IF - Package	437.50	500.00	-62.50	87.5%
209. IF - Mobile Home	200.00	0.00	200.00	100.0%
210. IF - Subdivison	0.00	300.00	-300.00	0.0%
213. IF - Minor Variance	150.00	100.00	50.00	150.0%
214. IF - Major Variance	150.00	125.00	25.00	120.0%
218. Mileage Impact Fee	382.50			
200. Project Review Fees - Other	0.00	0.00	0.00	0.0%
Total 200. Project Review Fees	3,170.00	1,995.00	1,175.00	158.9%
300. Roads				
301. CUT - Road Paving Loan	433.68	2,200.00	-1,766.32	19.7%
305. NG Road Assessment Fees				
A12O. Chip Seal-1 payment/dwell	29,222.00			
A12P. ChipSeal-1 payment/land	6,290.00			
A12Q. ChipSeal- 5 payments/dwel	7,032.00			
A12R. ChipSeal-5 payments/land	1,591.00			
A12S. ChipSeal GAV- 5 payments	3,103.00			
Total 305. NG Road Assessment Fees	47,238.00			
Total 300. Roads	47,671.68	2,200.00	45,471.68	2,166.9%
400. Liens				
401. Landowner Filing Fee	50.00			
Total 400. Liens	50.00			
500. Interest Earned				
501. Savings Interest	56.64			
500. Interest Earned - Other	0.00	300.00	-300.00	0.0%
Total 500. Interest Earned	56.64	300.00	-243.36	18.9%
700. Other Income				
707. Donation for NG Chip Seal	40.00			
Total 700. Other Income	40.00			
Total Income	148,341.92	109,124.00	39,217.92	135.9%

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Glastonbury Landowner's Association

2009 Budget Variance Report

September 2009

	Jan - Dec 09	Budget	$ Over Budget	% of Budget
Expense				
A00. Roads & Weeds				
A02. Contractors - Snow Removal				
A02A. North Glastonbury	555.00			
A02B. South Glastonbury	242.50			
A02C. High South Glastonbury	2,437.50			
A02F. High Sagittarius Skyway	900.00			
A02. Contractors - Snow Removal - Other	0.00	6,500.00	-6,500.00	0.0%
Total A02. Contractors - Snow Removal	4,135.00	6,500.00	-2,365.00	63.6%
A03. Contractors - Weed Contrl	2,208.00	3,200.00	-992.00	69.0%
A05. Equipment Reg & Ins	2,337.00	2,500.00	-163.00	93.5%
A06. Equipment Mtce				
A06. Truck #1	112.50			
A06. Truck #2	20.00			
A06. Equipment Mtce - Other	0.00	1,000.00	-1,000.00	0.0%
Total A06. Equipment Mtce	132.50	1,000.00	-867.50	13.3%
A08. Road Improvement Loan	21,845.81	30,225.00	-8,379.19	72.3%
A09. Administration	136.50			
A11. Miscellaneous				
A11A. Fuel	198.37	800.00	-601.63	24.8%
A11B. Sand	0.00	500.00	-500.00	0.0%
A11C. Sign Posts	202.80			
A11D. New Truck Loan	6,924.62	7,000.00	-75.38	98.9%
A11E. Quonset Hut Asset Expense	1,500.00	5,000.00	-3,500.00	30.0%
A11. Miscellaneous - Other	44.12			
Total A11. Miscellaneous	8,869.91	13,300.00	-4,430.09	66.7%
A12. Contractors - NG Road Wrk				
A12B. Aries Drive	420.00			
A12C. Capricorn Drive	1,320.00			
A12F. Gemini Road	1,298.00			
A12H. Orion Way	180.00			
A12J. Sirius Drive	557.00			
A12K. Taurus Road	812.00			
A12L. Venus Way	1,298.00			
A12W. Mowing North Glastonbury	400.00	310.00	90.00	129.0%
A12X extra applied to chip seal	3,969.00			
A12. Contractors - NG Road Wrk - Other	56.00	10,000.00	-9,944.00	0.6%
Total A12. Contractors - NG Road Wrk	10,310.00	10,310.00	0.00	100.0%
A13. Contractors - SG Road Wrk				
A13B. Arcturus Drive	1,925.00			
A13D. Leo Drive	1,375.00			
A13G. Hercules Road	4,895.00			
A13I. Sagittarius Place	955.00			
A13J. Sagittarius Skyway	1,605.00			
A13W. Mowing South Glastonbury	160.00	310.00	-150.00	51.6%
A13. Contractors - SG Road Wrk - Other	65.00	10,000.00	-9,935.00	0.7%
Total A13. Contractors - SG Road Wrk	10,980.00	10,310.00	670.00	106.5%
A14. Roads/Common Land Ins	5,681.38	5,528.00	153.38	102.8%
A15. Contingency Fund	0.00	1,500.00	-1,500.00	0.0%
Total A00. Roads & Weeds	66,636.10	84,373.00	-17,736.90	79.0%
A12. NG Chip Sealing 2009	95,931.80			
B00. Project Review				
B01. Contractors	525.00	500.00	25.00	105.0%
B03 Sanitation Bond Refunds	250.00			
B04. Administration	0.00	175.00	-175.00	0.0%
Total B00. Project Review	775.00	675.00	100.00	114.8%
C00-1 Legal Fees Contingency Fu	575.00	4,000.00	-3,425.00	14.4%

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Glastonbury Landowner's Association

2009 Budget Variance Report

September 2009

	Jan - Dec 09	Budget	$ Over Budget	% of Budget
C00. Community/Complaints				
C01. Contractors	75.00			
C05. Miscellaneous/copies	0.00	150.00	-150.00	0.0%
Total C00. Community/Complaints	75.00	150.00	-75.00	50.0%
D00. Recreation				
D03. PVRC				
D03A. PVRC Electricity	433.98	600.00	-166.02	72.3%
D03B. PVRC Liability Insuran...	0.00	250.00	-250.00	0.0%
D03C. Mowing Weeds	0.00	70.00	-70.00	0.0%
D03D. Lawn Mower Maint.	0.00	450.00	-450.00	0.0%
D03E. Lawn Mower Purchase	1,650.00			
Total D03. PVRC	2,083.98	1,370.00	713.98	152.1%
Total D00. Recreation	2,083.98	1,370.00	713.98	152.1%
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	80.38	250.00	-169.62	32.2%
G03. Administration	84.50	400.00	-315.50	21.1%
G04. Credit Report Research	0.00	250.00	-250.00	0.0%
Total G00. Liens	164.88	900.00	-735.12	18.3%
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	715.00	4,000.00	-3,285.00	17.9%
K02. Contractors - Bookkeeper	2,309.10	3,000.00	-690.90	77.0%
K03. Contractors - Accountant	120.00	120.00	0.00	100.0%
K06. Office Supplies	249.61	750.00	-500.39	33.3%
K07. Postage and Delivery	664.25	895.00	-230.75	74.2%
K08. Monthly Board Meetings	1,825.01	2,132.00	-306.99	85.6%
K10. Cash Advance	280.00			
K11. Rent				
K11A Special Mtgs	25.00	540.00	-515.00	4.6%
K11B. Storage/Boxes	172.50			
K11. Rent - Other	250.00			
Total K11. Rent	447.50	540.00	-92.50	82.9%
K12. Insurance				
K12A. GLA Board Liability Ins	1,341.00	1,341.00	0.00	100.0%
Total K12. Insurance	1,341.00	1,341.00	0.00	100.0%
K13. Taxes	0.00	317.00	-317.00	0.0%
K14. Licenses and Permits	84.05	70.00	14.05	120.1%
K15. Equipment Repair & Mtce	511.15			
K18. Miscellaneous	36.00			
K19. Quarterly Newsletter	447.79			
Total K00. General Operating Expe...	9,030.46	13,165.00	-4,134.54	68.6%
L00. Other Expenses				
L01. Miscellaneous	50.00			
Total L00. Other Expenses	50.00			

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Glastonbury Landowner's Association

2009 Budget Variance Report

September 2009

	Jan - Dec 09	Budget	$ Over Budget	% of Budget
M00. Annual Meeting/Elections				
M01. Contractors	0.00	890.00	-890.00	0.0%
M03. Administration	182.00			
M04. Postage and Delivery	237.75	386.00	-148.25	61.6%
M05. Refreshments	0.00	200.00	-200.00	0.0%
M06. Rent	0.00	75.00	-75.00	0.0%
Total M00. Annual Meeting/Elections	419.75	1,551.00	-1,131.25	27.1%
Total Expense	175,741.97	109,124.00	66,617.97	161.0%
Net Ordinary Income	-27,400.05	0.00	-27,400.05	100.0%
Net Income	**-27,400.05**	**0.00**	**-27,400.05**	**100.0%**

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Glastonbury Landowners Association

Board of Directors Meeting Minutes

November 9, 2009

FINAL

CONFIDENTIAL – DO NOT COPY

1. Call to order and opening prayer.

The meeting was called to order by Laura at 7:10 p.m., at St. John's Church.
PRESENT: Laura Boise (President), Richard Bolen aka Richard, (Vice-President), Sheridan Stenberg (Treasurer), Janet Naclerio (Secretary), Alyssa Angelis, Gerald Dubiel, Paul Ranttalo, Rich Spallone snd William Smith.
ABSENT: Alyssa Angelis, Dan Kehoe, Jr., Charlotte Mizzi and Frances Owen
ALSO ATTENDING: Denise Orr Kirk (GLA Administrative Secretary)

2. Set Agenda

3. Approve Meeting Minutes for October 5, 2009

MOTION: Sheridan motioned and Richard seconded to approve the Oct. 5, 2009 minutes. **Motion carried.** (Abstentions – Alyssa, Rich and Janet didn't attend)

4. Treasurer Reports-Budget Variance, Check & Deposit – SS

UNANIMOUS AGREEMENT: The Board approved the above reports.

5. Officers' Reports

5.1 Election/Annual Meeting Committee – Sheridan (Chair), Board, DOK

The Board discussed the following.

a) Meeting agenda
b) Basic Content of Committee Reports
c) Handouts to be copied. Include policies to post on walls.
d) Details for setup and conducting the meeting
e) Vote for candidates

5.2 2010 Budget – Additional Proposals

5.2.1 Chip Sealing/Road Budget - SS

Sheridan reviewed C. Murphy's Nov. 4, 2009 chip sealing proposal (see attached). Discussion.

UNANIMOUS AGREEMENT: The Board approved borrowing $10,000 from the North Glastonbury road budget for 2010 to pay off the remaining balance owed on the chip sealing project, as this will save us the cost of loan origination fees, and interst which would have to be paid if we borrowed the remaining amount from the bank. The General Fund will be repaid as the special chip sealing assessments are received in 2010 - 2011.

5.2.2 PVRC – Cement pad - LB

UNANIMOUS AGREEMENT: The Board agreed to an amendment in the budget to include a small amount to install a cement pad on the recreation land. Further research will be done to determine the type of pad that is needed and the cost to install a foundation for the Tennis Court enclosure which was donated a few years ago in order to get it off the ground.

5.2.3 NG Fire Hydrant – GD Tabled.

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5.3 2010 Budget – Final Vote
UNANIMOUS AGREEMENT: The Board approved the 2010 budget w/amendments.

5.4 Discuss possibility of changing date of orientation meeting - LB
UNANIMOUS AGREEMENT: The Board agreed to cancel the November 23rd Orientation Meeting. General orientation information will be covered at the December 14 meeting and more fully in a private training meeting prior to the open Board meeting on January 11.

6. UNFINISHED BUSINESS

6.1 Road Committee – WS/RS

6.1.1 Report on use of Landowner/Guest I. D. forms and illegal parking signs on GLA Easement on Hercules Road – Rd Committee
Rich reported that it appears landowners aren't using the parking identification forms in their cars and we need to develop more notices to give to people who have parked illegally or those we happen to see who are about to do so, etc.. Notices should reiterate that it is a violation of Montana law to park or trespass on to private property. If an individual trespasses to hunt without permission, etc., this can be reported to Jim Miller, the Game Warden of Paradise Valley? Or Park County.

ACTION ITEM: ***Denise*** – Print out more illegal parking notices and give to Board members at the December meeting.
ACTION ITEM: ***Denise*** – Find the GLA legal document that includes a statement which gives permission to firefighters and emergency responders to access our private roads when necessary.

6.1,2 Shelter Project Status List - DK Tabled.

6.2 Community Committee

6.2.2 Complaint re: Parcel 82, SG (added to agenda)
ACTION ITEM: ***Denise*** – Research 4 names/addresses of Parcel 82, SG tenants in common.

7. NEW BUSINESS

7.1 Road/Weed –WS/RS

7.1.1 Proposal for Quonset Hut placement & vote – WS/PR
William reported he received the State's o.k. to place the Quonset Hut on the land at the bottom of Sirius Road and did not see any problem with this placement.
UNANIMOUS AGREEMENT: The Board approved placing the Quonset Hut on the land near the bottom of Sirius Road based on prior Board discussion and the State's approving the site for this structure.
ACTION ITEM: ***William*** – Submit an official application.
7.1.2 Status of check for remaining torridon - GD
ACTION ITEM: ***Gerald*** - Inform the Board, via e-mail, of the status of the remaining torridon.

File: MtgMins 11 09 09 FINAL
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Final Approval: 12 14 09 w/amendments

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7.1.3 **New action item**
ACTION ITEM: ***Denise*** – Research document re: transfer of GLA easement (1977-82)

8. **Comment Period for Visiting Landowners. (5-10 min.) None.**

9. **Adjournment: 9:05 p.m.**

10. **Next meetings:**
a) Annual Meeting – Sat, Nov. 14, 2009 at Emigrant Hall
b) Board Meeting: December 14, 2009, St. John's Church, 6:45-8:30 p.m.

File: MtgMins 11 09 09 FINAL
Draft (s): 12 15 09 - Final
Final Approval: 12 14 09 w/amendments

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Glastonbury Landowners Association, Inc.

Board of Directors Meeting Agenda

November 9, 2009 6:45 – 8:30 pm

St. John's Church, Emigrant, MT

1. **Call to order, opening prayer**
2. **Set Agenda**
3. **Approve Meeting Minutes for October 5, 2009**
4. **Treasurer Reports-Budget Variance, Check & Deposit – SS**
5. **Officers' Reports**
   - **5.1 Election/Annual Meeting Committee – Sheridan (Chair), Board, DOK\ Review:**
     - **a) Meeting agenda**
     - **b) Content of Committee Reports**
     - **c) Handouts to be copied**
     - **d) Details for setup and conducting the meeting**
     - **e) Vote for candidates** ***(For Board representative. to use when requested by Landowner to be proxy).***
   - **5.1.2 2010 Budget – Additional Proposals**
     - **5.1.2.1 Chip Sealing/Road Budget - SS**
     - **5.1.2.2 PVRC – cement pad for donated tennis court - LB**
     - **5.1.2.3 NG Fire Hydrant - GD**
   - **5.1.3 Discuss possibility of changing date of orientation meeting - LB**
6. **UNFINISHED BUSINESS**
   - **6.1 Road Committee – WS/RS**
     - **6.1.1 Report: Use of Landowner/Guest I. D. forms and illegal parking signs on GLA Easement on Hercules Road – Rd Committee**
     - **6.1,2 Shelter Project Status List - DK**
7. **NEW BUSINESS**
   - **7.1 Road/Weed –WS/RS**
     - **7.1.1 Proposal for Quonset Hut placement & vote – WS/PR**
     - **7.1.2 Status of check for remaining tordon - GD**
8. **Comment Period for Visiting Landowners. (5-10 min.)**
9. **Adjournment**
10. **Annual Meeting is Saturday, November 14, 2009 at Emigrant Hall.**
    Orientation Meeting (private to Board) – November 23rd, 2009
    Regular Meeting is December 14, 2009, St. John's Church, 6:45-8:30 p.m.

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Glastonbury Landowner's Association

2009 Budget Variance Report

October 2009

	Jan - Dec 09	Budget	$ Over Budget	% of Budget
Ordinary Income/Expense				
Income				
100. Parcel Assessment Fees				
109. Dwelling 2007	502.30			
110. NG Dwelling 2008	1,769.04			
110. SG Dwelling 2008	2,006.62			
111. NG Dwelling 2009	20,025.19	20,880.00	-854.81	95.9%
111. SG Dwelling 2009	14,398.39	16,687.00	-2,288.61	86.3%
128. Land 2002	40.00			
129. Land 2003	120.00			
132. Land 2006	109.23			
133. Land 2007	667.30			
134. NG Land 2008	1,617.54			
134. SG Land 2008	3,028.62			
135. NG Land 2009	24,997.70	32,190.00	-7,192.30	77.7%
135. SG Land 2009	25,401.42	26,346.00	-944.58	96.4%
150. GAV	8,526.00	8,526.00	0.00	100.0%
160. Finance Chrgs Late Accnts	649.00			
161. Penalties Late Accounts	248.95			
100. Parcel Assessment Fees - Other	140.00			
Total 100. Parcel Assessment Fees	104,247.30	104,629.00	-381.70	99.6%
200. Project Review Fees				
201. Application Fee	325.00	250.00	75.00	130.0%
202. IF - House	550.00	300.00	250.00	183.3%
203. IF - Structures 200/800sf	250.00	125.00	125.00	200.0%
204. IF - Structures Over 800sf	200.00	0.00	200.00	100.0%
205. IF - Well	150.00	125.00	25.00	120.0%
206. IF - Driveway	150.00	85.00	65.00	176.5%
207. IF - Septic	225.00	85.00	140.00	264.7%
208. IF - Package	437.50	500.00	-62.50	87.5%
209. IF - Mobile Home	200.00	0.00	200.00	100.0%
210. IF - Subdivison	0.00	300.00	-300.00	0.0%
213. IF - Minor Variance	150.00	100.00	50.00	150.0%
214. IF - Major Variance	150.00	125.00	25.00	120.0%
218. Mileage Impact Fee	382.50			
200. Project Review Fees - Other	0.00	0.00	0.00	0.0%
Total 200. Project Review Fees	3,170.00	1,995.00	1,175.00	158.9%
300. Roads				
301. CUT - Road Paving Loan	433.68	2,200.00	-1,766.32	19.7%
305. NG Road Assessment Fees				
A12O. Chip Seal-1 payment/dwell	29,970.00			
A12P. ChipSeal-1 payment/land	6,660.00			
A12Q. ChipSeal- 5 payments/dwel	10,040.00			
A12R. ChipSeal-5 payments/land	1,876.00			
A12S. ChipSeal GAV- 5 payments	3,103.00			
Total 305. NG Road Assessment Fees	51,649.00			
Total 300. Roads	52,082.68	2,200.00	49,882.68	2,367.4%
400. Liens				
401. Landowner Filing Fee	50.00			
Total 400. Liens	50.00			
500. Interest Earned				
501. Savings Interest	68.12			
500. Interest Earned - Other	0.00	300.00	-300.00	0.0%
Total 500. Interest Earned	68.12	300.00	-231.88	22.7%
700. Other Income				
707. Donation for NG Chip Seal	40.00			
Total 700. Other Income	40.00			
Total Income	159,658.10	109,124.00	50,534.10	146.3%
Expense				
A00. Roads & Weeds				
A02. Contractors - Snow Removal				
A02A. North Glastonbury	555.00			
A02B. South Glastonbury	242.50			
A02C. High South Glastonbury	2,437.50			
A02F. High Sagittarius Skyway	900.00			
A02. Contractors - Snow Removal - Other	0.00	6,500.00	-6,500.00	0.0%
Total A02. Contractors - Snow Removal	4,135.00	6,500.00	-2,365.00	63.6%

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Glastonbury Landowner's Association

2009 Budget Variance Report

October 2009

	Jan - Dec 09	Budget	$ Over Budget	% of Budget
A03. Contractors - Weed Contrl	2,208.00	3,200.00	-992.00	69.0%
A05. Equipment Reg & Ins	2,424.60	2,500.00	-75.40	97.0%
A06. Equipment Mtce				
A06. Truck #1	112.50			
A06. Truck #2	20.00			
A06. Equipment Mtce - Other	0.00	1,000.00	-1,000.00	0.0%
Total A06. Equipment Mtce	132.50	1,000.00	-867.50	13.3%
A08. Road Improvement Loan	21,845.81	30,225.00	-8,379.19	72.3%
A09. Administration	214.50			
A11. Miscellaneous				
A11A. Fuel	198.37	800.00	-601.63	24.8%
A11B. Sand	0.00	500.00	-500.00	0.0%
A11C. Sign Posts	202.08			
A11D. New Truck Loan	6,924.62	7,000.00	-75.38	98.9%
A11E. Quonset Hut Asset Expense	1,500.00	5,000.00	-3,500.00	30.0%
A11. Miscellaneous - Other	44.12			
Total A11. Miscellaneous	8,869.19	13,300.00	-4,430.81	66.7%
A12. Contractors - NG Road Wrk				
A12B. Aries Drive	420.00			
A12C. Capricorn Drive	1,320.00			
A12F. Gemini Road	1,298.00			
A12H. Orion Way	180.00			
A12J. Sirius Drive	557.00			
A12K. Taurus Road	812.00			
A12L. Venus Way	1,298.00			
A12W. Mowing North Glastonbury	400.00	310.00	90.00	129.0%
A12X extra applied to chip seal	3,969.00			
A12. Contractors - NG Road Wrk - Other	56.00	10,000.00	-9,944.00	0.6%
Total A12. Contractors - NG Road Wrk	10,310.00	10,310.00	0.00	100.0%
A13. Contractors - SG Road Wrk				
A13B. Arcturus Drive	1,925.00			
A13D. Leo Drive	1,375.00			
A13G. Hercules Road	4,895.00			
A13I. Sagittarius Place	955.00			
A13J. Sagittarius Skyway	1,605.00			
A13W. Mowing South Glastonbury	160.00	310.00	-150.00	51.6%
A13. Contractors - SG Road Wrk - Other	65.00	10,000.00	-9,935.00	0.7%
Total A13. Contractors - SG Road Wrk	10,980.00	10,310.00	670.00	106.5%
A14. Roads/Common Land Ins	5,681.38	5,528.00	153.38	102.8%
A15. Contingency Fund	0.00	1,500.00	-1,500.00	0.0%
Total A00. Roads & Weeds	66,800.98	84,373.00	-17,572.02	79.2%
A12. NG Chip Sealing 2009	117,907.71			
B00. Project Review				
B01. Contractors	525.00	500.00	25.00	105.0%
B03 Sanitation Bond Refunds	500.00			
B04. Administration	0.00	175.00	-175.00	0.0%
Total B00. Project Review	1,025.00	675.00	350.00	151.9%
C00-1 Legal Fees Contingency Fu	575.00	4,000.00	-3,425.00	14.4%
C00. Community/Complaints				
C01. Contractors	75.00			
C05. Miscellaneous/copies	0.00	150.00	-150.00	0.0%
Total C00. Community/Complaints	75.00	150.00	-75.00	50.0%
D00. Recreation				
D03. PVRC				
D03A. PVRC Electricity	490.42	600.00	-109.58	81.7%
D03B. PVRC Liability Insurance	0.00	250.00	-250.00	0.0%
D03C. Mowing Weeds	0.00	70.00	-70.00	0.0%
D03D. Lawn Mower Maint.	0.00	450.00	-450.00	0.0%
D03E. Lawn Mower Purchase	1,650.00			
Total D03. PVRC	2,140.42	1,370.00	770.42	156.2%
Total D00. Recreation	2,140.42	1,370.00	770.42	156.2%
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%

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Glastonbury Landowner's Association

2009 Budget Variance Report

October 2009

	Jan - Dec 09	Budget	$ Over Budget	% of Budget
G00. Liens				
G01. Lien Filing	229.88	250.00	-20.12	92.0%
G03. Administration	84.50	400.00	-315.50	21.1%
G04. Credit Report Research	0.00	250.00	-250.00	0.0%
Total G00. Liens	314.38	900.00	-585.62	34.9%
J00. Other Projects				
J03. Procedures Proposal	52.00	2,440.00	-2,388.00	2.1%
Total J00. Other Projects	52.00	2,440.00	-2,388.00	2.1%
K00. General Operating Expenses				
K01. Contractors - Admin Sec	819.00	4,000.00	-3,181.00	20.5%
K02. Contractors - Bookkeeper	2,309.10	3,000.00	-690.90	77.0%
K03. Contractors - Accountant	120.00	120.00	0.00	100.0%
K06. Office Supplies	249.61	750.00	-500.39	33.3%
K07. Postage and Delivery	718.78	895.00	-176.22	80.3%
K08. Monthly Board Meetings	2,780.51	2,132.00	648.51	130.4%
K10. Cash Advance	280.00			
K11. Rent				
K11A Special Mtgs	25.00	540.00	-515.00	4.6%
K11B. Storage/Boxes	172.50			
K11. Rent - Other	310.00			
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%
Total K12. Insurance	1,341.00	1,341.00	0.00	100.0%
K13. Taxes	0.00	317.00	-317.00	0.0%
K14. Licenses and Permits	84.05	70.00	14.05	120.1%
K15. Equipment Repair & Mtce	511.15			
K18. Miscellaneous	36.00			
K19. Quarterly Newsletter	577.79			
Total K00. General Operating Expenses	10,334.49	13,165.00	-2,830.51	78.5%
L00. Other Expenses				
L01. Miscellaneous	50.00			
Total L00. Other Expenses	50.00			
M00. Annual Meeting/Elections				
M01. Contractors	0.00	890.00	-890.00	0.0%
M03. Administration	299.00			
M04. Postage and Delivery	477.78	386.00	91.78	123.8%
M05. Refreshments	0.00	200.00	-200.00	0.0%
M06. Rent	75.00	75.00	0.00	100.0%
Total M00. Annual Meeting/Elections	851.78	1,551.00	-699.22	54.9%
Total Expense	200,126.76	109,124.00	91,002.76	183.4%
Net Ordinary Income	-40,468.66	0.00	-40,468.66	100.0%
Net Income	**-40,468.66**	**0.00**	**-40,468.66**	**100.0%**

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CHIP SEALING INCOME & EXPENSES - AS OF 10-31-2009

Income

From Investors	**$42,500**
From Landowners	**+ 51,399**
Total received	**$93,899**

Expenses

Paid in full **$117,907 (under estimate of $133,700)**

Borrowed from General Fund **$24,008**

Didn't collect by Oct. 31/late **$ 7,849**

Expected yearly chip seal income 2010-2013 **$21,058 per year x 4 years = $84,232**

PROPOSAL TO PAY BACK GLA GENERAL FUND

We can pay back the General Fund as the 2009/2010 chip seal assessments come in. Propose using $10,000 of the $15,000 North Glastonbury road budget for 2010 to pay back the General Fund. ***NG will just have basic grading in 2010, no gravel or mag chloride.***

Expected 2009 & 2010 chip seal income	**$ 21,058 + 7,849 = $28,907**
Investor payback Aug. 2010	**- 19,799**
Left to pay back General Fund	**$ 9,108**
Owe General Fund	**$ 24,008**
From NG 2010 Road Budget	**-10,000**
Left over chip seal income	**- 9,108**
Amount still owing General Fund	**$ 4,900 pay back General Fund in 2011**

GLA SCHEDULE TO REPAY INVESTORS

There were four investors who invested a total of **$42,500.**
Investor repayment schedule below: Total payback with interest = **$47,100**

Payback in August 2010:

Investor #1	$ 4,033.54
Investor #2	4,610.50
Investor #3	1,154.87
Investor #4	10,000.00-full payoff-no interest
Total	**$19,798.91**

Payback August 2011

Investor #1	$4,033.54-paid in full
Investor #2	4,610.50
Investor #3	1,154.87
Total	**$9,798.91**

Payback August 2012, 2013 & 2014

Investor #2	$4,610.50
Investor #3	1,154.87
Total	**$5,834.37**

(SEE OVER)

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----- Original Message -----
From: Charlene Murphy
To: sheridan.stenberg@gmail.com ; 'William E. Smith, P.E.' ; lauraboiseGLA@wispwest.net
Cc: richspallone@aol.com ; richbolen@aol.com ; jannac99@aol.com ; denisemorr@msn.com
Sent: Wednesday, November 04, 2009 10:20 AM
Subject: how the final chip sealing payment impacts the budget

Dear Exec. Board and Road Com. Chairmen,

The good news is that the chip sealing company has been paid in full! We did not get the loan from Sky Federal so we avoided loan fees! There is still a chance for another investor or a chance that Investor #4 might be willing to extend his $10,000 loan payoff over two years. If this does not happen then our projection is that we ill be short in paying back the general fund by $4,900 in 2010. Our budget variance report show that we have done well in sticking to budget this year, no emergencies, only $1,383 over budget in two areas and $10,898 under budget in several areas (includes not doing the Quonset hut installation this year.) Sheridan will point out these items in the budget variance report at the meeting. This will help us to get by without feeling a pinch in the general fund budget even though we had to borrow to pay the chip sealer. There is still snow plow money, annual meeting money, gen. operating expenses money, etc.

(SEE OVER)

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Glastonbury Landowners Association

Board of Directors Meeting Minutes

December 14, 2009

FINAL

CONFIDENTIAL – DO NOT COPY

1. Call to order and opening prayer.

The meeting was called to order by Laura at 7:10 p.m., at St. John's Church.

PRESENT: Laura Boise (President), Sheridan Stenberg (Treasurer), Alyssa Angelis (arrived at 7:50 p.m.), Gerald Dubiel, Neil Kremer, Daniel O'Connell, Clare Parker, Paul Ranttalo, Rich Spallone and William Smith.

ABSENT: Richard Bolen, Janet Naclerio

ALSO ATTENDING: Denise Orr Kirk (GLA Administrative Secretary); Ed Dobrowski

2. Set Agenda

3. Approve Meeting Minutes for November 9, 2009

MOTION: Sheridan motioned and William seconded to approve the Nov. 9, 2009 minutes with amendments. **(Motion carried.** Abstained - new Directors Clare, Daniel and Neil; Alyssa wasn't present for this vote, but would have had to abstain due to absence at Nov. 9 meeting.)

4. Treasurer Reports-Budget Variance, Check & Deposit – SS

4.1 Proposal for GLA Office Equipment –DOK/LB

Discussion.

UNANIMOUS AGREEMENT: The Board approved to allocate in 2010, the balance of of funds remaining in the 2009 budgets for the Policies & Procedures Project and Administrative Secretary to: (1) Purchase a laptop computer and hard drive, and; (2) Cover e-receptionist expenses in addition to those funds already allocated.

5. Officers' Reports

5.1 Election/Annual Meeting – Sheridan (Chair), Board, DOK

a) Brief evaluation.

UNANIMOUS AGREEMENT: The Board agreed the meeting went well.

b) Suggestions

ACTION ITEM: ***Denise*** – Add to Annual Meeting/Elections procedure and agenda:

- Place the election nomination forms for candidates on GLA website
- After the votes are counted at the annual meeting and announced, add to the agenda that a Road Committee meeting will be held with the landowners for further discussion, questions & answers.

5.2 Brief Overview of Board Orientation

5.2.1 Review Board Ethics/Procedures

a) Laura reviewed in detail the Board ethics and roles, Board and Committee responsibilities and procedures at Board meetings, criteria on how to request agenda items and present issues to the Board for vote or discussion at meeting, procedure for requesting Board approval for allocation of funds, etc.

It was recommended that all Directors review their orientation binder.

ACTION ITEM: Denise will collect orientation binders of ongoing Board members in order to insert updates.

b) New Board Meeting Agenda Procedure: Each agenda item will include the projected time to cover it. A stop watch will be used to help keep everyone on track.

File: MtgMins 12 14 09 FINAL
Draft (s): 02 09 10 - Final
Final Approval: 01 11 10 w/amendments

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ACTION ITEM: ***Denise*** – Purchase a stop watch for Board meetings.

5.2.2 Determine Board Officers and Committee Chairs
UNANIMOUS AGREEMENT: The Board discussed and agreed upon the following officers, committee chairs and committee members for 2010.

Officers:
President - Laura Boise — Vice President - Richard Bolen
Secretary - Janet Naclerio — Treasurer - Sheridan Stenberg

Committee Chairs/Members

Community Committee: Chair - Richard Bolen
Complaints - All Board Members
Welcoming - Janet Naclerio w/support from Sheridan Stenberg & Charlene Murphy (GLA bookkeeper)

Election Committee: Chair – Sheridan Stenberg
Members - All Board Members

Executive Committee (Automatically comprised of the Board Officers)
Members - Laura Boise, Richard Bolen, Janet Naclerio & Sheridan Stenberg

Project Review Committee: Chairs - Alyssa Angelis/Rich Spallone (Alyssa will fill position until a replacement is found and trained)
Members - Gerald Dubiel, Paul Ranttalo

Master Plan Compliance Subcommittee: Chairs – Clare Parker/Neil Kremer
Members - Paul Ranttalo
(Note: the Board changed this committee's name to include "compliance")

Road/Weed Committee: Chairs - William Smith/Rich Spallone
Members - Gerald Dubiel & Paul Ranttalo

Recreation Committee: Chairs – Laura Boise & Janet Naclerio

Website Committee: Chair – Daniel O'Connell

Budget Committee: Chair – To Be Determined
Members – Executive Committee w/support from Charlene Murphy (GLA bookkeeper) *Note: Other directors may join this committee*

ACTION ITEM: ***Laura*** – Ask absent Board members, who did not express their role preference prior to the meeting, if he/she agrees to serve in the roles as listed above.

5.2.3 Confirm schedules for Jan. 11 Orientation Meeting and Board Meeting
The Board agreed that another orientation meeting would probably not be required since the main orientation topics had been discussed adequately.

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ACTION ITEM: ***Laura*** - Review the contents of the orientation binder to determine if and when additional topics need review and discussion.

5.2.4 Board Resignation *(new to agenda)*
Alyssa announced her resignation but will continue to handle Project Reviews until her replacement is found. She offered to train her replacement(s) and will be available for consultation in the future if needed. Discussion.

ACTION ITEM: ***Alyssa*** – Write up a job description for Project Review and then discuss it with Creative Digital Office and Ed Dobrowski.

ACTION ITEM: ***Denise*** – Add to the Policy & Procedure project that when outgoing or resigning Board members with specialized Board responsibilities are in the process of leaving, the Board member will give proper notice to the Board and help to train his/her replacement.

5.6 Newsletter – DOK
Laura and Janet volunteered to develop the newsletter.
a) Topics - Denise reviewed topics (also included in an e-mail to Laura)
Include in newsletter: Reminder to keep the GLA Landowner I.D. form (mailed to landowners in October) in car glove compartment so as to be handy to post on dashboard when parking while hunting, hiking or in the case the car has broken down and needs to be vacated, etc.

b) Articles due date - Jan. 3
Newsletter to Denise to xerox date – Jan. 5

c) Folding/stuffing date - Jan. 8 (Sheridan)
January 11-15 - Charlene to work on stuffing; to be mailed/postmarked Jan. 15

6. UNFINISHED BUSINESS
6.1 Road Committee – WS/RS
6.1.1 Report on use of Landowner/Guest I. D. forms and illegal parking signs on GLA Easement on Hercules Road – Rd Committee
Rich reported that it appears that most landowners do not use their yellow parking identification forms mailed to them by the GLA in October 2009. Many still park in Kathleen Ramp's driveway; she has not posted any signs there. Discussion.

6.1.2 K. Ramp's easement *(added to agenda)*
Gerald reported that according to his research, it appears that K. Ramp's easement was not conveyed from the previous owners to the Church.
ACTION ITEM: ***Richard*** – Do further research for legal documents regarding K. Ramp's easement.

6.1.3 Road Signs *(added to the agenda)*
Sheridan reported that missing signs on Capricorn will be installed when weather permits.

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6.2 Master Plan Compliance Subcommittee *(added to agenda)*
Discussion included that the goal of Clare and Neil working on the MP Compliance Committee will be to continue the project of contacting landowners with shelters and associated storage units to determine if they are in compliance with the Master Plan, Bylaws and Covenants.
ACTION ITEM: ***Denise*** – Request Dan Kehoe to forward all information/materials regarding the shelter compliance project to her and she will organize for Neil and Clare.

7. NEW BUSINESS

7.1 Website Committee *(added to agenda)*
ACTION ITEM: ***Alyssa*** - Write up explanation of project review budget changes to post on the GLA website.

7.2 Road Committee –WS/RS *(added to agenda)*
7..2.1 Encroachments on landowner easements/driveways.
Discussion included recent sightings of driveways with rocks and/or other items on them that might be considered as "encroachments."
ACTION ITEM: ***William*** – Draft a letter to send to Landowners who have items that may be encroaching on their neighbor's easements or driveway and vice versa. Include in the letter: (a) Explanation of liability issues concerning encroaching items that may become damaged or cause damage, and; (b) How to identify easements by yellow plastic-capped corner pins.

8. Comment Period for Visiting Landowners. No comments.

9. Adjournment - 9:45 p.m.

10. January 11, 2009, St. John's Church

File: MtgMins 12 14 09 FINAL
Draft (s): 02 09 10 - Final
Final Approval: 01 11 10 w/amendments

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Glastonbury Landowners Association, Inc.

Board of Directors Meeting Agenda

December 14, 2009 6:45 – 8:30 pm

St. John's Church, Emigrant, MT

1. Call to order, opening prayer
2. Set Agenda
3. Approve Meeting Minutes for November 9, 2009
4. Treasurer Reports-Budget Variance, Check & Deposit – SS
   - 4.1 Proposal for GLA Office Equipment –DOK/LB
5. Officers' Reports
   - 5.1 Election/Annual Meeting – Sheridan (Chair), Board, DOK
     - a) Brief evaluation
     - b) Suggestions
   - 5.2 Brief Overview of Board Orientation (Full Orientation in January)
     - 5.2.1 Review Board Ethics/Procedures
   - 5.4 Determine Board Officers and Committee Chairs
   - 5.5 Confirm schedules for Jan. 11 Orientation Meeting and Board Meeting
   - 5.6 Newsletter – DOK
     - a) Topics
     - b) Article date due
     - c) Folding/stuffing date
6. UNFINISHED BUSINESS
   - 6.1 Road Committee – WS/RS
     - 6.1.1 Report on use of Landowner/Guest I. D. forms and illegal parking signs on GLA Easement on Hercules Road – Rd Committee
7. NEW BUSINESS
8. Comment Period for Visiting Landowners. (5-10 min.)
9. Adjournment
10. January 11, 2009, St. John's Church

    PLEASE NOTE TIMES BELOW. Our regular meeting will begin later than usual as the new 2010 Board will first meet in a private orientation meeting.

    6:45 – 8:30 p.m.: Orientation Meeting for New & Ongoing Board Members only

    8:30 - 9:00 p.m: Regular Meeting

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Glastonbury Landowner's Association

2009 Budget Variance Report

November 2009

	Jan - Dec 09	Budget	$ Over Budget	% of Budget
Ordinary Income/Expense				
Income				
100. Parcel Assessment Fees				
101. Dwelling Prior to 2000	30.00			
109. Dwelling 2007	502.30			
110. NG Dwelling 2008	1,769.04			
110. SG Dwelling 2008	2,033.12			
111. NG Dwelling 2009	21,396.37	20,880.00	516.37	102.5%
111. SG Dwelling 2009	14,792.20	16,687.00	-1,894.80	88.6%
125. Land Prior to 2000	30.00			
128. Land 2002	40.00			
129. Land 2003	200.00			
132. Land 2006	132.00			
133. Land 2007	682.16			
134. NG Land 2008	1,617.54			
134. SG Land 2008	3,055.12			
135. NG Land 2009	26,238.38	32,190.00	-5,951.62	81.5%
135. SG Land 2009	25,780.73	26,346.00	-565.27	97.9%
150. GAV	8,526.00	8,526.00	0.00	100.0%
160. Finance Chrgs Late Accnts	711.44			
161. Penalties Late Accounts	264.85			
100. Parcel Assessment Fees - Other	140.00			
Total 100. Parcel Assessment Fees	107,941.25	104,629.00	3,312.25	103.2%
200. Project Review Fees				
201. Application Fee	325.00	250.00	75.00	130.0%
202. IF - House	550.00	300.00	250.00	183.3%
203. IF - Structures 200/800sf	250.00	125.00	125.00	200.0%
204. IF - Structures Over 800sf	200.00	0.00	200.00	100.0%
205. IF - Well	150.00	125.00	25.00	120.0%
206. IF - Driveway	150.00	85.00	65.00	176.5%
207. IF - Septic	225.00	85.00	140.00	264.7%
208. IF - Package	437.50	500.00	-62.50	87.5%
209. IF - Mobile Home	200.00	0.00	200.00	100.0%
210. IF - Subdivison	0.00	300.00	-300.00	0.0%
213. IF - Minor Variance	150.00	100.00	50.00	150.0%
214. IF - Major Variance	150.00	125.00	25.00	120.0%
218. Mileage Impact Fee	382.50			
200. Project Review Fees - Other	0.00	0.00	0.00	0.0%
Total 200. Project Review Fees	3,170.00	1,995.00	1,175.00	158.9%
300. Roads				
301. CUT - Road Paving Loan	836.72	2,200.00	-1,363.28	38.0%
305. NG Road Assessment Fees				
A12O. Chip Seal-1 payment/dwell	29,970.00			
A12P. ChipSeal-1 payment/land	6,660.00			
A12Q. ChipSeal- 5 payments/dwel	12,185.55			
A12R. ChipSeal-5 payments/land	2,066.00			
A12S. ChipSeal GAV- 5 payments	3,103.00			
Total 305. NG Road Assessment Fe...	53,984.55			
Total 300. Roads	54,821.27	2,200.00	52,621.27	2,491.9%
400. Liens				
401. Landowner Filing Fee	50.00			
Total 400. Liens	50.00			
500. Interest Earned				
501. Savings Interest	72.19			
500. Interest Earned - Other	0.00	300.00	-300.00	0.0%
Total 500. Interest Earned	72.19	300.00	-227.81	24.1%

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Glastonbury Landowner's Association

2009 Budget Variance Report

November 2009

	Jan - Dec 09	Budget	$ Over Budget	% of Budget
700. Other Income				
707. Donation for NG Chip Seal	40.00			
Total 700. Other Income	40.00			
Total Income	166,094.71	109,124.00	56,970.71	152.2%
Expense				
A00. Roads & Weeds				
A02. Contractors - Snow Removal				
A02A. North Glastonbury	555.00			
A02B. South Glastonbury	242.50			
A02C. High South Glastonbury	2,437.50			
A02F. High Sagittarius Skyway	900.00			
A02. Contractors - Snow Remov...	0.00	6,500.00	-6,500.00	0.0%
Total A02. Contractors - Snow Rem...	4,135.00	6,500.00	-2,365.00	63.6%
A03. Contractors - Weed Contrl	2,208.00	3,200.00	-992.00	69.0%
A05. Equipment Reg & Ins	2,424.60	2,500.00	-75.40	97.0%
A06. Equipment Mtce				
A06. Truck #1	112.50			
A06. Truck #2	185.00			
A06. Equipment Mtce - Other	0.00	1,000.00	-1,000.00	0.0%
Total A06. Equipment Mtce	297.50	1,000.00	-702.50	29.8%
A08. Road Improvement Loan	29,402.13	30,225.00	-822.87	97.3%
A09. Administration	279.50			
A11. Miscellaneous				
A11A. Fuel	198.37	800.00	-601.63	24.8%
A11B. Sand	0.00	500.00	-500.00	0.0%
A11C. Sign Posts	202.08			
A11D. New Truck Loan	6,924.62	7,000.00	-75.38	98.9%
A11E. Quonset Hut Asset Expen...	1,500.00	5,000.00	-3,500.00	30.0%
A11. Miscellaneous - Other	44.12			
Total A11. Miscellaneous	8,869.19	13,300.00	-4,430.81	66.7%
A12. Contractors - NG Road Wrk				
A12B. Aries Drive	420.00			
A12C. Capricorn Drive	1,320.00			
A12F. Gemini Road	1,298.00			
A12H. Orion Way	180.00			
A12J. Sirius Drive	557.00			
A12K. Taurus Road	812.00			
A12L. Venus Way	1,298.00			
A12W. Mowing North Glastonbury	400.00	310.00	90.00	129.0%
A12X extra applied to chip seal	3,969.00			
A12. Contractors - NG Road Wrk...	56.00	10,000.00	-9,944.00	0.6%
Total A12. Contractors - NG Road ...	10,310.00	10,310.00	0.00	100.0%
A13. Contractors - SG Road Wrk				
A13B. Arcturus Drive	1,925.00			
A13D. Leo Drive	1,375.00			
A13G. Hercules Road	5,045.00			
A13I. Sagittarius Place	955.00			
A13J. Sagittarius Skyway	1,605.00			
A13W. Mowing South Glastonb...	160.00	310.00	-150.00	51.6%
A13. Contractors - SG Road Wrk...	65.00	10,000.00	-9,935.00	0.7%
Total A13. Contractors - SG Road ...	11,130.00	10,310.00	820.00	108.0%
A14. Roads/Common Land Ins	5,681.38	5,528.00	153.38	102.8%
A15. Contingency Fund	0.00	1,500.00	-1,500.00	0.0%
Total A00. Roads & Weeds	74,737.30	84,373.00	-9,635.70	88.6%
A12. NG Chip Sealing 2009	117,907.71			

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Glastonbury Landowner's Association

2009 Budget Variance Report

November 2009

	Jan - Dec 09	Budget	$ Over Budget	% of Budget
B00. Project Review				
B01. Contractors	525.00	500.00	25.00	105.0%
B03 Sanitation Bond Refunds	750.00			
B04. Administration	0.00	175.00	-175.00	0.0%
Total B00. Project Review	1,275.00	675.00	600.00	188.9%
C00-1 Legal Fees Contingency Fu	668.00	4,000.00	-3,332.00	16.7%
C00. Community/Complaints				
C01. Contractors	75.00			
C05. Miscellaneous/copies	0.00	150.00	-150.00	0.0%
Total C00. Community/Complaints	75.00	150.00	-75.00	50.0%
D00. Recreation				
D03. PVRC				
D03A. PVRC Electricity	515.52	600.00	-84.48	85.9%
D03B. PVRC Liability Insurance	0.00	250.00	-250.00	0.0%
D03C. Mowing Weeds	0.00	70.00	-70.00	0.0%
D03D. Lawn Mower Maint.	0.00	450.00	-450.00	0.0%
D03E. Lawn Mower Purchase	1,650.00			
Total D03. PVRC	2,165.52	1,370.00	795.52	158.1%
D06-a. Misc.-hiking trail	100.00			
Total D00. Recreation	2,265.52	1,370.00	895.52	165.4%
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	229.88	250.00	-20.12	92.0%
G03. Administration	84.50	400.00	-315.50	21.1%
G04. Credit Report Research	0.00	250.00	-250.00	0.0%
Total G00. Liens	314.38	900.00	-585.62	34.9%
J00. Other Projects				
J03. Procedures Proposal	52.00	2,440.00	-2,388.00	2.1%
Total J00. Other Projects	52.00	2,440.00	-2,388.00	2.1%
K00. General Operating Expenses				
K01. Contractors - Admin Sec	884.00	4,000.00	-3,116.00	22.1%
K02. Contractors - Bookkeeper	2,901.60	3,000.00	-98.40	96.7%
K03. Contractors - Accountant	120.00	120.00	0.00	100.0%
K06. Office Supplies	286.31	750.00	-463.69	38.2%
K07. Postage and Delivery	718.78	895.00	-176.22	80.3%
K08. Monthly Board Meetings	3,066.51	2,132.00	934.51	143.8%
K10. Cash Advance	580.00			
K11. Rent				
K11A'Special Mtgs	25.00	540.00	-515.00	4.6%
K11B. Storage/Boxes	212.50			
K11. Rent - Other	310.00			
Total K11. Rent	547.50	540.00	7.50	101.4%
K12. Insurance				
K12A. GLA Board Liability Ins	1,341.00	1,341.00	0.00	100.0%
Total K12. Insurance	1,341.00	1,341.00	0.00	100.0%
K13. Taxes	344.43	317.00	27.43	108.7%
K14. Licenses and Permits	84.05	70.00	14.05	120.1%
K15. Equipment Repair & Mtce	511.15			
K18. Miscellaneous	36.00			
K19. Quarterly Newsletter	590.79			
Total K00. General Operating Expenses	12,012.12	13,165.00	-1,152.88	91.2%

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Glastonbury Landowner's Association

2009 Budget Variance Report

November 2009

	Jan - Dec 09	Budget	$ Over Budget	% of Budget
L00. Other Expenses				
L01. Miscellaneous	50.00			
Total L00. Other Expenses	50.00			
M00. Annual Meeting/Elections				
M01. Contractors	0.00	890.00	-890.00	0.0%
M03. Administration	715.00			
M04. Postage and Delivery	477.78	386.00	91.78	123.8%
M05. Refreshments	0.00	200.00	-200.00	0.0%
M06. Rent	75.00	75.00	0.00	100.0%
M07. Miscellaneous	-265.00			
Total M00. Annual Meeting/Elections	1,002.78	1,551.00	-548.22	64.7%
Total Expense	210,359.81	109,124.00	101,235.81	192.8%
Net Ordinary Income	-44,265.10	0.00	-44,265.10	100.0%
Net Income	**-44,265.10**	**0.00**	**-44,265.10**	**100.0%**

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Glastonbury Landowners Association, Inc.

2009 SCHEDULE
BOARD OF DIRECTORS MEETINGS & ANNUAL ELECTIONS

Regular Meetings held at St. Johns Church, Emigrant; 6:45 p.m.

DATE	DESCRIPTION
Monday, January 12	Regular meeting
Monday, February 9	Regular meeting
Monday, March 9	Regular meeting
Monday, April 6 *(Falls on first Monday)*	Regular meeting
Monday, May 11	Regular meeting
Monday, June 8	Regular meeting
Monday, July 13	Regular meeting
Monday, August 10	Regular meeting
Monday, September 14	Regular Meeting
Monday, October 5 *(Falls on first Monday)*	Regular meeting
Monday, Nov. 9	Regular meeting
Saturday, Nov. 14	**Annual Meeting for Landowners - Board of Director Elections & Business Meeting. Emigrant Hall, Emigrant, MT. 9:00 a.m. (Meeting will officially begin once quorum is reached and will last three hours from that point.)**
Monday, November 23 *(Falls on fourth Monday)*	**Private Meeting** for Orientation of New Board Members; Election of Officers (Open to Board Members Only)
Monday, December 14	Regular meeting

Note: Regular meetings will usually fall on the second Monday of each month (exceptions are noted under the above dates). Additional meetings may be scheduled and posted on the website based on the need of the hour. Therefore, please regularly check our website for updated scheduling.

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2010

2010

GLA 02716

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Changed to Jan 11

Notice of Meeting
of the Board of Directors
of
Glastonbury Landowners Association, Inc.

NOTICE IS HEREBY GIVEN that a meeting of the Board of Directors of the Glastonbury Landowners Association will be held on **Monday, January 8, 2010 at 6:45 p.m.,** at St. John's Church in Emigrant, Montana.

Dated January 1, 2010

By: Donna Lash
Assistant Administrative Secretary

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Glastonbury Landowners Association

Board of Directors Meeting Minutes

January 11, 2010

FINAL

CONFIDENTIAL – DO NOT COPY

1. Call to order.

The meeting was called to order by Laura at 6:55 p.m., at St. John's Church.
PRESENT: Laura Boise (President), Richard Bolen (Vice President) aka Richard, Janet Naclerio (Secretary - **Took MtgMin Notes)**, Sheridan Stenberg (Treasurer), Alyssa Angelis, Gerald Dubiel, Neil Kremer, Daniel O'Connell, Clare Parker, Paul Ranttalo and. Rich Spallone (aka Rich)
ABSENT: William Smith, Denise Orr Kirk (GLA Administrative Secretary)
ALSO ATTENDING: Ed Dobrowski

2. Set Agenda.

3. Approve Meeting Minutes for December 14, 2009

MOTION: Sheridan motioned and Clare seconded to approve the December 14, 2009 minutes with amendments. **Motion carried.** (2 Abstentions - Janet and Richard, who did not attend the meeting).

4. Treasurer Reports - Budget Variance, Check & Deposit – SS

4.1 Increase in Administrative Secretary's Hourly Wage

Discussion.
MOTION: Sheridan motioned and Richard B. seconded to approve an increase in the Administrative Secretary's hourly wage from $13.00/hour to $15.00/hour, effective January 1, 2010. **Motion carried.** (1 abstention - Neil)

4.2 Chip Sealing

Discussion and review of the 2009 end-of-year report.

5. Officers' Reports

5.1 Goals for 2010

ACTION ITEM - ***Committee Chairs:*** Submit 2010 goals to Denise by March Board meeting.

5.2 Review/vote on recommended contractors to assist with administrative duties and project review

Alyssa gave the board an overview of the skills and experience of an individual at Creative Digital Office who could possibly assist the Board with administrative duties and project review. Discussion.
MOTION: Alyssa motioned and Janet seconded to proceed with contacting and interviewing the individual from Creative Digital Office and possibly retaining her to handle some of the GLA's administrative duties on a project-by-project basis. **Motion carried unanimously.**

6. UNFINISHED BUSINESS

6.1 e-Receptionist Procedure – LB/DO

The board discussed the possible need to have an additional line added to our e-Receptionist service for $5.00/month.
UNANIMOUS AGREEMENT: The Board approved the adding of another line to our e-Receptionist message service for an additional $5.00/month.

File: MtgMins 01 11 10 Final
Draft (s): 02 09 10 -FINAL
Final Approval: 02 08 10

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6.2 Research of legal documents re K. Ramp's easement – RB

Discussion. Alan Shaw will get back to the GLA with information that the CUT has on acquisition of the original easement.

7. NEW BUSINESS

7.1. Project Review – AA/RS

7.1.1 Lot 41-E (SG) Patrick Klein – Home & Variance Application - AA

Alyssa presented the project and described the variance request in regards to the building height. In essence, the slope of the land and log construction on a full, walk-out basement made the overall height from the lowest point of the land to be 3 feet above the standards. The Board considered the placement of the house in respect to the overall terrain and the possible impact on neighbors.

MOTION: Alyssa motioned and Janet seconded to approve the application with the following conditions: 1) The other members in the Klein's subdivision be contacted about the variance and asked to give their input, 2) Gerald will meet the Klein's on-site to verify that setbacks from property lines are being met; 3) the necessary electrical, septic, and plumbing permits be obtained; 4) any disturbed land be re-seeded. **Motion carried unanimously.**

7.1.2 Clarification re: the conditions of Alyssa's resignation from the Board *(new agenda item)*

Alyssa confirmed that she will continue working on the Board until someone is found to replace her as the Project Review Chairperson and she finishes training that person.

7.2 Road Committee – WS/RS

7.2.1 Draft of letter re: encroachments of landowner easements/driveways. TABLED.

7.3 Park County's Request, dated Jan. 5, 2010 for Census Takers to use Glastonbury Roads *(new agenda item)*

MOTION: Richard motioned and Sheridan seconded to grant permission for the Park County census takers to use Glastonbury roads. **Motion carried unanimously.**

7.4 Website - DO

The Board discussed and considered the pros and cons to Daniel's proposal to change the GLA website name from GLA-MT.org to GLAMT.org.

MOTION: Alyssa motioned Sheridan seconded to keep our current website name as it has been, www.GLA-MT.org. **Motion carried.** (1 objection – Daniel)

8. Comment Period for Visiting Landowners.

9. Adjournment: 8:35 p.m.

10. Next meeting: February 8, 2010, 6:45 p.m. at St. John's Church

File: MtgMins 01 11 10 Final
Draft (s): 02 09 10 -FINAL
Final Approval: 02 08 10

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Glastonbury Landowners Association, Inc.

Board of Directors Meeting Agenda

January 11, 2010 6:45 – 8:30 pm

St. John's Church, Emigrant, MT

1. **Call to order, opening prayer**
2. **Set Agenda**
3. **Approve Meeting Minutes for December 14, 2009 – (5 min.)**
4. **Treasurer Reports-Budget Variance, Check & Deposit – SS (5 min)**
5. **Officers' Reports**
   - **5.1 Goals for 2010**
     - **5.1.1 Discuss documentation of GLA Board & Committee Goals (30 min)**
     - **5.1.2 Review/vote on recommended contractors to assist with administrative duties and project rev - AA/SS (5 min)**
6. **UNFINISHED BUSINESS**
   - **6.1 Discuss e-receptionist procedure – LB/DO (5 min)**
   - **6.2 Research of legal documents re K. Ramp's easement (1 min) - RB**
7. **NEW BUSINESS**
   - **7.1 Project Review – AA/RS**
     - **7.1.1 Lot 41-E (SG)/Patrick Klein – Home & Variance application-AA (10 min)**
     - **7.1.2 Report on Project Review budget changes to post on website – AA (1 min)**
   - **7.2 Road Committee –WS/RS** *(added to agenda)*
     - **7.2.1 Draft of letter re: encroachments on landowner easements/driveways – WS (3 min)**
8. **Comment Period for Visiting Landowners. (5-10 min.)**
9. **Adjournment**
10. **Next meeting: February 8, 2010, St. John's Church**

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Glastonbury Landowner's Association

2009 Budget Variance Report

January through December 2009

	Jan - Dec 09	Budget	$ Over Budget	% of Budget
Ordinary Income/Expense				
Income				
100. Parcel Assessment Fees				
101. Dwelling Prior to 2000	30.00			
105. Dwelling 2003	9.10			
109. Dwelling 2007	502.30			
110. NG Dwelling 2008	1,769.04			
110. SG Dwelling 2008	2,044.37			
111. NG Dwelling 2009	21,498.87	20,880.00	618.87	103.0%
111. SG Dwelling 2009	14,836.41	16,687.00	-1,850.59	88.9%
125. Land Prior to 2000	30.00			
128. Land 2002	40.00			
129. Land 2003	209.11			
132. Land 2006	132.00			
133. Land 2007	682.16			
134. NG Land 2008	1,617.54			
134. SG Land 2008	3,066.37			
135. NG Land 2009	26,340.88	32,190.00	-5,849.12	81.8%
135. SG Land 2009	25,998.94	26,346.00	-347.06	98.7%
150. GAV	8,526.00	8,526.00	0.00	100.0%
160. Finance Chrgs Late Accnts	750.52			
161. Penalties Late Accounts	264.85			
100. Parcel Assessment Fees - Other	191.79			
Total 100. Parcel Assessment Fees	108,540.25	104,629.00	3,911.25	103.7%
200. Project Review Fees				
201. Application Fee	325.00	250.00	75.00	130.0%
202. IF - House	550.00	300.00	250.00	183.3%
203. IF - Structures 200/800sf	250.00	125.00	125.00	200.0%
204. IF - Structures Over 800sf	200.00	0.00	200.00	100.0%
205. IF - Well	150.00	125.00	25.00	120.0%
206. IF - Driveway	150.00	85.00	65.00	176.5%
207. IF - Septic	225.00	85.00	140.00	264.7%
208. IF - Package	437.50	500.00	-62.50	87.5%
209. IF - Mobile Home	200.00	0.00	200.00	100.0%
210. IF - Subdivison	0.00	300.00	-300.00	0.0%
213. IF - Minor Variance	150.00	100.00	50.00	150.0%
214. IF - Major Variance	150.00	125.00	25.00	120.0%
218. Mileage Impact Fee	382.50			
200. Project Review Fees - Other	0.00	0.00	0.00	0.0%
Total 200. Project Review Fees	3,170.00	1,995.00	1,175.00	158.9%
300. Roads				
301. CUT - Road Paving Loan	1,659.87	2,200.00	-540.13	75.4%
305. NG Road Assessment Fees				
A12O. Chip Seal-1 payment/dwell	30,710.00			
A12P. ChipSeal-1 payment/land	6,660.00			
A12Q. ChipSeal- 5 payments/dwel	12,750.55			
A12R. ChipSeal-5 payments/land	2,161.00			
A12S. ChipSeal GAV- 5 payments	3,103.00			
Total 305. NG Road Assessment Fees	55,384.55			
Total 300. Roads	57,044.42	2,200.00	54,844.42	2,592.9%
400. Liens				
401. Landowner Filing Fee	50.00			
Total 400. Liens	50.00			
500. Interest Earned				
501. Savings Interest	72.19			
500. Interest Earned - Other	0.00	300.00	-300.00	0.0%
Total 500. Interest Earned	72.19	300.00	-227.81	24.1%

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Glastonbury Landowner's Association

2009 Budget Variance Report

January through December 2009

	Jan - Dec 09	Budget	$ Over Budget	% of Budget
700. Other Income				
701. Miscellaneous	614.89			
707. Donation for NG Chip Seal	40.00			
Total 700. Other Income	654.89			
Total Income	169,531.75	109,124.00	60,407.75	155.4%
Expense				
A00. Roads & Weeds				
A02. Contractors - Snow Removal				
A02A. North Glastonbury	555.00			
A02B. South Glastonbury	242.50			
A02C. High South Glastonbury	2,437.50			
A02F. High Sagittarius Skyway	900.00			
A02. Contractors - Snow Removal - Other	0.00	6,500.00	-6,500.00	0.0%
Total A02. Contractors - Snow Removal	4,135.00	6,500.00	-2,365.00	63.6%
A03. Contractors - Weed Contrl	2,208.00	3,200.00	-992.00	69.0%
A05. Equipment Reg & Ins	2,424.60	2,500.00	-75.40	97.0%
A06. Equipment Mtce				
A06. Truck #1	180.87			
A06. Truck #2	185.00			
A06. Equipment Mtce - Other	0.00	1,000.00	-1,000.00	0.0%
Total A06. Equipment Mtce	365.87	1,000.00	-634.13	36.6%
A08. Road Improvement Loan	30,225.28	30,225.00	0.28	100.0%
A09. Administration	279.50			
A11. Miscellaneous				
A11A. Fuel	198.37	800.00	-601.63	24.8%
A11B. Sand	54.99	500.00	-445.01	11.0%
A11C. Sign Posts	424.79			
A11D. New Truck Loan	6,924.62	7,000.00	-75.38	98.9%
A11E. Quonset Hut Asset Expense	1,500.00	5,000.00	-3,500.00	30.0%
A11. Miscellaneous - Other	44.12			
Total A11. Miscellaneous	9,146.89	13,300.00	-4,153.11	68.8%
A12. Contractors - NG Road Wrk				
A12B. Aries Drive	420.00			
A12C. Capricorn Drive	1,320.00			
A12F. Gemini Road	1,298.00			
A12H. Orion Way	180.00			
A12J. Sirius Drive	557.00			
A12K. Taurus Road	812.00			
A12L. Venus Way	1,298.00			
A12W. Mowing North Glastonbury	400.00	310.00	90.00	129.0%
A12X extra applied to chip seal	3,969.00			
A12. Contractors - NG Road Wrk - Other	56.00	10,000.00	-9,944.00	0.6%
Total A12. Contractors - NG Road Wrk	10,310.00	10,310.00	0.00	100.0%
A13. Contractors - SG Road Wrk				
A13B. Arcturus Drive	1,925.00			
A13D. Leo Drive	1,375.00			
A13G. Hercules Road	5,045.00			
A13I. Sagittarius Place	955.00			
A13J. Sagittarius Skyway	1,605.00			
A13W. Mowing South Glastonbury	160.00	310.00	-150.00	51.6%
A13. Contractors - SG Road Wrk - Other	65.00	10,000.00	-9,935.00	0.7%
Total A13. Contractors - SG Road Wrk	11,130.00	10,310.00	820.00	108.0%
A14. Roads/Common Land Ins	5,681.38	5,528.00	153.38	102.8%
A15. Contingency Fund	0.00	1,500.00	-1,500.00	0.0%
Total A00. Roads & Weeds	75,906.52	84,373.00	-8,466.48	90.0%
A12. NG Chip Sealing 2009	117,907.71			

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Glastonbury Landowner's Association

2009 Budget Variance Report

January through December 2009

	Jan - Dec 09	Budget	$ Over Budget	% of Budget
B00. Project Review				
B01. Contractors	1,117.50	500.00	617.50	223.5%
B03 Sanitation Bond Refunds	750.00			
B04. Administration	0.00	175.00	-175.00	0.0%
Total B00. Project Review	1,867.50	675.00	1,192.50	276.7%
C00-1 Legal Fees Contingency Fu	668.00	4,000.00	-3,332.00	16.7%
C00. Community/Complaints				
C01. Contractors	75.00			
C05. Miscellaneous/copies	0.00	150.00	-150.00	0.0%
Total C00. Community/Complaints	75.00	150.00	-75.00	50.0%
D00. Recreation				
D03. PVRC				
D03A. PVRC Electricity	540.62	600.00	-59.38	90.1%
D03B. PVRC Liability Insurance	0.00	250.00	-250.00	0.0%
D03C. Mowing Weeds	0.00	70.00	-70.00	0.0%
D03D. Lawn Mower Maint.	0.00	450.00	-450.00	0.0%
D03E. Lawn Mower Purchase	1,650.00			
Total D03. PVRC	2,190.62	1,370.00	820.62	159.9%
D06-a. Misc.-hiking trail	100.00			
D06. Miscellaneous	75.00			
Total D00. Recreation	2,365.62	1,370.00	995.62	172.7%
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	229.88	250.00	-20.12	92.0%
G03. Administration	84.50	400.00	-315.50	21.1%
G04. Credit Report Research	0.00	250.00	-250.00	0.0%
Total G00. Liens	314.38	900.00	-585.62	34.9%
J00. Other Projects				
J03. Procedures Proposal	246.89	2,440.00	-2,193.11	10.1%
Total J00. Other Projects	246.89	2,440.00	-2,193.11	10.1%
K00. General Operating Expenses				
K01. Contractors - Admin Sec	884.00	4,000.00	-3,116.00	22.1%
K02. Contractors - Bookkeeper	3,029.10	3,000.00	29.10	101.0%
K03. Contractors - Accountant	120.00	120.00	0.00	100.0%
K06. Office Supplies	289.71	750.00	-460.29	38.6%
K07. Postage and Delivery	718.78	895.00	-176.22	80.3%
K08. Monthly Board Meetings	3,066.51	2,132.00	934.51	143.8%
K10. Cash Advance	580.00			
K11. Rent				
K11A Special Mtgs	25.00	540.00	-515.00	4.6%
K11B. Storage/Boxes	212.50			
K11. Rent - Other	310.00			
Total K11. Rent	547.50	540.00	7.50	101.4%
K12. Insurance				
K12A. GLA Board Liability Ins	1,341.00	1,341.00	0.00	100.0%
Total K12. Insurance	1,341.00	1,341.00	0.00	100.0%
K13. Taxes	344.43	317.00	27.43	108.7%
K14. Licenses and Permits	84.05	70.00	14.05	120.1%
K15. Equipment Repair & Mtce	511.15			
K18. Miscellaneous	36.00			
K19. Quarterly Newsletter	590.79			
Total K00. General Operating Expenses	12,143.02	13,165.00	-1,021.98	92.2%

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Glastonbury Landowner's Association

2009 Budget Variance Report

January through December 2009

	Jan - Dec 09	Budget	$ Over Budget	% of Budget
L00. Other Expenses				
L01. Miscellaneous	50.00			
Total L00. Other Expenses	50.00			
M00. Annual Meeting/Elections				
M01. Contractors	0.00	890.00	-890.00	0.0%
M03. Administration	715.00			
M04. Postage and Delivery	477.78	386.00	91.78	123.8%
M05. Refreshments	267.68	200.00	67.68	133.8%
M06. Rent	75.00	75.00	0.00	100.0%
M07. Miscellaneous	-265.00			
Total M00. Annual Meeting/Elections	1,270.46	1,551.00	-280.54	81.9%
Total Expense	212,815.10	109,124.00	103,691.10	195.0%
Net Ordinary Income	-43,283.35	0.00	-43,283.35	100.0%
Net Income	-43,283.35	0.00	-43,283.35	100.0%

Bank Totals as of 12-31-2009

Checking	**$11,858.69**
Savings Total	**$21,855.12**
Sanitation Bonds	**8,425.00**
Chip Seal Investor #6	**6,000.00**
Reserve	**7,430.00**
Available Savings	**00.00**

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End of the Year Chip Seal Tally 12-31-2009

Total for the Job	$121,876
Used extra 2009 NG Road Budget	- 3,969
Paid to contractors	**$117,907**

NG Chip Income as of 12-31-2009

From 4 investors	$42,500
From Landowners	+55,384
Total Income	**$97,884**

	$117,907
	-97,884
Borrowed from General Fund	**$20,023**

Proposal for paying back to General Fund: **$10,000** from NG Road 2010 Budget and what ever is left over after paying investors in August 2010, plus 5th investor

Expected Chip Income in 2010	$22,388
August paybacks (see below)	-19,799
Left to General Fund	**$2,589**

A Fifth Investor paid **$6,000** in December. This money was put into Savings to reserve for the payback of investors in August 2010, if needed. However, if all chip seal income comes in this $6,000 from the 5th investor will be used to pay back the general fund.

$10,000 + 2,589 + 6,000 = $18,589

Owed to General Fund	$20,023
Minus expected income	-18,589
Left to pay general fund in 2011	**$1,434**

Payback in August 2010:

Investor #1	$4,033.54
Investor #2	$4,610.50
Investor #3	$1,154.87
Investor #4	$10,000.00-full payoff-no interest
Total	**$19,798.91**

Payback August 2011

Investor #1	$4,033.54-paid in full
Investor #2	$4,610.50
Investor#3	$1,154.87
Total	$9,798.91

Payback August 2012

Investor #2	$4,610.50
Investor #3	$1,154.87
Investor #5	$6,945.75
Total	$12,780.12

Payback August	**2013 & 2014**
Investor #2	$4,610.50
Investor #3	$1,154.87
Total per year	$5,834.37

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Glastonbury Landowners Association

Board of Directors Meeting Minutes

FINAL

February 8, 2010

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1. **Call to order.**
   The meeting was called to order by Laura at 7:10 p.m., at St. John's Church.
   PRESENT: Laura Boise (President), Richard Bolen (Vice President) aka Richard, Janet| Naclerio (Secretary), Sheridan Stenberg (Treasurer), Alyssa Angelis, Neil Kremer, Daniel O'Connell, Clare Parker, Paul Ranttalo, Rich Spallone (aka Rich) and William Smith
   ALSO ATTENDING: Denise Orr Kirk (GLA Administrative Secretary), Donna Lash, Linda Ulrich, Val O'Connell, Darryl Windorski and Danelie Howe.

2. **Set Agenda.**

3. **Approve Meeting Minutes for January 11, 2010**
   UNANIMOUS AGREEMENT: The Board approved the January 11, 2010 minutes with amendments. (1 Abstention – William, who did not attend meeting)

4. **Treasurer Reports - Budget Variance, Check & Deposit – SS**
   UNANIMOUS AGREEMENT: The Board approved the January 2010 Treasurer Reports.

   ACTION ITEM: ***Denise*** - Ask Charlene to change the title of "Virtual Office" to "Virtual Message Service" and to use this new title in all future reports and references.

5. **Officers' Reports**
   5.1 Update re: contractors to assist with administrative duties and Project Review work - LB/AA (5 min)
   Laura and Alyssa introduced Donna Lash to the Board and reviewed her professional skills and qualifications. They reported that they recently interviewed her and presented her as the best qualified candidate to fulfill administrative assistant duties (ie. meeting minutes, agendas and newsletters) and Project Review work.

   MOTION: Richard motioned and William seconded to approve the hiring of Donna Lash to assist with administrative duties and project review work at $15/hour. Donna will sign a *confidentiality agreement, which she has agreed to do. **Motion carried unanimously.**

   Note: A *confidentiality agreement is standard procedure when hiring administrative contractors to work for the Board.

   5.2 Review Standard Process for Newsletters, and Conflict Resolutions (10 min)
   a) Newsletter Process
   ACTION ITEM: ***Denise*** – Send newsletter process to Janet when completed.
   ACTION ITEM: ***Denise*** - Facilitate (1) Announcement to be put on Glastonbury telephone trees requesting landowners to inform the GLA if they have renters and would like us to send an extra newsletter to them to pass on to their renters, and; (2) Placing the same announcement in each newsletter.

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Final Approval: 03 08 10

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b) Conflict Resolution
Laura passed around rough drafts of organizational, committee and conflict resolution flow charts as examples of what might be used in our procedural manuals. Discussion.

ACTION ITEM: ***Laura, Denise & Ronda A*** – Solidify conflict resolution process and flow chart and e-mail to Board members for feedback.

ACTION ITEM: ***Laura*** – E-mail the organizational and committee flow charts to the Board and request feedback

ACTION ITEM: ***Denise*** – Add discussion/approval of organizational, committee and conflict resolution flow charts to March agenda, if completed.

ACTION ITEM: ***Board*** – Bring orientation books to March meeting for update

5.3 Electronic form for Submitting Agenda Items – LB/DOK (3 min)
Agenda Procedure: Each Board member was given an "Agenda Item Request Form, Draft 02 02 10" to review and keep. Laura explained that the form will be finalized and sent electronically to each Board member whenever agenda items are requested prior to meetings. Answers to all questions on the form will be required before an agenda item will be considered.

5.4 April 15 Newsletter Planning & Procedure – LB/DOK (3 min)
Newsletter Procedure: The newsletter process will be formatted as a flow chart. Donna will facilitate/manage the process and Janet will oversee the editing. A project check list will be sent to all who will be a part of the process.

5.5 GLA Board & Committee Goals for 2010 – All Chairs (15 min)
ACTION ITEM: ***Denise*** – When all the Board and Committee Goals are received, compile them and e-mail to all Board members.

5.6 Office Equipment Purchases ***(added to agenda)***
ACTION ITEM: ***Laura, Janet, Dan and Donna*** – Review and discuss laptop and copier purchases.

6. UNFINISHED BUSINESS
6.1 Project Review – AA/RS
6.1.1 Response/update from A. Shaw re: K. Ramp's easement – RB (5 min)
Laura reported she has not yet received a response for A. Shaw.
ACTION ITEM: ***Laura*** – Call A. Shaw again.

6.1.2 Update re: Lot 41-E (SG)/Patrick Klein – Home & Variance application-AA (3-5min)
Alyssa reported: (1) The first two conditions listed in the motion to approve this application have been met. See Item 7.1.1 - Board of Directors Meeting Minutes, January 11, 2010; and (2) She spoke to all neighbors affected by this variance, and;

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(3) Gerald met with the owners on site and determined that the setbacks are correct.

6.1.3 Report on Project Review budget changes to post on website – AA
ACTION ITEM: ***Alyssa*** – Work with Daniel to update project review fees and general information for website.

6.1.4 South Glastonbury Fire Pond – WS/RS (3-5min)
Laura reported that she spoke to Philip Hoag (volunteer with local fire department) and asked him if the South Glastonbury fire pond (which was previously rejected for fire fighting use by former fire chief, Mike Graham) could be used again. Philip stated the new fire chief was agreeable to inspect the pond for future use.
ACTION ITEM: ***William*** – Call Philip Hoag to determine what the GLA needs to do to bring the fire pond up to speed prior to inspection.

6.2 Road & Weed Committee –WS/RS
6.2.1 Letter draft re: encroachments of landowner easements/driveways-WS
William reported that he will need to discuss this issue in a Committee meeting prior to composing the letter.
ACTION ITEM: ***William*** – Hold a Committee meeting to discuss encroachment of landowner easements/driveways, etc.
ACTION ITEM: ***William*** - Write an article for the April newsletter explaining the ramifications of possible encroachment deviations by landowners with parcels.
that encroach on GLA easements. Work with Richard Bolen for legal consultation.
Eventually send letters to specific landowners in question.

6.2.2 Plowing of County Roads
Rich reported that he has noticed that the County plows and upgrades Cinnabar Road, a county road, but that it will not do the same for Dry Creek Road, which is also a county road. Therefore, GLA has, over the years, maintained Dry Creek to prevent accidents for our residents. [Note: Some years ago, the GLA formally requested the County to maintain Dry Creek, but the request was rejected].
Discussion included that a request to the County to maintain Dry Creek Road might be facilitated by contacting the County Commissioner by phone, at Commissioner meetings and by a landowner initiated petition demanding the county to maintain the road.

ACTION ITEM: ***Daniel*** – Draft information about the Dry Creek Road and lack of county maintenance to post on GLA website. Submit draft to Board for approval prior to posting.

7. NEW BUSINESS
7.1 Recreation Committee update – LB/JN (3-5 min)
Laura reported that the Committee is working on a Master Plan, fundraising ideas to install tennis courts and a community picnic.

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7.2 Website Update - E-receptionist message service – Daniel / Board (2-3 min)
Daniel reported that he has set up a website with information that can be accessed by non-landowners. Discussion included (1) Daniel's ideas regarding possible use of the website for landowner blogging, complaints, conflict resolution; (2) Revisiting changing the name of the GLA website; (3) Selling space for advertising on our site, and; (4) Changing the name of the website to "mygla.org".

ACTION ITEM: ***Daniel*** – If pursuing the name change of the GLA website, e-mail a new proposal to the Board listing the pros and cons, and request that this item be placed on the March agenda.

ACTION ITEM: ***Daniel*** - Write a brief announcement for the April newsletter regarding the opening of the new GLA website.

8. Comment Period for Visiting Landowners. (5 min)

a) Assessments -Linda Ulrich (Landowner)
Linda Ulrich reported that she knows of approximately 20 landowners who would like the GLA Board to discontinue raising assessments and offered to brainstorm with the Board to discover other ways to meet our financial obligations. Discussion included the Board's request to Linda as described in Action Item below.
ACTION ITEM: ***Linda Ulrich*** – (a) Contact the 20 landowners mentioned and gather ideas and solutions pertaining to lowering the assessments and submit in writing; (b) Discuss ideas with Sheridan and William.

b) Overdue Assessment Penalties & Lowering GLA Expenses - Darryl Windorski
Darryl reported that he is currently out of work, was offended to learn of the policy that interest charges would be added to his past due assessments and that he believed this policy was usury. Discussion included the Board's explanation of the legality of interest fees on past due assessments, payment plan options offered to landowners, the Board's willingness to consider hardship cases and, in Darryl's case, the consideration of waiving interest fees based on his expressed intent to submit payment as soon as he is employed.
ACTION ITEM: ***Darryl*** – Submit to the Board the ideas that he believes will help cut GLA costs.

ACTION ITEM: ***Denise*** – Call Darryl & explain procedure for getting on the GLA agenda, etc.

Note: The Board discussed the possibility of holding a community meeting to focus on the GLA budget and consider ideas as to how expenses might be cut.

9. Adjournment: 9:40 p.m.

10. Next meeting: March 8, 2010, 6:45 p.m., St. John's Church, Emigrant

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Glastonbury Landowners Association, Inc.

Board of Directors Meeting Agenda

February 8, 2010 6:45 – 8:30 pm

St. John's Church, Emigrant, MT

1. Call to order, opening prayer
2. Set Agenda
3. Approve Meeting Minutes of January 11, 2010 – (5 min.)
4. Treasurer Reports-Budget Variance, Check & Deposit – SS (5 min)
5. Officers' Reports
   - 5.1 Update re: contractors to assist with administrative duties and Project Review work - LB/AA (5 min)
   - 5.2 Review Standard Process for Newsletters, and Conflict Resolutions (10 min)
   - 5.3 Electronic form for Submitting Agenda Items – LB/DOK (3 min)
   - 5.4 April 15 Newsletter Planning & Procedure – LB/DOK (3 min)
   - 5.5 GLA Board & Committee Goals for 2010 – All Chairs (15 min)
6. UNFINISHED BUSINESS
   - 6.1 Project Review – AA/RS
     - 6.1.1 Response/update from A. Shaw re: K. Ramp's easement – RB (5 min)
     - 6.1.2 Update re: Lot 41-E (SG)/Patrick Klein – Home & Variance application-AA (3-5min)
     - 6.1.3 Report on Project Review budget changes to post on website – AA
     - 6.1.4 South Glastonbury Fire Pond – WS/RS (3-5min)
   - 6.2 Road Committee –WS/RS
     - 6.2.1 Letter draft re: encroachments of landowner easements/driveways-WS
7. NEW BUSINESS
   - 7.1 Recreation Committee update – LB/JN (3-5 min)
   - 7.2 Website Update - E-receptionist message service – Dan / Board (2-3 min)
8. Comment Period for Visiting Landowners. (5 min)
9. Adjournment
10. Next meeting: March 8, 2010, St. John's Church

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Glastonbury Landowner's Association

2010 Budget Variance Report

January 2010

	Jan 10	Budget	$ Over Budget	% of Budget
Ordinary Income/Expense				
Income				
100. Parcel Assessment Fees				
111. NG Dwelling 2009	169.55			
111. SG Dwelling 2009	211.47			
112. NG Dwelling 2010	1,085.93	26,454.00	-25,368.07	4.1%
112. SG Dwelling 2010	538.00	18,622.00	-18,084.00	2.9%
135. NG Land 2009	169.54			
135. SG Land 2009	298.47			
136. NG Land 2010	1,085.92	29,765.00	-28,679.08	3.6%
136. SG Land 2010	538.00	33,012.00	-32,474.00	1.6%
150. GAV	0.00	9,359.00	-9,359.00	0.0%
160. Finance Chrgs Late Accnts	15.07			
161. Penalties Late Accounts	15.90			
Total 100. Parcel Assessment Fees	4,127.85	117,212.00	-113,084.15	3.5%
200. Project Review Fees	0.00	3,325.00	-3,325.00	0.0%
300. Roads				
301. CUT - Road Paving Loan	0.00	2,200.00	-2,200.00	0.0%
Total 300. Roads	0.00	2,200.00	-2,200.00	0.0%
500. Interest Earned				
501. Savings Interest	4.34			
500. Interest Earned - Other	0.00	100.00	-100.00	0.0%
Total 500. Interest Earned	4.34	100.00	-95.66	4.3%
800. NG Chip Seal Income				
A12Q. ChipSeal- 5 payments/dwel	882.15	18,050.00	-17,167.85	4.9%
A12R. ChipSeal-5 payments/land	0.00	3,610.00	-3,610.00	0.0%
Total 800. NG Chip Seal Income	882.15	21,660.00	-20,777.85	4.1%
Total Income	5,014.34	144,497.00	-139,482.66	3.5%
Expense				
A00. Roads & Weeds				
A02. Contractors - Snow Removal	0.00	4,000.00	-4,000.00	0.0%
A03. Contractors - Weed Contrl	0.00	3,700.00	-3,700.00	0.0%
A05. Equipment Reg & Ins	1,342.00	2,500.00	-1,158.00	53.7%
A06. Equipment Mtce	0.00	1,500.00	-1,500.00	0.0%
A08. Road Improvement Loan	0.00	30,225.00	-30,225.00	0.0%
A09. Administration	0.00	155.00	-155.00	0.0%
A11. Miscellaneous				
A11A. Fuel	0.00	800.00	-800.00	0.0%
A11B. Sand	0.00	500.00	-500.00	0.0%
A11E. Quonset Hut Asset Expense	0.00	3,500.00	-3,500.00	0.0%
Total A11. Miscellaneous	0.00	4,800.00	-4,800.00	0.0%

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Glastonbury Landowner's Association

2010 Budget Variance Report

January 2010

	Jan 10	Budget	$ Over Budget	% of Budget
A12. Contractors - NG Road Wrk				
A12W. Mowing North Glastonbury	0.00	300.00	-300.00	0.0%
A12X. Payback general fund	0.00	10,000.00	-10,000.00	0.0%
A12. Contractors - NG Road Wrk - Other	0.00	4,000.00	-4,000.00	0.0%
Total A12. Contractors - NG Road Wrk	0.00	14,300.00	-14,300.00	0.0%
A13. Contractors - SG Road Wrk				
A13W. Mowing South Glastonbury	0.00	300.00	-300.00	0.0%
A13. Contractors - SG Road Wrk - Other	0.00	14,000.00	-14,000.00	0.0%
Total A13. Contractors - SG Road Wrk	0.00	14,300.00	-14,300.00	0.0%
A14. Roads/Common Land Ins	0.00	5,528.00	-5,528.00	0.0%
A15. Contingency Fund	0.00	2,000.00	-2,000.00	0.0%
Total A00. Roads & Weeds	1,342.00	83,008.00	-81,666.00	1.6%
A12. ChSeal Investor2010pymt	0.00	19,798.91	-19,798.91	0.0%
B00. Project Review				
B01. Contractors	0.00	2,600.00	-2,600.00	0.0%
B04. Administration	0.00	725.00	-725.00	0.0%
Total B00. Project Review	0.00	3,325.00	-3,325.00	0.0%
C00-1 Legal Fees Contingency Fu	0.00	3,000.00	-3,000.00	0.0%
C00. Community/Complaints				
C01. Contractors	0.00	1,800.00	-1,800.00	0.0%
C04. Legal Fees	0.00	870.00	-870.00	0.0%
C05. Miscellaneous/copies	0.00	175.00	-175.00	0.0%
Total C00. Community/Complaints	0.00	2,845.00	-2,845.00	0.0%
COO-2 Gen Op/Subcontractors				
COO-2.01 Gen. Managerial Duties	0.00	1,800.00	-1,800.00	0.0%
COO-2.02 Virtual Office/phone	0.00	700.00	-700.00	0.0%
COO-2.03 Virtual Office set-up	179.45	1,500.00	-1,320.55	12.0%
COO-2.04 copies & postage	0.00	175.00	-175.00	0.0%
Total COO-2 Gen Op/Subcontractors	179.45	4,175.00	-3,995.55	4.3%
D00. Recreation				
D03. PVRC				
D03A. PVRC Electricity	25.10	600.00	-574.90	4.2%
D03B. PVRC Liability Insurance	0.00	250.00	-250.00	0.0%
D03C. Mowing Weeds	0.00	100.00	-100.00	0.0%
D03D. Lawn Mower Maint.	0.00	240.00	-240.00	0.0%
DO3F. Cement Pad	0.00	500.00	-500.00	0.0%
DO3G. Gen. Maint. & Repairs	0.00	300.00	-300.00	0.0%
Total D03. PVRC	25.10	1,990.00	-1,964.90	1.3%
Total D00. Recreation	25.10	1,990.00	-1,964.90	1.3%

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Glastonbury Landowner's Association

2010 Budget Variance Report

January 2010

	Jan 10	Budget	$ Over Budget	% of Budget
F00. Website				
F01. Contractors - Dev & Mtce	150.00	1,355.00	-1,205.00	11.1%
F02. URL/Domain Fee	310.18	100.00	210.18	310.2%
Total F00. Website	460.18	1,455.00	-994.82	31.6%
G00. Liens				
G01. Lien Filing	0.00	350.00	-350.00	0.0%
G03. Administration	0.00	300.00	-300.00	0.0%
G04. Credit Report Research	0.00	500.00	-500.00	0.0%
Total G00. Liens	0.00	1,150.00	-1,150.00	0.0%
J00. Other Projects				
J03. Procedures Proposal	0.00	2,400.00	-2,400.00	0.0%
Total J00. Other Projects	0.00	2,400.00	-2,400.00	0.0%
K00. General Operating Expenses				
K01. Contractors - Admin Sec	0.00	5,980.00	-5,980.00	0.0%
K02. Contractors - Bookkeeper	367.50	3,600.00	-3,232.50	10.2%
K03. Contractors - Accountant	0.00	120.00	-120.00	0.0%
K06. Office Supplies	99.29	950.00	-850.71	10.5%
K07. Postage and Delivery	164.21	1,200.00	-1,035.79	13.7%
K08. Monthly Board Meetings	0.00	2,855.00	-2,855.00	0.0%
K11. Rent	381.00	540.00	-159.00	70.6%
K12. Insurance	0.00	1,342.00	-1,342.00	0.0%
K13. Taxes	0.00	317.00	-317.00	0.0%
K14. Licenses and Permits	0.00	70.00	-70.00	0.0%
K19. Quarterly Newsletter	80.00	950.00	-870.00	8.4%
Total K00. General Operating Expenses	1,092.00	17,924.00	-16,832.00	6.1%
M00. Annual Meeting/Elections				
M01. Contractors	0.00	890.00	-890.00	0.0%
M04. Postage and Delivery	0.00	400.00	-400.00	0.0%
M05. Refreshments	0.00	200.00	-200.00	0.0%
M06. Rent	0.00	75.00	-75.00	0.0%
Total M00. Annual Meeting/Elections	0.00	1,565.00	-1,565.00	0.0%
Total Expense	3,098.73	142,635.91	-139,537.18	2.2%
Net Ordinary Income	1,915.61	1,861.09	54.52	102.9%
Net Income	**1,915.61**	**1,861.09**	**54.52**	**102.9%**

GLA 02737

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Glastonbury landowners Association, Inc.

Board of Directors Meeting Minutes

March 8, 2010

FINAL

CONFIDENTIAL – DO NOT COPY

1. Call to Order

The meeting was called to order by President Laura Boise at 7:10 pm at St. John's Church.

Present: Laura Boise (President), Richard Bolen (Vice-President) aka Richard, Janet Naclerio (Secretary), Sheridan Stenberg (Treasurer), Alyssa Angelis, Gerald Dubiel, Neil Kremer, Daniel O'Connell, Clare Parker, Paul Ranttalo.

Absent: William Smith and Rich Spallone (aka Rich)
Also Attending: Denise Orr Kirk (GLA Administrative Secretary), Donna Lash (Asst. GLA Administrative Secretary), Kathie Garcia and Danelie Howe

2. Set Agenda

3. Approve meeting minutes for February 8, 2010

MOTION: Richard motioned and Daniel seconded approve the minutes with one amendment. **Motion carried unanimously.**

4. Treasurer's reports – Budget Variance, Check and Deposit – SS

MOTION: Janet motioned and Paul seconded to approve the March, 2010 Treasurer's report. **Motion carried unanimously.**

4,1 Timeline for Submitting Invoices to the GLA ***(added to the agenda)***

Discussion.

UNANIMOUS AGREEMENT: New Policy: Contractors working for the GLA will be requested to submit invoices within 90 days from the date of the prior invoice or completion of work. This will assist Board in evaluating the GLA monthly budget.

ACTION ITEM: ***Denise*** **/PDW Project:** Contract forms for GLA vendors should include a request for submission of invoice within 90 days, preferably 30 if possible, of the date pf the prior invoice or completion of work.

5. Officer's reports

5.1 Proposal/vote about for legal consultation on lien procedures

Richard reported that through his research on legal parameters of filing liens in Montana, it has been difficult to determine whether the GLA is using the most appropriate lien form and what is the proper procedure for refilling liens. He asked the Board's approval to contact a title attorney for a projected expense of approximately $200-$300 and noted he would do whatever possible to keep the fee low. Discussion included that placing liens on properties with past due assessments has been the primary process for collecting delinquent assessments.

MOTION: Richard motioned and Alyssa seconded to approve Richard to seek legal counsel from a Montana title attorney about the statute of limitations on liens, to confirm which lien form the GLA should use when filing liens and associated questions. **Motion carried unanimously.**

ACTION ITEM: ***Richard*** – Per the Board's request:: (a) inform the title attorney that the GLA is a non-profit organization with a limited budget, and; (b) determine a projected fee prior to hiring the attorney.

5.2 April Newsletter LB/DOK/DL

5.2.1 Review handout re: newsletter process timelines,

Each attending Board member received a handout that included the role description of each newsletter team member and the various timelines for the April 15 mailing date.

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5.2.2 Review/determine topics & authors
The following newsletter assignments will be due March 20.
ACTION ITEM: ***Daniel*** – Write article re: web site update
ACTION ITEM: ***William & Rich*** - Write articles re: (1) Date/place of future Road Committee meeting with landowners to plan road management and discuss/explore ideas to cut GLA road and general expenses; (2) The potential liability for landowners who encroach on GLA road easements, and ;(3) History of GLA maintenance of Dry Creek Road, a Park County road, etc.
ACTION ITEM: ***Laura*** - Write updated articles re: (1) Fire safety reminders and (2) PVRC soccer sign up
ACTION ITEM: ***Paul*** - Write articles re: (1) Spring road maintenance schedule, and; (2) New walking path for GLA community and request for volunteers to help maintain.
ACTION ITEM: ***Gerald*** – Spring weed spraying schedule

5.3 Policy and Procedures Project Update – LB/DOK
Drafts of Posters for Board Meeting Use: Laura distributed samples of posters (i.e. Meeting Norms, Communication Techniques and Landowner Participation previously approved by past Boards) which will be displayed at all future GLA Board Meetings for Landowner and Board reference, when needed.
New Check Request Forms & Cash Advance Forms: Denise distributed updated forms to replace older versions in the Board Orientation binders and for use, when necessary.

ACTION ITEM: ***Denise*** – Send electronic copies of the meeting posters to the Board via e-mail and request suggestions and/or approval.

ACTION ITEM: ***Denise*** **– Procedure:** Add to Board Orientation Meeting planning procedure, that a *separate* orientation meeting (not to be combined with a regular meeting) should be scheduled after the annual elections in order to thoroughly bring new Board members and ongoing ones up to date with meeting procedures and protocol. The meeting might possibly include role playing and a potluck.

5.4 Office equipment acquisition – JN/DL/DO
ACTION ITEM: ***Daniel &Alyssa*** - Prepare office equipment recommendation; discuss with Janet, Donna and Denise to confirm that proposed equipment is practical for secretarial purposes; send final proposal to the Board for approval.

6. UNFINISHED BUSINESS
6.1 Project Review
6.1.1 K. Ramp's easement – RB Tabled

6.1.2 Report on requirements for South Glastonbury fire pond – WS Tabled

6.2 Road Committee – WS/RS Tabled
6.2.1 Landowner encroachment on GLA easements – Tabled

7. NEW BUSINESS
7.1 Project review – AA/RS
7.1.1 Lot 40-E (SG)/Les Seago - Residence, Well, Septic, Driveway- AA
Alyssa reviewed the application.

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MOTION: Alyssa motioned and Richard seconded to grant preliminary approval to the Les Seago application for residence, well, septic and driveway on Lot 40-E (SG) with the following conditions: (1) The new owner signs the project application; (2) The building elevation drawings be submitted; (3) the necessary septic, electrical and plumbing permits be acquired, and; (4) The land be reseeded after construction. **Motion carried. (1 abstention – Paul)**

7.2 Roads and Weeds – WS/RS Tabled

7.2.1 Review/approve draft position concerning county maintenance of Dry Creek Road – DO Daniel reported that more research is needed to complete this work.

7.3 Web site upgrades – DO ***(added to the agenda)***

Daniel reported that per his recent e-mail survey to the Board, eight favored adding an additional website named "MYGLA.org" which would have functions designed specifically for landowners.
ACTION ITEM: ***Daniel*** - Take necessary steps to create an additional domain name of MYGLA.org. and ensure that the new website will have a link to bring viewers to the original GLA-MT.org website.
Policy Reminders: It was noted that all contents, additions and changes to the GLA website need to be approved by the Board prior to placing them on the website. Also, when asking for email votes from the Board, a voting form must be used and hard copies presented as backup.
ACTION ITEM: ***Gerald & Daniel*** **-** Draft an update report concerning GLA's website feature of listing real estate sales in Glastonbury and the potential revenue that could be generated by creating an opportunity for others to advertise on our website.

8. Comment period by visiting landowners

The Board answered Kathie Garcia's questions. Based on hardships faced by elderly Haitians after the recent earth quake, she stated that she believes it is important that all should consider helping the elderly in our community to be prepared for unexpected emergencies.
ACTION ITEM: ***Kathie Garcia*** **-** Volunteered to write April 15 newsletter article re: the importance of the elderly being prepared for emergencies and how neighbors can assist.
ACTION ITEM: ***Denise*** **-** Send Kathie Garcia current Board policy and procedures as concerning how landowners can request that an item be placed on the GLA Board Meeting Agenda and how to contact the Board through the Virtual Message Service.

9. Adjournment: The meeting adjourned at 8:50 pm.

10. Next meeting: April 12, 2010, 6:45 p.m. at St. John's Church

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Glastonbury Landowners Association, Inc.

Confidential to Glastonbury Landowners
Board of Directors Meeting Agenda
March 8, 2010 6:45–8:30 pm
St. John's Church, Emigrant, MT

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. **Approve Meeting Minutes of February 8, 2010 – (5 min.)**
4. **Treasurer Reports-Budget Variance, Check & Deposit – SS (5 min)**
5. **Officers' Reports**
   - **5.1 Proposal & vote for legal consultation re: lien procedures - RB (5-10 min)**
   - **5.2 April Newsletter – LB/DOK/DL (5-10 min)**
     - **5.2.1 Review handout re: newsletter process timelines**
     - **5.2.2 Review/determine topics & authors**
   - **5.3 Policy and Procedures Project Update – (3-5 min)**
   - **5.4 Office Equipment Acquisition – JN/DO/DL (2 min)**
6. **UNFINISHED BUSINESS**
   - **6.1 Project Review – AA/RS**
     - **6.1.1 Update re: information from A. Shaw on K. Ramp's easement – RB (TBD = time to be determined)**
     - **6.1.2 Report what are the requirements for bringing South Glastonbury fire pond up to Fire Chief standards – WS (3 min)**
   - **6.2 Road Committee**
     - **6.2.1 Report re: Road Committee meeting re: encroachment of landowner easements/driveways, etc.- WS (3 min)**
7. **NEW BUSINESS**
   - **7.1 Project Review – AA/RS**
     - **7.1.1 Lot 40-E (SG)/Les Seago - Residence, Well, Septic, Driveway- AA (5 min)**
   - **7.2 Roads and Weeds –WS/RS**
     - **7.2.1 Submit for review/approval a draft concerning county maintenance of Dry Creek Road – DO (2 min)**
8. **Comment Period for Visiting Landowners. (5-10 min.)**
9. **Adjournment**
10. **Next meeting: April 12, 2010, St. John's Church.**

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Glastonbury Landowner's Association

2010 Budget Variance Report

February 2010

	Jan - Feb 10	Budget	$ Over Budget	% of Budget
Ordinary Income/Expense				
Income				
100. Parcel Assessment Fees				
105. Dwelling 2003	17.50			
110. NG Dwelling 2008	143.95			
110. SG Dwelling 2008	32.53			
111. NG Dwelling 2009	463.55			
111. SG Dwelling 2009	296.47			
112. NG Dwelling 2010	8,733.04	26,454.00	-17,720.96	33.0%
112. SG Dwelling 2010	8,533.77	18,622.00	-10,088.23	45.8%
129. Land 2003	57.50			
130. Land 2004	33.00			
133. Land 2007	70.00			
134. NG Land 2008	143.95			
134. SG Land 2008	32.53			
135. NG Land 2009	637.54			
135. SG Land 2009	557.47			
136. NG Land 2010	12,169.60	29,765.00	-17,595.40	40.9%
136. SG Land 2010	15,307.18	33,012.00	-17,704.82	46.4%
150. GAV	2,339.75	9,359.00	-7,019.25	25.0%
160. Finance Chrgs Late Accnts	128.31			
161. Penalties Late Accounts	56.43			
Total 100. Parcel Assessment Fees	49,754.07	117,212.00	-67,457.93	42.4%
200. Project Review Fees				
201. Application Fee	25.00			
202. IF - House	350.00			
206. IF - Driveway	75.00			
207. IF - Septic	75.00			
213. IF - Minor Variance	50.00			
218. Mileage Impact Fee	135.00			
200. Project Review Fees - Other	0.00	3,325.00	-3,325.00	0.0%
Total 200. Project Review Fees	710.00	3,325.00	-2,615.00	21.4%
300. Roads				
301. CUT - Road Paving Loan	392.39	2,200.00	-1,807.61	17.8%
Total 300. Roads	392.39	2,200.00	-1,807.61	17.8%
500. Interest Earned				
501. Savings Interest	4.34			
500. Interest Earned - Other	0.00	100.00	-100.00	0.0%
Total 500. Interest Earned	4.34	100.00	-95.66	4.3%
800. NG Chip Seal Income				
A12O. Chip Seal-1 payment/dwell	188.00			
A12Q. ChipSeal- 5 payments/dwel	4,815.80	18,050.00	-13,234.20	26.7%
A12R. ChipSeal-5 payments/land	1,430.54	3,610.00	-2,179.46	39.6%
A12S. ChipSeal GAV- 5 payments	3,103.00			
Total 800. NG Chip Seal Income	9,537.34	21,660.00	-12,122.66	44.0%
Total Income	60,398.14	144,497.00	-84,098.86	41.8%
Expense				
A00. Roads & Weeds				
A02. Contractors - Snow Removal				
A02A. North Glastonbury	100.00			
A02B. South Glastonbury	100.00			
A02. Contractors - Snow Removal - Other	0.00	4,000.00	-4,000.00	0.0%
Total A02. Contractors - Snow Removal	200.00	4,000.00	-3,800.00	5.0%
A03. Contractors - Weed Contrl	0.00	3,700.00	-3,700.00	0.0%
A05. Equipment Reg & Ins	1,342.00	2,500.00	-1,158.00	53.7%
A06. Equipment Mtce				
A06. Truck #2	380.00			
A06. Equipment Mtce - Other	0.00	1,500.00	-1,500.00	0.0%
Total A06. Equipment Mtce	380.00	1,500.00	-1,120.00	25.3%

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Glastonbury Landowner's Association

2010 Budget Variance Report

February 2010

	Jan - Feb 10	Budget	$ Over Budget	% of Budget
A08. Road Improvement Loan	7,556.32	30,225.00	-22,668.68	25.0%
A09. Administration	0.00	155.00	-155.00	0.0%
A11. Miscellaneous				
A11A. Fuel	0.00	800.00	-800.00	0.0%
A11B. Sand	0.00	500.00	-500.00	0.0%
A11E. Quonset Hut Asset Expense	0.00	3,500.00	-3,500.00	0.0%
A11. Miscellaneous - Other	44.01			
Total A11. Miscellaneous	44.01	4,800.00	-4,755.99	0.9%
A12. Contractors - NG Road Wrk				
A12B. Aries Drive	509.00			
A12C. Capricorn Drive	509.00			
A12F. Gemini Road	509.00			
A12J. Sirius Drive	510.00			
A12K. Taurus Road	509.00			
A12L. Venus Way	509.00			
A12W. Mowing North Glastonbury	0.00	300.00	-300.00	0.0%
A12X. Payback general fund	0.00	10,000.00	-10,000.00	0.0%
A12. Contractors - NG Road Wrk - Other	0.00	4,000.00	-4,000.00	0.0%
Total A12. Contractors - NG Road Wrk	3,055.00	14,300.00	-11,245.00	21.4%
A13. Contractors - SG Road Wrk				
A13B. Arcturus Drive	650.00			
A13D. Leo Drive	400.00			
A13E. Leo Lane	250.00			
A13G. Hercules Road	1,600.00			
A13W. Mowing South Glastonbury	0.00	300.00	-300.00	0.0%
A13. Contractors - SG Road Wrk - Other	0.00	14,000.00	-14,000.00	0.0%
Total A13. Contractors - SG Road Wrk	2,900.00	14,300.00	-11,400.00	20.3%
A14. Roads/Common Land Ins	0.00	5,528.00	-5,528.00	0.0%
A15. Contingency Fund	0.00	2,000.00	-2,000.00	0.0%
Total A00. Roads & Weeds	15,477.33	83,008.00	-67,530.67	18.6%
A12. ChSeal Investor2010pymt	0.00	19,798.91	-19,798.91	0.0%
B00. Project Review				
B01. Contractors	0.00	2,600.00	-2,600.00	0.0%
B03 Sanitation Bond Refunds	250.00			
B04. Administration	0.00	725.00	-725.00	0.0%
Total B00. Project Review	250.00	3,325.00	-3,075.00	7.5%
C00-1 Legal Fees Contingency Fu	0.00	3,000.00	-3,000.00	0.0%
C00. Community/Complaints				
C01. Contractors	0.00	1,800.00	-1,800.00	0.0%
C04. Legal Fees	0.00	870.00	-870.00	0.0%
C05. Miscellaneous/copies	0.00	175.00	-175.00	0.0%
Total C00. Community/Complaints	0.00	2,845.00	-2,845.00	0.0%
COO-2 Gen Op/Subcontractors				
COO-2.01 Gen. Managerial Duties	0.00	1,800.00	-1,800.00	0.0%
COO-2.02 Virtual Message/phone	0.00	700.00	-700.00	0.0%
COO-2.03 Virtual Message set-up	179.45	1,500.00	-1,320.55	12.0%
COO-2.04 copies & postage	0.00	175.00	-175.00	0.0%
Total COO-2 Gen Op/Subcontractors	179.45	4,175.00	-3,995.55	4.3%
D00. Recreation				
D03. PVRC				
D03A. PVRC Electricity	50.20	600.00	-549.80	8.4%
D03B. PVRC Liability Insurance	0.00	250.00	-250.00	0.0%
D03C. Mowing Weeds	0.00	100.00	-100.00	0.0%
D03D. Lawn Mower Maint.	0.00	240.00	-240.00	0.0%
DO3F. Cement Pad	0.00	500.00	-500.00	0.0%
DO3G. Gen. Maint. & Repairs	0.00	300.00	-300.00	0.0%
Total D03. PVRC	50.20	1,990.00	-1,939.80	2.5%
Total D00. Recreation	50.20	1,990.00	-1,939.80	2.5%

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Glastonbury Landowner's Association

2010 Budget Variance Report

February 2010

	Jan - Feb 10	Budget	$ Over Budget	% of Budget
F00. Website				
F01. Contractors - Dev & Mtce	150.00	1,355.00	-1,205.00	11.1%
F02. URL/Domain Fee	310.18	100.00	210.18	310.2%
Total F00. Website	460.18	1,455.00	-994.82	31.6%
G00. Liens				
G01. Lien Filing	69.75	350.00	-280.25	19.9%
G03. Administration	30.00	300.00	-270.00	10.0%
G04. Credit Report Research	0.00	500.00	-500.00	0.0%
Total G00. Liens	99.75	1,150.00	-1,050.25	8.7%
J00. Other Projects				
J03. Procedures Proposal	204.00	2,400.00	-2,196.00	8.5%
Total J00. Other Projects	204.00	2,400.00	-2,196.00	8.5%
K00. General Operating Expenses				
K01. Contractors - Admin Sec	262.00	5,980.00	-5,718.00	4.4%
K02. Contractors - Bookkeeper	697.50	3,600.00	-2,902.50	19.4%
K03. Contractors - Accountant	0.00	120.00	-120.00	0.0%
K06. Office Supplies	316.95	950.00	-633.05	33.4%
K07. Postage and Delivery	185.76	1,200.00	-1,014.24	15.5%
K08. Monthly Board Meetings	670.64	2,855.00	-2,184.36	23.5%
K11. Rent				
K11B. Storage/Boxes	70.00			
K11. Rent - Other	381.00	540.00	-159.00	70.6%
Total K11. Rent	451.00	540.00	-89.00	83.5%
K12. Insurance	0.00	1,342.00	-1,342.00	0.0%
K13. Taxes	0.00	317.00	-317.00	0.0%
K14. Licenses and Permits	0.00	70.00	-70.00	0.0%
K18. Miscellaneous	7.00			
K19. Quarterly Newsletter	140.00	950.00	-810.00	14.7%
Total K00. General Operating Expenses	2,730.85	17,924.00	-15,193.15	15.2%
M00. Annual Meeting/Elections				
M01. Contractors	0.00	890.00	-890.00	0.0%
M04. Postage and Delivery	0.00	400.00	-400.00	0.0%
M05. Refreshments	0.00	200.00	-200.00	0.0%
M06. Rent	0.00	75.00	-75.00	0.0%
M07. Miscellaneous	174.27			
Total M00. Annual Meeting/Elections	174.27	1,565.00	-1,390.73	11.1%
Total Expense	19,626.03	142,635.91	-123,009.88	13.8%
Net Ordinary Income	40,772.11	1,861.09	38,911.02	2,190.8%
Net Income	**40,772.11**	**1,861.09**	**38,911.02**	**2,190.8%**

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Glastonbury Landowner's Association

CASH ADVANCE FORM

DATE OF REQUEST: _____ **NAME OF REQUESTOR:** _____

AMOUNT OF REQUEST: _____ **PURPOSE:** _____

CHECK NUMBER: _____ **DATE CHECK ISSUED:** _____

ACCNT CODE	AMOUNT	DATE (of Expense)	MEMO (Purpose of Expenditure)	CUSTOMER (Landowner/Parcel #/NG or SG)
SUBTOTAL		Total of receipts supporting request for the Cash Advance		
ADVANCE		Code K10: Amount of the original Cash Advance		
TOTAL (+)		Left over cash; return to Treasurer for deposit into checking account		
TOTAL (-)	$	Additional cash spent; Treasurer will issue a check for the balance due		

PAYABLE TO: **ADDRESS:**

CITY: **ZIP:** **PHONE:**

DISBURSEMENT: ❒ **HOLD FOR PICK-UP** ❒ **BRING TO BOARD MEETING** ❒ **MAIL**

Approval Signature **Print Name**

CODE	CATEGORY	CODE	CATEGORY	CODE	CATEGORY	CODE	CATEGORY
A00	**A. Roads & Weeds**	C03	Administration	**G00**	**G. Liens**		
A01	Contractors - Maintenance	C04	Legal Fees	G01	Lien Filing	K11	Rent
A02	Contractors – Snow Removal	C05	Miscellaneous	G02	Travel	K12	Insurance
A02A	North Glastonbury			G03	Administration	K12A	GLA Board Ins.
A02B	South Glastonbury	**COO-2**	**Gen.Ops/subcontractors**	G04	Credit report research/ Legal	K13	Taxes
A02C	High South Glastonbury	COO2.1	General Managerial Duties			K14	Licenses & Permits
A20F	High Sagittarius Skyway	COO2.2	Virtual Message phone			K15	Equip Repair & Mtce
A03	Contractors – Weeds	COO2.3	Virtual Message set-up			K16	Equipment Rentals
A04	Travel	COO2.4	Copies & postage			K17	Equipment Purchases
A05	Equipment Reg & Ins					K19	Quarterly Newsletter
A06	Equipment Mtce	**D00**	**D. Recreation**				
A06 #1	Truck #1	D01	Contractors				
A06 #2	Truck #2	D02	Travel				
A07	Discounts – Weed Control	D03	PVRC	**J00**	**J. Other Projects**		
A08	Road Improvement Loan	D03A	PVRC Electricity	J03	Policies & Procedures Proposal	**L00**	**L. Other Expenses**
A09	Administration	D03B	PVRC Insurance			L01	Miscellaneous
A10	Legal Fees	D04	Administration	**K00**	**K. Gen'l Operating Exp**	**M00**	**M. Elections**
A11	Miscellaneous, fuel & sand	D05	Legal Fees	K01	Contractor – Admin Secretary	M01	Contractors
B00	**B. Architectural**	D06	Miscellaneous	K02	Contractor - Bookkeeper	M02	Travel
B01	Contractors			K03	Contractor - Accountant	M03	Administration
B02	Travel			K04	Contractor - Database	M04	Postage and Delivery
B04	Administration			K05	Contractor - Attorney	M05	Refreshments
B05	Legal Fees	**F00**	**F. Website**	K06	Office Supplies	M06	Rent
B06	Miscellaneous	F01	Contractors	K07	Postage and Delivery	M07	Miscellaneous
C00	**C. Complaints**	F02	URL/Domain Fee	K08	Board Meetings	M08	Copies
C01	Contractors	F03	Software	K09	Bank Service Charges		
C02	Travel	F04	Miscellaneous	K10	Cash Advance		

Check Number:	**Date Paid:**	**Notes:**

Updated 3/7/2010

GLA 02747

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Glastonbury Landowner's Association

CHECK REQUEST

DATE OF REQUEST: _____ **NAME OF REQUESTOR:** _____

ACCNT CODE	AMOUNT	DATE (of Expense)	MEMO (Purpose of Expenditure)	CUSTOMER (Landowner/Parcel #/NG or SG)
TOTAL	$	CHECK PAYABLE TO:		

ADDRESS:

CITY: **ZIP:** **PHONE:**

DISBURSEMENT: ☐ HOLD FOR PICK-UP ☐ BRING TO BOARD MEETING ☐ MAIL

_____ _____

Approval Signature **Print Name**

CODE	CATEGORY	CODE	CATEGORY	CODE	CATEGORY	CODE	CATEGORY
				D00	**Recreation**		
A01	Contractors – Gen Road Work	A13C	Dry Creek Road	D01	Contractors	K10	Cash Advance
A02	Contractors – Snow Removal	A13D	Leo Drive	D02	Travel	K11	Rent
A02A	North Glastonbury	A13E	Leo Lane	D03	PVRC	K12	Insurance
A02B	South Glastonbury	A13F	Libra Drive	D03A	Electricity	K12A	GLA Board Liability Ins
A02C	High South Glastonbury	A13G	Hercules Road	D03B	Insurance	K13	Taxes
A02F	High Sagittarius Skyway	A13H	Polarius Way	D04	Administration	K14	Licenses & Permits
A03	Contractors – Weed Control	A13I	Sagittarius Place	D05	Legal Fees	K15	Equip Repair & Mtce
A04	Travel	A13J	Sagittarius Skyway	D06	Miscellaneous	K16	Equipment Rentals
A05	Equipment Reg & Ins	A13K	Scorpio Way	**F00**	**Website**	K17	Equipment Purchases
A06	Equipment Maint.	A13L	Virgo Way	F01	Contractors – Dev & Mtce	K18	Miscellaneous
A06 #1	Truck #1			F02	URL/Domain Fee	K19	Quarterly Newsletter
A06 #2	Truck #2	**B00**	**Project Review**	F03	Software	**L00**	**Other Expenses**
A07	Discounts – Weed Control	B01	Contractors	F04	Miscellaneous	L01	Miscellaneous
A08	Road Improvement Loan	B02	Travel	**G00**	**Liens**	**M00**	**Elections**
A09	Administration	B04	Administration	G01	Lien Filing	M01	Contractors
A10	Legal Fees	B05	Legal Fees	G02	Travel	M02	Travel
A11	Misc. Fuel, Sand, Signs	B06	Miscellaneous	G03	Administration	M03	Administration
A12	Contractors – NG Road Work	**C00**	**Complaints**	G04	Credit Report Research & Legal	M04	Postage and Delivery
A12A	Aquarius Lane	C01	Contractors	**J00**	**Other Projects**	M05	Refreshments
A12B	Aries Drive	C02	Travel	J03	Policies &Procedures Proposal	M06	Rent
A12C	Capricorn Drive	C03	Administration			M07	Miscellaneous
A12D	Caspari Way East	C04	Legal Fees			M08	Copies
A12E	Caspari Way West	C05	Miscellaneous/copies	**K00**	**General Operating Expenses**		
A12F	Gemini Road	**C00-2**	General Operations/subcontractors	K01	Contractor – Admin Sec		
A12G	Jupiter Way	C002.1	General Managerial Duties	K02	Contractor - Bookkeeper		
A12H	Orion Way	C002.2	Virtual Message phone	K03	Contractor - Accountant		
A12I	Pisces Way	C002.3	Virtual Message set-up	K04	Contractor - Database		
A12J	Sirius Drive	C002.4	Copies & postage	K05	Contractor - Attorney		
A12K	Taurus Road			K06	Office Supplies		
A12L	Venus Way			K07	Postage and Delivery		
A13	Contractors – SG Road Work			K08	Monthly Board Meetings		
A13A	Aquila			K09	Bank Service Charges		
A13B	Arcturus Drive						

OFFICE USE ONLY

Check Number:	Date Paid:	Notes:

Updated 3/7/2010

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Questions re: Liens for Attorney

Based on the lien form the GLA has used up to this point:

1) ***How long after filing these liens*** do we need to renew them?

2) What form do we use to renew the lien?

3) Should we be using a different lien form?
If so, what is it?

4) Should we be using a different lien release form.

a) Do we need to release a lien within one month of being paid to avoid penalties/fees, etc.?

5) Is there any way to assure that the GLA will receive past due assessments when a property goes through foreclosure or is, for example, becomes the property of the city because property taxes haven't been paid, and it is auctioned off, etc.?

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GLA 02750

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Glastonbury Landowners Association, Inc.

Board of Directors Meeting Minutes

April 12, 2010

FINAL

CONFIDENTIAL – DO NOT COPY

1. Call to Order: The meeting was called to order by Vice-President Richard Bolen at 7:05pm at St. John's Church

PRESENT: Richard Bolen (Vice-President) aka Richard, Janet Naclerio (Secretary), Sheridan Stenberg (Treasurer), Alyssa Angelis, Gerald Dubiel, Neil Kremer, Daniel O'Connell, Rich Spallone (aka Rich), and Paul Ranttalo.

ABSENT: Laura Boise (President), William Smith and Clare Parker.

ALSO ATTENDING: Denise Orr Kirk (GLA Administrative Secretary), Donna Lash (Asst. GLA Administrative Secretary), Danelle Howe, Chuck Muto, Kristine Sones, Robert Sones, Val O'Connell, Paula Trisdale, Ron Wartman and Sylvia Marshall.

2. Set Agenda – An issue to be presented by landowner Paula Trisdale was placed on the agenda under New Business.

3. Approve Meeting Minutes of March 8, 2010

MOTION: Sheridan motioned and Janet seconded to approve the March 8, 2010 minutes. **Motion carried.** (1 abstention – Rich, who did not attend meeting)

4. Treasurer Reports-Budget Variance, Check & Deposit - SS

MOTION: Janet motioned and Rich seconded to approve the March 2010 Treasurer reports. **Motion carried unanimously.**

5. Officers' Reports

5.1 April 15 newsletter update – DL/DOK

Donna & Denise reported the newsletter mailing was on schedule. Newsletters were given to attending Board members to save postage.

5.2 Lien research with title attorney - RB Tabled

5.3 Review new meeting posters - DOK

Board members were given notebook size versions of Board Meeting posters regarding norms, etiquette and Landowner meeting participation to insert into their orientation binders. These were also inserted into the Landowner sign-in notebook for Landowner guests to review. The posters will be blown up and posted at the May meeting.

5.4 Update re: office equipment research – DO/AA

Daniel reported that research is still in process as windows to windows compatibility concerns between Mac computers and other PC computers are still being considered. Board discussion revealed that not all Board members can open up documents formatted in docx, which they receive from other Board members from time to time.

ACTION ITEM: ***Denise*** - Send documents saved in the docx format to Daniel for further compatibility review on a Mac computer.

ACTION ITEM: ***Board Members who need to update Microsoft Word Software*** – Download docx conversion (link is normally provided when you cannot open a docx document); contact Daniel by phone or e-mail for assistance, if needed.

File: MtgMins 04 12 10
Draft (s): 03 26 13 - FINAL
Final Approval: 05 10 10

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6. UNFINISHED BUSINESS

6.1 Project Review – AA/RS

6.1.1 Lot 40-E (SG)/Les Seago project update -AA

Alyssa reported that the application has been retracted and the fees were not retained except for the application fee.

7. NEW BUSINESS

7.1 Project Review – AA/RS

Alyssa reviewed the applications

7.1.1 Lot 35-A (SG)/Clare Parker, garage addition - AA

MOTION: Alyssa motioned and Rich seconded to approve Clare Parker's Lot 35-A (SG) garage addition application with the following conditions: (1) any disturbed land is to be reseeded after construction, and; (2) the necessary electrical permits are obtained. **Motion carried unanimously.**

7.1.2 Parcel 66 (NG)/Ronda Alexander, house addition - AA

MOTION: Alyssa moved and Rich seconded to approve Ronda Alexander's Parcel 66 (NG) house addition application subject to the condition that any disturbed land is to be reseeded after construction. **Motion carried unanimously.**

7.2 Paula Trisdale – Request to the GLA for Letter

Paula disclosed that she and her husband, James Trisdale, are being sued by a neighboring Landowners, Leo and Dorothy Keeler, for alleged non-compliance with the GLA Covenants. She presented her perspective on the history of her neighbor's complaint leading up to the lawsuit. Richard also recounted the efforts of the GLA to assist in resolving the complaint. Paula requested that the GLA write a letter, which she will give to her lawyer, describing the Trisdale's level of compliance with the GLA Covenants as pertaining to the neighbor's complaint.

ACTION ITEM: ***Richard w/Board Input*** - Draft a letter from the GLA to the Trisdales that states the GLA's perspective on the Trisdale's level of compliance with the Covenants as pertaining to each area of their neighbor's complaint. Circulate to the Board for review/input.

8. Comment Period for Visiting Landowners

Questions and discussion regarding the following topics included: (a) Richard explained that the title attorney will be consulted to clarify legal questions regarding lien filing. These questions could not be verified through research, etc; (b) How Landowners may propose a motion to Board members (who are their elected representatives) for consideration, but may not actually make a motion or second it; (c) How the Covenants can be amended (see Covenants, Section 2.05), and; (d) Clarification that the GLA is not involved in any way with the Park County census regarding the township issue and cannot pose a position on that proposal. Richard noted that the GLA did grant permission for township census takers to use GLA Common Roads in response to a request from the Park County Commissioners.

In addition, a Landowner made a positive comment that the Board appeared to be the "most open" he had seen in years.

9. Adjournment: The meeting adjourned at 8:30 pm.

10. Next meeting: May 10, 2010, 6:45 pm at St. John's Church.

File: MtgMins 04 12 10
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Final Approval: 05 10 10

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Glastonbury Landowners Association, Inc.

Board of Directors Meeting Agenda

April 12, 2010 6:45 – 8:30 pm

St. John's Church, Emigrant, MT

1. Call to order, opening prayer
2. Set Agenda
3. Approve Meeting Minutes of March 8, 2010 – (3-5 min.)
4. Treasurer Reports-Budget Variance, Check & Deposit – SS (3-5 min)
5. Officers' Reports
   - 5.1 April 15 newsletter update – DL (1 min)
   - 5.2 Lien research with title attorney – RB (5 min)
   - 5.3 Review new meeting posters – DOK (1 min)
   - 5.4 Update re: office equipment research – AA/DO (5 min)
6. UNFINISHED BUSINESS
   - 6.1 Project Review – AA/RS
     - 61.2 Lot 40-E (SG)/Les Seago project update – AA (approx 5 min)
7. NEW BUSINESS
   - 7.1 Project Review – AA/RS
     - 7.1.1 Lot 35-A (SG)/Clare Parker, garage addition – AA (approx. 5 min)
     - 7.1.2 Parcel 66 (NG)/Ronda Alexander, house addition – AA (approx. 5 min)
8. Comment Period for Visiting Landowners (10 min)
9. Adjournment
10. Next meeting: May 10, 2010, St. John's Church, 6:45 pm.

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Glastonbury Landowner's Association

2010 Budget Variance Report

March 2010

	Jan - Dec 10	Budget	$ Over Budget	% of Budget
Ordinary Income/Expense				
Income				
100. Parcel Assessment Fees				
105. Dwelling 2003	35.00			
110. NG Dwelling 2008	208.25			
110. SG Dwelling 2008	64.33			
111. NG Dwelling 2009	545.05			
111. SG Dwelling 2009	920.77			
112. NG Dwelling 2010	10,486.73	26,454.00	-15,967.27	39.6%
112. SG Dwelling 2010	10,913.38	18,622.00	-7,708.62	58.6%
129. Land 2003	75.00			
130. Land 2004	33.00			
133. Land 2007	70.00			
134. NG Land 2008	208.25			
134. SG Land 2008	64.33			
135. NG Land 2009	719.04			
135. SG Land 2009	1,007.77			
136. NG Land 2010	14,686.98	29,765.00	-15,078.02	49.3%
136. SG Land 2010	19,949.50	33,012.00	-13,062.50	60.4%
150. GAV	2,339.75	9,359.00	-7,019.25	25.0%
160. Finance Chrgs Late Accnts	142.32			
161. Penalties Late Accounts	98.02			
Total 100. Parcel Assessment Fees	62,567.47	117,212.00	-54,644.53	53.4%
200. Project Review Fees				
201. Application Fee	25.00			
202. IF - House	350.00			
206. IF - Driveway	75.00			
207. IF - Septic	75.00			
213. IF - Minor Variance	50.00			
218. Mileage Impact Fee	135.00			
200. Project Review Fees - Other	0.00	3,325.00	-3,325.00	0.0%
Total 200. Project Review Fees	710.00	3,325.00	-2,615.00	21.4%
300. Roads				
301. CUT - Road Paving Loan	392.39	2,200.00	-1,807.61	17.8%
Total 300. Roads	392.39	2,200.00	-1,807.61	17.8%
500. Interest Earned				
501. Savings Interest	15.62			
500. Interest Earned - Other	0.00	100.00	-100.00	0.0%
Total 500. Interest Earned	15.62	100.00	-84.38	15.6%
800. NG Chip Seal Income				
A12O. Chip Seal-1 payment/dwell	188.00			
A12Q. ChipSeal- 5 payments/dwel	6,702.29	18,050.00	-11,347.71	37.1%
A12R. ChipSeal-5 payments/land	1,842.10	3,610.00	-1,767.90	51.0%
A12S. ChipSeal GAV- 5 payments	3,103.00			
Total 800. NG Chip Seal Income	11,835.39	21,660.00	-9,824.61	54.6%
Total Income	75,520.87	144,497.00	-68,976.13	52.3%
Expense				
A00. Roads & Weeds				
A02. Contractors - Snow Removal				
A02A. North Glastonbury	100.00			
A02B. South Glastonbury	100.00			
A02. Contractors - Snow Removal - Other	0.00	4,000.00	-4,000.00	0.0%
Total A02. Contractors - Snow Removal	200.00	4,000.00	-3,800.00	5.0%
A03. Contractors - Weed Contrl	0.00	3,700.00	-3,700.00	0.0%
A05. Equipment Reg & Ins	1,342.00	2,500.00	-1,158.00	53.7%
A06. Equipment Mtce				
A06. Truck #2	380.00			
A06. Equipment Mtce - Other	0.00	1,500.00	-1,500.00	0.0%
Total A06. Equipment Mtce	380.00	1,500.00	-1,120.00	25.3%

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Glastonbury Landowner's Association

2010 Budget Variance Report

March 2010

	Jan - Dec 10	Budget	$ Over Budget	% of Budget
A08. Road Improvement Loan	7,556.32	30,225.00	-22,668.68	25.0%
A09. Administration	0.00	155.00	-155.00	0.0%
A11. Miscellaneous				
A11A. Fuel	0.00	800.00	-800.00	0.0%
A11B. Sand	0.00	500.00	-500.00	0.0%
A11E. Quonset Hut Asset Expense	0.00	3,500.00	-3,500.00	0.0%
A11. Miscellaneous - Other	44.01			
Total A11. Miscellaneous	44.01	4,800.00	-4,755.99	0.9%
A12. Contractors - NG Road Wrk				
A12B. Aries Drive	509.00			
A12C. Capricorn Drive	509.00			
A12F. Gemini Road	509.00			
A12J. Sirius Drive	510.00			
A12K. Taurus Road	509.00			
A12L. Venus Way	509.00			
A12W. Mowing North Glastonbury	0.00	300.00	-300.00	0.0%
A12X. Payback general fund	0.00	10,000.00	-10,000.00	0.0%
A12. Contractors - NG Road Wrk - Other	0.00	4,000.00	-4,000.00	0.0%
Total A12. Contractors - NG Road Wrk	3,055.00	14,300.00	-11,245.00	21.4%
A13. Contractors - SG Road Wrk				
A13B. Arcturus Drive	650.00			
A13D. Leo Drive	400.00			
A13E. Leo Lane	250.00			
A13G. Hercules Road	1,600.00			
A13W. Mowing South Glastonbury	0.00	300.00	-300.00	0.0%
A13. Contractors - SG Road Wrk - Other	0.00	14,000.00	-14,000.00	0.0%
Total A13. Contractors - SG Road Wrk	2,900.00	14,300.00	-11,400.00	20.3%
A14. Roads/Common Land Ins	0.00	5,528.00	-5,528.00	0.0%
A15. Contingency Fund	0.00	2,000.00	-2,000.00	0.0%
Total A00. Roads & Weeds	15,477.33	83,008.00	-67,530.67	18.6%
A12. ChSeal Investor2010pymt	0.00	19,798.91	-19,798.91	0.0%
B00. Project Review				
B01. Contractors	0.00	2,600.00	-2,600.00	0.0%
B03 Sanitation Bond Refunds	250.00			
B04. Administration	0.00	725.00	-725.00	0.0%
Total B00. Project Review	250.00	3,325.00	-3,075.00	7.5%
C00-1 Legal Fees Contingency Fu	0.00	3,000.00	-3,000.00	0.0%
C00. Community/Complaints				
C01. Contractors	0.00	1,800.00	-1,800.00	0.0%
C04. Legal Fees	0.00	870.00	-870.00	0.0%
C05. Miscellaneous/copies	0.00	175.00	-175.00	0.0%
Total C00. Community/Complaints	0.00	2,845.00	-2,845.00	0.0%
COO-2 Gen Op/Subcontractors				
COO-2.01 Gen. Managerial Duties	0.00	1,800.00	-1,800.00	0.0%
COO-2.02 Virtual Message/phone	0.00	700.00	-700.00	0.0%
COO-2.03 Virtual Message set-up	179.45	1,500.00	-1,320.55	12.0%
COO-2.04 copies & postage	0.00	175.00	-175.00	0.0%
Total COO-2 Gen Op/Subcontractors	179.45	4,175.00	-3,995.55	4.3%
D00. Recreation				
D03. PVRC				
D03A. PVRC Electricity	75.30	600.00	-524.70	12.6%
D03B. PVRC Liability Insurance	0.00	250.00	-250.00	0.0%
D03C. Mowing Weeds	0.00	100.00	-100.00	0.0%
D03D. Lawn Mower Maint.	0.00	240.00	-240.00	0.0%
DO3F. Cement Pad	0.00	500.00	-500.00	0.0%
DO3G. Gen. Maint. & Repairs	0.00	300.00	-300.00	0.0%
Total D03. PVRC	75.30	1,990.00	-1,914.70	3.8%
Total D00. Recreation	75.30	1,990.00	-1,914.70	3.8%

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Glastonbury Landowner's Association

2010 Budget Variance Report

March 2010

	Jan - Dec 10	Budget	$ Over Budget	% of Budget
F00. Website				
F01. Contractors - Dev & Mtce	150.00	1,355.00	-1,205.00	11.1%
F02. URL/Domain Fee	310.18	100.00	210.18	310.2%
Total F00. Website	460.18	1,455.00	-994.82	31.6%
G00. Liens				
G01. Lien Filing	69.75	350.00	-280.25	19.9%
G03. Administration	30.00	300.00	-270.00	10.0%
G04. Credit Report Research	0.00	500.00	-500.00	0.0%
Total G00. Liens	99.75	1,150.00	-1,050.25	8.7%
J00. Other Projects				
J03. Procedures Proposal	387.75	2,400.00	-2,012.25	16.2%
J04. Fence Repair High South GI	324.00			
Total J00. Other Projects	711.75	2,400.00	-1,688.25	29.7%
K00. General Operating Expenses				
K01. Contractors - Admin Sec	262.00	5,980.00	-5,718.00	4.4%
K02. Contractors - Bookkeeper	870.00	3,600.00	-2,730.00	24.2%
K03. Contractors - Accountant	0.00	120.00	-120.00	0.0%
K06. Office Supplies	407.37	950.00	-542.63	42.9%
K07. Postage and Delivery	185.76	1,200.00	-1,014.24	15.5%
K08. Monthly Board Meetings	670.56	2,855.00	-2,184.44	23.5%
K11. Rent				
K11B. Storage/Boxes	70.00			
K11. Rent - Other	396.00	540.00	-144.00	73.3%
Total K11. Rent	466.00	540.00	-74.00	86.3%
K12. Insurance	0.00	1,342.00	-1,342.00	0.0%
K13. Taxes	0.00	317.00	-317.00	0.0%
K14. Licenses and Permits	0.00	70.00	-70.00	0.0%
K18. Miscellaneous	7.00			
K19. Quarterly Newsletter	140.00	950.00	-810.00	14.7%
Total K00. General Operating Expenses	3,008.69	17,924.00	-14,915.31	16.8%
M00. Annual Meeting/Elections				
M01. Contractors	0.00	890.00	-890.00	0.0%
M04. Postage and Delivery	0.00	400.00	-400.00	0.0%
M05. Refreshments	0.00	200.00	-200.00	0.0%
M06. Rent	0.00	75.00	-75.00	0.0%
M07. Miscellaneous	174.27			
Total M00. Annual Meeting/Elections	174.27	1,565.00	-1,390.73	11.1%
Total Expense	20,436.72	142,635.91	-122,199.19	14.3%
Net Ordinary Income	55,084.15	1,861.09	53,223.06	2,959.8%
Net Income	**55,084.15**	**1,861.09**	**53,223.06**	**2,959.8%**

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Glastonbury Landowners Association Newsletter

Spring 2010

New Nature Walking Path Progresses

We are very excited about the continued work of developing the new nature walking path through our local cottonwood and willow groves next to Fridley Creek. Eventually, the walking path will be 2.5 to 3.5 miles long, and will extend all the way to the Recreation Park.

When finished, the path will have a stabilized gravel surface for pedestrian traffic and bicycles. There will also be resting benches along the way for bird watching or checking out the beaver traffic in the creek.

Additional donations of gravel are needed to assist us in the completion of this project. If you are interested in helping to accomplish any of this, or if you are interested in developing a walking path in South Glastonbury, please leave your contact information with our Voice Message Service at 451-0033.

Fire Safety and Prevention

It's springtime, and as firefighters across the country gear up for summer fire season, we would like Landowners to be reminded of fire safety and prevention measures. Because vegetation acts as fuel during a fire, it is important to reduce all unwanted vegetation at least 30 feet around homes and other buildings, and mow around your green power and telephone boxes. To learn more about fire prevention, go to: www.firewise.com.

Even though weather and vegetation play a significant role, it is important to know that seventy-five percent of wildfires are caused by people being careless. That means seventy five percent can be avoided by always having immediate access to water near your home, and being aware of fire safety measures.

Although the Glastonbury Covenants only require chimney spark arresters to be installed in new residences, it is strongly recommended that they be installed on *all* chimneys and stove pipes in older homes as well. Also remember that stove pipes must be cleaned each year to help prevent chimney fires. Spring and summer months are perfect times to take care of this.

Before doing any spring burn off, a fire permit is required. They can be obtained from the Emigrant Store or the Livingston Ranger District: 222-1892.

All Glastonbury Residents need to be in the Know

The GLA Board encourages Landowners to keep their renters and guests informed about the Association and the covenants, policies and rules which govern our community. Many residents remain unaware of this important information. Landlords: please share the newsletters and all of the above with your renters and guests, as appropriate. The GLA will be happy to send extra newsletters to you to assist in this process. Feel free to request these from our Administrative Secretary. See page 3 for contact information details.

Glastonbury Road Committee News

Spring Road Grading Schedule

Road grading generally begins sometime in May to coincide with spring rains, weather permitting. Please remember to drive slowly and carefully once the grading is complete, as there can be loose gravel, and we want to preserve our investment.

Weed Spraying Schedule & Tips for Weed Control

Weed spraying along road easements and GLA Common Land generally occurs in late June. If a Landowner does not want the easement portion of his parcel to be sprayed, please be aware that it then becomes his/her responsibility to pull all weeds and place "no spray" signs *visibly* along the easement areas of his/her property. If the weeds are not removed prior to the time of spraying, the weeds will be sprayed.

Although the GLA takes care of weed spraying along the easements, weed eradication is the responsibility of each Landowner on his/her own property. Please understand that per the Park County Weed Control Board, it is unlawful for anyone to allow noxious weeds to propagate on their property.

There are many varieties of noxious weeds, and since some of them have beautiful flowers that could otherwise be thought to be wildflowers, it is important to be able to identify them. It is necessary to remove and control these so they do not choke out real wildflowers and beneficial grasses. You can find pictures of noxious weeds that are a problem locally and ways to control and eradicate them at the County Extension Office. Go to www.weedawareness.org for more information.

Remember that spring is the best time to take steps toward controlling weeds on your property when grass is turning green and small weeds are coming up. It takes little effort to pull weeds when the ground is soft after spring rains. Also, it takes only a small amount of weed killer to do the job if treated before the plants have a chance to take root.

Native grass seeds can also be planted to assist with weed control, since the weeds cannot compete with native grasses. Grass seeds can be planted after the weeds are controlled. As new seeds need constant watering in the initial germination and growth period, some Landowners have had great success planting seed in early spring to catch the spring rains. However, the Montana State University Extension Office recommends waiting until the end of May to plant, when the risk of frost has passed.

Native grass seed, like sheep fescue, takes two years to get established. During those two years, the grass will not need to be watered if it is not mowed. But if mowed, then watering is essential for the grass to survive.

Please remember that the GLA Covenants (Section 4.05) require Landowners to make reasonable efforts to control and prevent the spread of noxious weeds on their properties. It is our hope that this information will assist you in doing so.

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Glastonbury Landowners Association Newsletter

Spring 2010

GLA Road Easements

It has come to our attention that there are owners who are unaware that the GLA road easements extend approximately 30 feet from the center of the roads and that the roads do not always exactly follow the platted center

Landowners need to be aware that they may have unknowingly established bushes, trees, mailboxes, fences, driveway entrance boulders, rock pillars, etc., within these easements. Where this occurs, owners need to understand that they may be responsible for any potential liability caused by encroachments. The GLA believes it is in everyone's interest to keep the easement areas open and free of encroachment.

Maintenance of Dry Creek Road

Although Dry Creek Road, which is the only entrance road to South Glastonbury, is a county road, the Park County snow removal schedule has not designated it for early morning snow removal. In the interest of safety and convenience to the owners, the GLA has been clearing the snow to allow for early morning winter traffic.

If Landowners would like to see the GLA's expense of snowplowing and maintaining Dry Creek Road reallocated to other road priorities in SG, then all early morning snow removal and maintenance calls for this road should be directed to Ed Hillman, Park County Road and Bridge Supervisor. He can be contacted at 222-4182 or cell phone 223-2860.

For newer owners, it is also important to understand that, because Dry Creek Road was originally a very poorly maintained gravel road with many pot-holes, and the county rarely graded it and had no plans to upgrade it with gravel or asphalt, the owners requested and voted to have the road paved, with the county agreeing to chip seal and maintain it.

Landowners Invitation to a Special Road Meeting, May 20, 2010, 7 p.m. at St. John's Church

After a round of enthusiastic and constructive discussion between the Road Committee and Landowners at our 2009 Annual Meeting, the Road Committee announced that it would hold a joint committee and interested Landowner meeting to further discuss road planning and road budget matters. The Road Committee looks forward to this special meeting with Landowners on May 20.

Given that 78% of the GLA budget is allocated just for road maintenance, we are interested in hearing from Landowners regarding what their greatest needs and priorities are for the roads. Please come and share your ideas as we continue this important discussion concerning the future planning of our roads. If you are unable to attend, you can send your ideas in writing, via e-mail through our website or by calling William Smith at 223-9040, Rich Spallone at 223-0215, or Paul Ranttalo at 333-4672.

Youth Soccer Association

Sign-ups start in May. Contact Jodi Allen at 222-9086 if your children are interested in Recreational Youth Soccer this season,

Recreational Park Development

If you are would like to donate your time, materials or expertise to assist with the development of recreational facilities or community activities at our North Glastonbury Recreational Park, please call Chris Kelley at 333-4714.

Financial donations can be mailed to: The PVRC, P.O. Box 906, Emigrant, MT 59027.

Community Garden Development

For those of you with green thumbs and interested in helping to establish a Community Garden or Farmers Market this summer, please contact Danilie Howe at 333-4839.

Community Clean-Up

Springtime is clean-up time. Please remember that if you have any old inoperable vehicles, part of your car registration fee covers the disposal of these vehicles. Per the Department of Transportation in Livingston, if you would like to have one removed, call Clay Williams at 578-2581 to make arrangements.

Good News for Shelter Owners

This spring the GLA would like to help facilitate the completion of shelter projects in need of backfilling and reclaiming of disturbed areas by coordinating needs and resources. To find out more, and make arrangements for the group discount, please call Clare Parker at 406-333-4614.

Clarification for All Landowners

From time to time, the GLA Board has heard from Landowners and Non-Landowners, who believe that the GLA is affiliated with or working with various activities and organizations in the area. For clarification, the Association is not affiliated with the County Commissioners, the Township project, any church or organization, local community halls, centers or telephone tree service providers.

Forest Stewardship Summer Workshop June 3, 4 & 11, 2010

The M.S.U. Forestry Extension will be offering a Forest Service Stewardship Workshop in Bozeman, Montana this summer on the above dates. Local residents, who have attended this workshop, highly recommend it. For registration forms, go to: www.cfc.umt.edu/extensionforestry or call (406) 243-2773.

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Revised Meeting Schedule for the GLA Board of Directors & Annual Elections 2010

Below is our revised/corrected GLA Board Meeting schedule for the remainder of 2010. It will also be posted on our website. Please do not use the schedule posted in our winter newsletter. Our apologies for any inconvenience this may have caused.

Regular Board Meetings are held at St. John's Church in Emigrant, Montana and usually fall on the second Monday of each month. If additional meetings or a change in the schedule is needed, we will post these on our website. Landowners are welcome to attend these meeting and may subscribe to receive monthly meeting agendas via our website.

Although meeting dates rarely change, we encourage Landowners to check the GLA website prior to traveling to a meeting *just in case* a change has been posted.

2010 Meeting Dates for Board of Directors
6:45 p.m. - 9 p.m. (approximately)
St. John's Church, Emigrant

April 12
May 10
June 14
July 12
Aug. 9
Sept. 13
Oct. 4 (1rst Monday)
Nov. 8
Nov. 22 (Private Orientation Meeting for Board Members Only)
Dec. 13

2010 Annual Landowner Business Meeting and Elections
8:45 a.m. – Noon (approximately)
Emigrant Hall, Emigrant
Saturday, November 13

Are you Selling your Property?

If so, when your property sells, please remember to forward the name and contact information of the new Landowner to the GLA. This important communication helps us to keep our Landowner database up-to-date and allows us to connect with new owners, welcome them to our community and share important information pertaining to membership in the Association.

Please contact our Treasurer, Sheridan Stenberg, at (406) 333-4589 with new owner information or complete the "transfer of property" form on the GLA website.

GLA Contact Information

Please direct your questions, comments or concerns to the GLA in one of the following ways:

Mail: P.O. Box 312, Emigrant MT 59027

Phone: 406-451-0033 / GLA Message Service

E-mail: www.gla-mt.org (Hit the "Contact Us" prompt and an e-mail message form will be provided)

*We are in the process of redesigning the GLA website with the goal of making it more user-friendly for Landowners. If you have ideas for improving our website or can volunteer design or web development experience, feel free to leave a message for Daniel at our Message Service number above. Thank you.

E-mail Subscriptions for Newsletters

To assist in reducing mailing expenses, you can request to receive your GLA newsletter by e-mail. Sign up at: www.gla-mt.org.

GLA 02760

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Glastonbury Landowners Association, Inc.

Effective Communication Techniques

Communication Etiquette

Don't Use Judgmental Tactics

- **Blaming**: "You're the one who..."
- **Interpreting**: "You tried to manipulate..."
- **Judging**: "You are deceptive..."
- **Moralizing**: "You're motivated by..."
- **Exaggerating**: "Everyone/No One thinks..."

"You" Creates Defensiveness

- "You misunderstood..."
- "You always..."
- "You never..."
- "You told me..."
- "You need to..."

Use "I" Statements

- "I see it this way...
- "I had another perspective on..."
- "I think it might be helpful to..."
- "I was wondering if...

Be specific

- **Vague**: "I want you to be more considerate of my needs."
- **Specific**: "I'd appreciate it if you would ask me about ... before you do..."

Minimizing Miscommunication

Restate and/or Clarify

- "If I understand correctly, you would suggest that we..."
- "What I heard was...is that correct?"
- "I'm a little confused about...would you mind stating it again?"

Stay Focused on the Issue

- Keep personal stories out of the conversation
- Minimize the number of words; too many words causes listener to lose interest
- Use notes to help you keep focused

Keep Repetition to a Minimum

- Beginning of Communication: state purpose of communication
- During Communication: repeat points only if listener asks or indicates confusion
- End of Conversation: summarize (repeat) what you discussed and agreed upon

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Glastonbury Landowners Association, Inc.

Board Meeting Norms

Meeting Etiquette

- Respect each person's input
- Be patient and understanding
- Communicate honestly and tactfully
- Curtail interruptions and sidebars
- Remain open to suggestions
- Honor allotted timeframes
- Stay on task
- Focus on the facts
- Leave out personal biases/stories
- Allow differences and resolve promptly

GLA's Rules of Order

President's or Appointed Chair's (Executive Officers)Role

- Chairs meeting; not allowed to vote except to break tie
- If President or Appointed Chair wants to comment on motion, Chair is relinquished to Vice President or Executive Officer

Motions

- Any Board member may make a motion
  - Board Members may call for a vote any time after motion has been seconded
  - If motion not seconded, issue is off the table
- If motion seconded, issue is open for discussion
  - Discussion time limit: approximately 3 minutes per person
- Motion must be voted on or amended before moving to new motion
- Amendment to motion must be voted on before voting on original motion
  - If amendment passes, then original motion with amendment is voted on
  - If amendment isn't passed, then original motion is voted on

Unanimous Consent

Routine matters may be decided by unanimous consent

- if there is objection to unanimous consent, vote must be taken

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Glastonbury Landowners Association, Inc.

Landowner Participation at Board Meetings

Requesting Additions to Agenda

Prior to Board Meeting

- Submit agenda item(s) to Committee Chair, Board Officer or Administrative Secretary at least 15 days prior to scheduled meeting
  - Present specific request on "Landowner Agenda Item Request" form
  - Provide documentation to support agenda item
- Submitting agenda item(s) prior to meeting allows the Board to:
  - Review concern/issue
  - Determine if item should be handled at meeting or another time
  - Request additional information/documents
  - Schedule time allotment on the agenda if applicable

At Beginning of Board Meeting – When Agenda is Set

- May request agenda item only at beginning of meeting, when agenda is set
- Board will determine whether or not to place item on agenda
  - If added, Board will assign agenda slot and time frame
  - If not added, Board will follow-up with Landowner to decide best plan of action

Landowner Involvement

Comment Period for Landowners

- An open forum is planned at end of meeting for Landowners
  - Utilize this time for items not included on agenda
  - Landowner may submit comments on "Landowner Comment Form"

- If invited to discuss agenda item prior to Comment Period at meeting:
  - Plan 3-5 minutes for presentation unless Board communicates otherwise
  - Honor Board Meeting Norms and Effective Communication Techniques
  - Provide written documentation for all Board Members and Assistant Administrative Secretary at beginning of meeting (13 copies)

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Glastonbury Landowners Association, Inc.

Agenda Items: GLA Landowner Request Form

Landowners may request an item be added to the agenda of a monthly GLA Board Meeting as follows:

1. **Timeline for Submitting Agenda Items is 15 Days Before a scheduled Board Meeting**
   a. Submit this form to the appropriate Board Officer or Committee Chairperson ***at least 15 days prior to a scheduled meeting.*** You may mail your request or hand-deliver it to the appropriate Board Member and Assistant Administrative Secretary. For your reference, a list of the 2010 Board meeting dates, Board Officers, and Committee Chairpersons are on the back of this form.
   b. Receiving your agenda request 2 weeks prior to a monthly meeting allows the Board time to review your item, determine if it should be handled during or outside of a Board meeting, request additional information/documents, and, if applicable, allot time on the meeting agenda for the item to be presented.

2. **Time-Sensitive/Critical Agenda Items Arising After the 15-Day Timeline**
   a. Contact the appropriate Board Officer or Committee Chairperson as soon as possible.
   b. Submit your written request and explain why it needs to be considered at the upcoming Board meeting.

3. **Time-Sensitive/Critical Agenda Items Arising at a Board Meeting**
   a. Landowners may request that a timely item be added to the agenda completing this form and submitting it to the Assistant Administrative Secretary before the start of the meeting. It will be at the Board's discretion whether or not to place the item on the agenda
   b. At the beginning of each Board meeting, the chairperson "sets" the agenda by asking Board members if there are items that might be added to the agenda or existing items that should be removed. During that discussion, it will be at the Board's discretion whether or not to add new items.
   c. At the end of the meeting a 10 minute open forum comment period is scheduled for Landowners.

Please keep a copy of your completed form for your records.

Please print:

Landowner Name(s):	**Parcel #**	☐ **North**	☐ **South**
Phone Number:	**Email Address:**		

Agenda Item Topic	**Date**
Summary of Item Topic	

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Glastonbury Landowners Association, Inc.

Board of Directors Meeting Minutes

May 10, 2010 6:45

FINAL

CONFIDENTIAL – DO NOT COPY

1. Call to order: The meeting was called to order by Vice-President Richard Bolen at 7:12 p.m. at St. John's Church.

PRESENT: Richard Bolen (Vice-President) aka Richard, Janet Naclerio (Secretary), Sheridan Stenberg (Treasurer), Alyssa Angelis, Gerald Dubiel, Neil Kremer, Daniel O'Connell and William Smith
ABSENT: Laura Boise (President), Clare Parker, Rich Spallone (aka Rich) and Paul Ranttalo.
ALSO ATTENDING: Denise Orr Kirk (GLA Administrative Secretary), Donna Lash (GLA Assistant Administrative Secretary), Val O'Connell, and Ken and Deb DeGraff.

2. Set Agenda A project review application was placed on the agenda under New Business

3. Approve Meeting Minutes of April 12, 2010
MOTION: Alyssa motioned and Sheridan seconded to approve the April 12, 2010 minutes with an amendment. **Motion carried.** (1 abstention – William, who did not attend meeting)

4. Treasurer Reports-Budget Variance, Check & Deposit – SS
MOTION: Alyssa motioned and William seconded to approve the April 12, 2010 Treasurer reports. **Motion carried unanimously.**

5. Officer Reports

5.1 Summer newsletter - DL

5.1.1 Review July 15 time line.
Articles will be due June 15, 2010.

5.1.2 Determine topics and authors
The Board approved the following newsletter articles and writing assignments:
ACTION ITEM: ***William/Charlene*** – Write article on 5/20 Road Meeting
ACTION ITEM: ***Gerald*** - Write progress report on NG walking path
ACTION ITEM: ***Donna*** - Write articles re: mowing reminder for fire prevention, reminder re: using reflectors for safe night walking and bicycling, and request for written Landowner input for 2011 budget planning.
ACTION ITEM: ***Laura/Denise*** – Write article re: November Annual Meeting.
ACTION ITEM: ***Laura*** – Write article re: activities at the Recreation Land.
ACTION ITEM: ***Gerald*** - Ask Charlotte Mizzi to write article re: update on GAV community garden
ACTION ITEM: ***Donna*** – Write articles per discussion at June meeting, re: classified ads from businesses and individuals for website.

5.2 Website report – DO/GD

5.2.1 Feature of listing real estate sales and resulting revenue – DO
Daniel reported: (1) There are 4 newsletter subscriptions from the existing website, and; (2) A realtor has requested to list a Glastonbury property on our website property for sale feature. Discussion.
MOTION: Daniel motioned and William seconded to establish a non-refundable $60/year fee for each real estate listing of Glastonbury property on the website and that he and William will write the contract details. **Motion carried unanimously.**

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ACTION ITEM: ***Alyssa*** – Send the newsletter in PDF format to Daniel
ACTION ITEM: ***Daniel*** – Place PDF copy of newsletter on GLA website
ACTION ITEM: ***Daniel/William*** – Write contract details for property listings on the GLA website and send to Richard for review.
ACTION ITEM: ***Donna*** – Add to June 14 Board Meeting Agenda: discussion concerning classified ads from businesses and individuals for website.

5.3 Poster information for board meeting protocol – LB/DOK
Denise displayed 3 meeting protocol posters to be posted at all future meetings..

5.4 Recommendation for new office equipment – DO/AA
Alyssa reviewed reasons for recommending a MAC computer. Discussion.
MOTION: Alyssa motioned and Sheridan seconded to purchase a MAC computer for the GLA. Alyssa and Daniel will ascertain the best price and model per the allocated budget. **Motion carried.** (1 abstention - Neil.)

5.5 Report on lien procedure research –RB Tabled.

6. UNFINISHED BUSINESS
6.1 Project Review –
6.1.1 Update re: information from A. Shaw on K. Ramp's easement –RB
Richard reported that the easement is in dispute and that he will follow up on this issue. Ken and Deb DeGraff inquired about the status of K. Ramp's locked gate and expressed concern about this long standing issue.
ACTION ITEM: ***Richard*** – Resume research on the K. Ramp easement issue and locked fence. Keep the DeGraffs updated on the fence issue.

6.2 Road & Weed Committee –WS/RS
6.2.1 May 20 Road/Budget Meeting with Landowners – WS
William reported he will conduct the meeting and reviewed the agenda. Charlene will handle the publicity and minute taking and Sheridan the refreshments.
ACTION ITEM: ***Donna*** -Coordinate GLA refreshments supplies with Sheridan.
ACTION ITEM: ***Denise*** - Assist Charlene to reformat publicity poster. Xerox meeting materials.

6.2.2 South Glastonbury Fire Pond – WS/RS Tabled

6.2.3 Draft letter re: encroachments of landowner easements/driveways – WS (5 min) Tabled

6.2.4 Review draft position concerning county maintenance of Dry Creek Road for website – WS/DO
William reported that a letter is being written by Walter Wunsch asking the Park County Commissioners to review the maintenance of Dry Creek. Photos of the existing Dry Creek road condition will be sent with the letter.
UNANIMOUS AGREEMENT: The Board agreed that when the county response to this matter is received, it will be reported in the newsletter, but not on the website.

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ACTION ITEM: ***William*** – Contact County Weed Staff to discuss possibility of giving a weed map report to Landowners. If it appears that schedules are compatible, arrange with Janet to book St. John's Church.
ACTION ITEM: ***William, Board*** - Be aware that blue road signs indicate private roads, and green road signs designate public roads.
ACTION ITEM: ***Donna*** – Write a short article for the July newsletter that explains the significance of blue and green road signs, etc.

6.2.5 Proposal re: schedule of repayment from general fund for chip sealing ***(Added to the Agenda)*** Discussion.
MOTION: Whereas, North Glastonbury asphalt roads received crack sealing and chip sealing which did not benefit South Glastonbury roads;
Whereas an amount totaling $20,023.00 was paid from the general fund toward the chip sealing contractor's invoice in order to meet contractor's demand for payment;
Whereas the money was paid out of the general fund and from year to year North Glastonbury and South Glastonbury are each entitled to half of these funds, therefore only half of this amount ($10,011.50) is required to be repaid;
Whereas North Glastonbury has agreed to repay this amount in total through deductions from its share of the road budget;
Whereas, an extraordinary deduction in any one year from this share of the budget would cripple the Road Committee's ability to provide adequate road maintenance;
Therefore, I, William Smith (William) motion, seconded by Alyssa, that the GLA Board adopt the schedule for repayment of $10,011.50) to the general fund in four equal annual payments of $4000 in the years 2010, 2011, 2012, and 2013 and a final payment of $4023.00 in 2014. **Motion carried unanimously.**

6.3 Complaint updates – RB **6.3 Complaint updates – RB**
Richard reported: (1) He responded to the Trisdale's April 5 letter to the Board (the Trislales submitted this letter to the Board at the April 12 Board Meeting). Richard's response was also directed to the Keelers and copies were sent to the Board;
(2) The Trisdales filed a counter complaint against the Keelers, and; (3) Richard will respond to another letter from a letter from the Trisdales, dated April 12, 2010, which requests withdrawal from the GLA; he will clarify that Landowner rights and responsibilities transfer with the land, and thus it is not possible to withdraw membership from GLA when one owns land in Glastonbury.

ACTION ITEM: ***Richard*** – Draft response to the Trisdale's letter requesting withdrawal from the GLA.

7. NEW BUSINESS
7.1 Project Review – AA
7.1.1 Lot 86 (SG)/Guy Gravert, barn. –AA ***(Added to the Agenda)***
Alyssa reviewed the application.

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MOTION: Alyssa motioned and William seconded to approve the Lot 86 (SG) Guy Gravert barn application with the following conditions: (1) Lot line setbacks and building heights are clarified, (2) Any disturbed land is to be reseeded after construction, and; (3) the necessary electrical permits are obtained. **Motion carried unanimously.**

7.2 **Administrative Secretary Schedule** ***(Added to the agenda)***

Denise announced that she will no longer be attending board meetings, but will continue to work with Donna, Assistant Administrative Secretary, and handle other administrative duties, including the PDW Project.

ACTION ITEM: ***Board Members*** – Continue to **cc** Denise regarding all Board related matters, including emails to Donna.

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

9. **Adjournment:** The meeting adjourned at 9:47 pm.

10. **Next meeting:** June 14, 2010, 6:45 pm at St. John's Church.

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Glastonbury Landowners Association, Inc.

Board of Directors Meeting Agenda

May 10, 2010 6:45 – 8:30 p.m.

St. John's Church, Emigrant, MT

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. **Approve Meeting Minutes of April 12, 2010 – (5 min.)**
4. **Treasurer Reports-Budget Variance, Check & Deposit – SS (5 min)**
5. **Officers' Reports**
   - **5.1 Summer newsletter**
     - **5.1.1 Review July 15 time line – DL (3 min)**
     - **5.1.2 Determine topics and authors – DL/LB (10 min)**
   - **5.2 Website report – DO/GD**
     - **5.2.1 Feature of listing real estate sales and resulting revenue – DO/GD**
   - **5.3 Poster information for board meeting protocol – LB/DOK (5 min)**
   - **5.4 Recommendation for new office equipment – DO/AA (5 min)**
   - **5.5 Report on lien procedure research – RB (5 min)**
6. **UNFINISHED BUSINESS**
   - **6.1 Project Review – AA/RS**
     - **6.1.1 Update re: information from A. Shaw on K. Ramp's easement – RB (5 min)**
   - **6.2 Road & Weed Committee –WS/RS**
     - **6.2.1 May 20 Road/Budget Meeting with Landowners – WS/RS (10 min)**
       - **6.2.1.1 Discuss planning and preparation**
     - **6.2.2 South Glastonbury Fire Pond – WS/RS (3-5 min)**
     - **6.2.3 Draft letter about encroachments of landowner easements/driveways – WS (5 min)**
     - **6.2.4 Review draft position concerning county maintenance of Dry Creek Road for website – WS/DO (5 min)**
   - **6.3 Complaint updates – RB (5 min)**
8. **Comment Period for Visiting Landowners. (5-10 min.)**
9. **Adjournment**
10. **Next meeting: June 14, 2010, St. John's Church, 6:45 p.m.**

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Glastonbury Landowner's Association

05/04/10

2010 Budget Variance Report

January through April 2010

	Jan - Apr 10	Budget	$ Over Budget	% of Budget
Ordinary Income/Expense				
Income				
100. Parcel Assessment Fees				
105. Dwelling 2003	35.00			
110. NG Dwelling 2008	265.80			
110. SG Dwelling 2008	119.41			
111. NG Dwelling 2009	1,439.44			
111. SG Dwelling 2009	1,160.80			
112. NG Dwelling 2010	12,512.64	26,454.00	-13,941.36	47.3%
112. SG Dwelling 2010	11,695.33	18,622.00	-6,926.67	62.8%
129. Land 2003	75.00			
130. Land 2004	34.12			
133. Land 2007	70.78			
134. NG Land 2008	237.02			
134. SG Land 2008	119.40			
135. NG Land 2009	1,476.98			
135. SG Land 2009	1,421.80			
136. NG Land 2010	16,711.48	29,765.00	-13,053.52	56.1%
136. SG Land 2010	20,984.71	33,012.00	-12,027.29	63.6%
150. GAV	4,679.50	9,359.00	-4,679.50	50.0%
160. Finance Chrgs Late Accnts	274.99			
161. Penalties Late Accounts	146.65			
Total 100. Parcel Assessment Fees	73,460.85	117,212.00	-43,751.15	62.7%
200. Project Review Fees				
201. Application Fee	25.00			
202. IF - House	350.00			
206. IF - Driveway	75.00			
207. IF - Septic	75.00			
213. IF - Minor Variance	50.00			
218. Mileage Impact Fee	135.00			
200. Project Review Fees - Other	0.00	3,325.00	-3,325.00	0.0%
Total 200. Project Review Fees	710.00	3,325.00	-2,615.00	21.4%
300. Roads				
301. CUT - Road Paving Loan	392.39	2,200.00	-1,807.61	17.8%
Total 300. Roads	392.39	2,200.00	-1,807.61	17.8%
500. Interest Earned				
501. Savings Interest	15.62			
500. Interest Earned - Other	0.00	100.00	-100.00	0.0%
Total 500. Interest Earned	15.62	100.00	-84.38	15.6%
800. NG Chip Seal Income				
A12O. Chip Seal-1 payment/dwell	188.00			
A12Q. ChipSeal- 5 payments/dwel	8,364.42	18,050.00	-9,685.58	46.3%
A12R. ChipSeal-5 payments/land	1,885.48	3,610.00	-1,724.52	52.2%
A12S. ChipSeal GAV- 5 payments	3,103.00			
Total 800. NG Chip Seal Income	13,540.90	21,660.00	-8,119.10	62.5%
Total Income	88,119.76	144,497.00	-56,377.24	61.0%
Expense				
A00. Roads & Weeds				
A02. Contractors - Snow Removal				
A02A. North Glastonbury	100.00			
A02B. South Glastonbury	100.00			
A02. Contractors - Snow Removal - Other	0.00	4,000.00	-4,000.00	0.0%
Total A02. Contractors - Snow Removal	200.00	4,000.00	-3,800.00	5.0%
A03. Contractors - Weed Contrl	0.00	3,700.00	-3,700.00	0.0%
A05. Equipment Reg & Ins	1,342.00	2,500.00	-1,158.00	53.7%
A06. Equipment Mtce				
A06. Truck #2	380.00			
A06. Equipment Mtce - Other	0.00	1,500.00	-1,500.00	0.0%
Total A06. Equipment Mtce	380.00	1,500.00	-1,120.00	25.3%

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Glastonbury Landowner's Association

2010 Budget Variance Report

January through April 2010

	Jan - Apr 10	Budget	$ Over Budget	% of Budget
A08. Road Improvement Loan	7,556.32	30,225.00	-22,668.68	25.0%
A09. Administration	0.00	155.00	-155.00	0.0%
A11. Miscellaneous				
A11A. Fuel	0.00	800.00	-800.00	0.0%
A11B. Sand	0.00	500.00	-500.00	0.0%
A11E. Quonset Hut Asset Expense	1,200.00	3,500.00	-2,300.00	34.3%
A11. Miscellaneous - Other	644.01			
Total A11. Miscellaneous	1,844.01	4,800.00	-2,955.99	38.4%
A12. Contractors - NG Road Wrk				
A12B. Aries Drive	509.00			
A12C. Capricorn Drive	509.00			
A12F. Gemini Road	509.00			
A12J. Sirius Drive	510.00			
A12K. Taurus Road	509.00			
A12L. Venus Way	509.00			
A12W. Mowing North Glastonbury	0.00	300.00	-300.00	0.0%
A12X. Payback general fund	0.00	10,000.00	-10,000.00	0.0%
A12. Contractors - NG Road Wrk - Other	0.00	4,000.00	-4,000.00	0.0%
Total A12. Contractors - NG Road Wrk	3,055.00	14,300.00	-11,245.00	21.4%
A13. Contractors - SG Road Wrk				
A13B. Arcturus Drive	650.00			
A13D. Leo Drive	400.00			
A13E. Leo Lane	250.00			
A13G. Hercules Road	1,600.00			
A13W. Mowing South Glastonbury	0.00	300.00	-300.00	0.0%
A13. Contractors - SG Road Wrk - Other	0.00	14,000.00	-14,000.00	0.0%
Total A13. Contractors - SG Road Wrk	2,900.00	14,300.00	-11,400.00	20.3%
A14. Roads/Common Land Ins	0.00	5,528.00	-5,528.00	0.0%
A15. Contingency Fund	0.00	2,000.00	-2,000.00	0.0%
Total A00. Roads & Weeds	17,277.33	83,008.00	-65,730.67	20.8%
A12. ChSeal Investor2010pymt	0.00	19,798.91	-19,798.91	0.0%
B00. Project Review				
B01. Contractors	0.00	2,600.00	-2,600.00	0.0%
B03 Sanitation Bond Refunds	500.00			
B04. Administration	0.00	725.00	-725.00	0.0%
Total B00. Project Review	500.00	3,325.00	-2,825.00	15.0%
C00-1 Legal Fees Contingency Fu	0.00	3,000.00	-3,000.00	0.0%
C00. Community/Complaints				
C01. Contractors	0.00	1,800.00	-1,800.00	0.0%
C04. Legal Fees	0.00	870.00	-870.00	0.0%
C05. Miscellaneous/copies	0.00	175.00	-175.00	0.0%
Total C00. Community/Complaints	0.00	2,845.00	-2,845.00	0.0%
COO-2 Gen Op/Subcontractors				
COO-2.01 Gen. Managerial Duties	0.00	1,800.00	-1,800.00	0.0%
COO-2.02 Virtual Message/phone	0.00	700.00	-700.00	0.0%
COO-2.03 Virtual Message set-up	179.45	1,500.00	-1,320.55	12.0%
COO-2.04 copies & postage	0.00	175.00	-175.00	0.0%
Total COO-2 Gen Op/Subcontractors	179.45	4,175.00	-3,995.55	4.3%
D00. Recreation				
D03. PVRC				
D03A. PVRC Electricity	100.40	600.00	-499.60	16.7%
D03B. PVRC Liability Insurance	0.00	250.00	-250.00	0.0%
D03C. Mowing Weeds	0.00	100.00	-100.00	0.0%
D03D. Lawn Mower Maint.	0.00	240.00	-240.00	0.0%
DO3F. Cement Pad	0.00	500.00	-500.00	0.0%
DO3G. Gen. Maint. & Repairs	0.00	300.00	-300.00	0.0%
Total D03. PVRC	100.40	1,990.00	-1,889.60	5.0%
Total D00. Recreation	100.40	1,990.00	-1,889.60	5.0%

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Glastonbury Landowner's Association

2010 Budget Variance Report

January through April 2010

	Jan - Apr 10	Budget	$ Over Budget	% of Budget
F00. Website				
F01. Contractors - Dev & Mtce	150.00	1,355.00	-1,205.00	11.1%
F02. URL/Domain Fee	310.18	100.00	210.18	310.2%
Total F00. Website	460.18	1,455.00	-994.82	31.6%
G00. Liens				
G01. Lien Filing	69.75	350.00	-280.25	19.9%
G03. Administration	127.50	300.00	-172.50	42.5%
G04. Credit Report Research	0.00	500.00	-500.00	0.0%
Total G00. Liens	197.25	1,150.00	-952.75	17.2%
J00. Other Projects				
J03.Policies & Procedures	695.25	2,400.00	-1,704.75	29.0%
J04. Fence Repair High South GI	324.00			
Total J00. Other Projects	1,019.25	2,400.00	-1,380.75	42.5%
K00. General Operating Expenses				
K01. Contractors - Admin Sec	397.00	5,980.00	-5,583.00	6.6%
K02. Contractors - Bookkeeper	1,192.50	3,600.00	-2,407.50	33.1%
K03. Contractors - Accountant	125.00	120.00	5.00	104.2%
K06. Office Supplies	444.47	950.00	-505.53	46.8%
K07. Postage and Delivery	284.56	1,200.00	-915.44	23.7%
K08. Monthly Board Meetings	1,113.06	2,855.00	-1,741.94	39.0%
K11. Rent				
K11B. Storage/Boxes	120.00			
K11. Rent - Other	396.00	540.00	-144.00	73.3%
Total K11. Rent	516.00	540.00	-24.00	95.6%
K12. Insurance	0.00	1,342.00	-1,342.00	0.0%
K13. Taxes	0.00	317.00	-317.00	0.0%
K14. Licenses and Permits	15.00	70.00	-55.00	21.4%
K15. Equipment Repair & Mtce	125.00			
K18. Miscellaneous	7.00			
K19. Quarterly Newsletter	421.25	950.00	-528.75	44.3%
Total K00. General Operating Expenses	4,640.84	17,924.00	-13,283.16	25.9%
M00. Annual Meeting/Elections				
M01. Contractors	0.00	890.00	-890.00	0.0%
M04. Postage and Delivery	0.00	400.00	-400.00	0.0%
M05. Refreshments	0.00	200.00	-200.00	0.0%
M06. Rent	0.00	75.00	-75.00	0.0%
M07. Miscellaneous	174.27			
Total M00. Annual Meeting/Elections	174.27	1,565.00	-1,390.73	11.1%
Total Expense	24,548.97	142,635.91	-118,086.94	17.2%
Net Ordinary Income	63,570.79	1,861.09	61,709.70	3,415.8%
Net Income	**63,570.79**	**1,861.09**	**61,709.70**	**3,415.8%**

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Glastonbury Landowners Association, Inc.

Board of Directors Meeting Minutes

June 14, 2010 6:45

FINAL

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1. Call to order: The meeting was called to order by President Laura Boise at 7:13 p.m. at St. John's Church.
PRESENT: Laura Boise (President), Richard Bolen (Vice-President) aka Richard, Janet Naclerio (Secretary), Sheridan Stenberg (Treasurer), Alyssa Angelis, Gerald Dubiel, Neil Kremer, Paul Ranttalo, Daniel O'Connell and Rich Spallone (aka Rich)
ABSENT: Neil Kremer, Clare Parker, and William Smith
ALSO ATTENDING: Donna Lash (Asst. GLA Administrative Secretary), and Val O'Connell.

2. Set Agenda The agenda was adopted as presented.

3. Approve Meeting Minutes of May 10, 2010
MOTION: Alyssa motioned and Sheridan seconded to approve the May 10, 2010 minutes with an amendment. **Motion carried.** (3 abstentions – Richard, Laura & Paul did not attend meeting)

4. Treasurer Reports-Budget Variance, Check & Deposit – SS
MOTION: Alyssa motioned and Richard seconded to approve the May 10, 2010 Treasurer reports. **Motion carried unanimously.**

5. Officer Reports

5.1 July Newsletter Progress Report – LB/DL
Donna reminded board members that the newsletter articles are due 6/15/10. Discussion. Weed spraying article will be deleted from newsletter as weed spraying will take place 7/4/10.
See additional newsletter article information in Sections 6.1 and 8 below.

5.2 New office equipment follow-up – AA/DO
Daniel reported that delivery of the new Apple computer, which cost $1,099, is expected mid-week. A Microsoft Office software installation (also included in budget) will be purchased.
ACTION ITEM: ***Alyssa*** – Deliver Microsoft Office software to Daniel for GLA purchase.

6. UNFINISHED BUSINESS

6.1 Road and Weed Committee – WS/RS

6.1.1 Follow-up report on May 20 meeting with Landowners – RS/SS
Sheridan distributed copies of Charlene's notes from the May 20 meeting and a draft of a road maintenance survey that was requested during the chip sealing project. Discussion.
ACTION ITEM: ***Laura*** – From Charlene's drafts and newsletter article, create a letter to Landowners introducing idea of road survey and request responses be given online, by email, or regular mail. Re-write road survey so that it is more educational and indicative of Landowner references.
ACTION ITEM: ***Donna*** – Write newsletter article to educate Landowners about road maintenance costs using Charlene's notes of May 20 meeting and introduce idea of future road survey
ACTION ITEM: ***Rich*** – Send gravel delivery costs for Upper South, Lower South and North Glastonbury to Laura, Sheridan, and Donna for survey and newsletter.

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6.1.2 Review research on weeds in Glastonbury &potential weed map meeting – GD
Gerald shared weed maps and weed inventories that Melissa Bridges is generating for Park County and in particular for Glastonbury. He reported that when Melissa gathers more data, she will be willing to share it with the GLA board. Discussion on cheat grass followed.
ACTION ITEM: ***Gerald*** – Write article for newsletter on cheat grass control and management. In addition to weeding cheat grass when it is young, the article will explain how to use of vinegar and dish washing soap for cheat grass control.

ACTION ITEM: ***Gerald/ Rich*** – Make lists of (a) areas where there are significant noxious weed populations in Glastonbury and give list to Laura, and (b) names of owners who don't want weeds sprayed near their properties.

ACTION ITEM: ***Laura*** – Using Gerald's and Rich's lists, help to initiate the creation of a database containing known weed infested areas, including names of property owners and their parcels; (b) Review and update GLA's standard letter that notifies specific owners of serious knapweed or noxious weed control issues on their properties. Facilitate mailing, and; (c)Initiate the creation of a database containing names/parcel numbers of Landowners, who do not wish to have weeds sprayed near their properties

NEW BUSINESS

7.1 Project Review – AA

7.1.1 Pam Richardson, Parcel 63 (SG) – Withdrawal of driveway & well application.
MOTION: Alyssa motioned and Daniel seconded to refund Pam Richardson's Parcel 63 (SG) driveway and well application fee less the processing and impact fees of $22.50 and $25,00. **Motion carried unanimously**.
ACTION ITEM: ***Alyssa/Sheridan*** – Facilitate refund of Pam Richardson's Parcel 63 (SG) barn application fee less the processing and impact fees of $22.00 and $25.00.

7.2 Website - DO

7.2.1 Daniel introduced a proposal that board member photos and short bios be put on the updated website.
ACTION ITEM: ***Daniel*** – Draft a proposal for board member photos and bios to be placed on website. Email to Denise for email distribution to the board for voting approval.
UNANIMOUS AGREEMENT: If the Board approves Daniel's email proposal to post their photos and short bios on the updated website, this information will only be accessed by Glastonbury Landowners using a security code
ACTION ITEM: ***Denise*** –Format DO's website proposal and email to board members to vote upon.
ACTION ITEM: ***Daniel*** – Send draft of Landowner web-site security access code/password to Richard for review.

7.2.2 Report on use of virtual message service (added to the agenda)
ACTION ITEM: ***Daniel*** – Check with Denise to see that all phone messages are forwarded to her as well as to the intended recipient.

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7.2.3 Web site contract for real estate listings – DO
Daniel reported the real estate listings contract and terms of use for website is ready for Richard's review.
ACTION ITEM: ***Daniel*** – Send drafts of the contract and related terms of use to be used for placing ads for sale of Glastonbury real estate on the GLA website to Richard; then, when these documents are ready, send copies to all Board members for review.
ACTION ITEM: ***Daniel*** – Write an article for 7/15/10 newsletter announcing potential website real estate listing service for Landowners. Note that the $60/year/listing handling fee is reasonable for text and photos of property for sale.
ACTION ITEM: ***Alyssa*** – Draft a letter to real estate agents, who list Glastonbury properties, announcing this advertising option. Send copy of letter to Denise, Daniel and Donna.
ACTION ITEM: ***Donna*** – Place mailing details of letter to Realtors on July agenda.

7.2.4 Discussion on classified ads for individuals and businesses – DO/WS Tabled

8. **Comment Period for Visiting Landowners.**
   Val O'Connel offered to write up two suggestions that she will send to Donna regarding:
   a) Property owners near significant road washouts, who may be willing to assess themselves for gravel to improve the roads if GLA would do the grading. This information may possibly be added to road maintenance survey.
   b) Promotional "2 for 1" handing fee for real estate.
   Discussion included numerous ramifications of this promotion.

9. **Adjournment: 9:15**

10. **Broke for Private Meeting**

11. **Readjourned**

12. **Next meeting:** July 12, 2010, 6:45 pm at St. John's Church.

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Glastonbury Landowners Association, Inc.

Board of Directors Meeting Minutes

December 13, 2010

FINAL

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1. **Call to order**
   The meeting was called to order by Laura at 7:12 p.m. at St. John's Church.
   PRESENT: Laura Boise (President), Richard Bolen (Vice President) aka Richard, Janet Naclerio (Secretary), Sheridan Stenberg (Treasurer), Alyssa Angelis, Gerald Dubiel, Neil Kremer, Daniel O'Connell, Paul Ranttalo, and Rich Spallone (aka Rich).
   ABSENT: Clare Parker and William Smith
   ALSO ATTENDING: Donna Lash (GLA Assistant Administrative Secretary) and Val O'Connell.

2. **Review Meeting Norms**

3. **Set Agenda**

4. **Approve Meeting Minutes for November 8, 2010**
   Discussion.
   MOTION: Janet motioned and Richard seconded to approve the minutes as written. (4 abstentions: Daniel, Neil, Paul, and Alyssa who did not attend meeting.)
   Motion carried unanimously.

5. **Treasurer Reports - Budget Variance, Check & Deposit – SS**
   MOTION: Alyssa motioned and Rich seconded to accept the Treasurer's reports for November, 2010. **Motion carried unanimously.**

6. **Officers' Reports**
   6.1 Changing Board Orientation Meeting Date to March – LB
   The Board discussed how the orientation meeting needed to be rescheduled for a variety of reasons.
   UNANIMOUS CONSENT: The Board Orientation Meeting will be held Monday, March 14, 2011 at St. John's Church in place of regular board meeting.
   Action Item: ***Managerial Committee*** – Review and plan for how we will handle regular monthly business for March based on this meeting being for orientation.

   6.2 2011 Board Meeting Schedule (added to Agenda)
   Janet's reported that the monthly meeting dates chosen by the Board have been confirmed with Eileen Storey.

7. **UNFINISHED BUSINESS**
   7.1 Managerial Committee – LB/AA
   7.1.1 Status of Complaints – RB Tabled.
   7.1.2 Status of Items for Attorney Review - LB
   Discussion.
   ACTION ITEM: ***Daniel/ Sheridan*** – Do research regarding independent contractor requirements so we may include questions relating to this in the document being prepared for attorney review.

   7.1.3 December Newsletter – LB/AA
   a) Review article topics & articles-due timeline
   Discussion included near-record November snow removal efforts and cost.
   ACTION ITEM: ***Laura*** **-** Write an article summarizing the November snow removal effort and related reflections.

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Draft (s): 01 06 11-FINAL
Final Approval: 01 10 11

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ACTION ITEM: ***All Board Members*** - Email other newsletter items to Laura.

b) Mailing preparation date and volunteers
Discussion included the possibility of the need to send newsletter in December and invoices after Saturday, January 1, 2011.
UNANIMOUS CONSENT: The Board agreed that if the newsletter was finished and ready to mail by mid-December, it could be sent out ahead of the January invoice mailing. Otherwise, it can be mailed with the invoices in early January.
ACTION ITEM: ***Janet & Sheridan*** – If ready, fold/stuff newsletter before Christmas.

8. NEW BUSINESS

8.1 Managerial Committee – LB/AA

8.1.2. Review/discuss Don McCue's 12/7/10 hang-gliding request – LB/AA
Discussion included: (1) Don McCue had requested permission to hang-glide from a neighbor's property in Glastonbury and the neighbor denied his request; (2) Don also requested clarification as to whether it was permissible to hang-glide in Glastonbury.
UNANIMOUS CONSENT: The Board agreed that a policy on the use of hang-gliders in Glastonbury was needed to preserve the quiet use and enjoyment of property.
ACTION ITEM: ***Managerial Committee*** – Research potential policy for hang gliding in Glastonbury. Inform Don McCue and Michael Rosa of final approved policy once developed and approved.

8.2 Project Review Committee – AA/RS

8.2.1 Lot 25-E (SG) – Kathleen Rakela: Update on variance request – AA
Alyssa reported that she spoke with Kathleen regarding how the Master Plan requires that we conduct a variance process for her request to install a guest house on a lot that is slightly smaller than required by the Master Plan. Kathleen indicated that she was unable to pay the variance fee and could not proceed unless the fee was waived. She also said that her potential buyer no longer seemed to have any interest in her lot.
ACTION ITEM: ***Alyssa*** – Write a letter to Kathleen affirming her choice to not proceed with the variance.

8.2.2 Lot 28-C (NG) – Kraig Kolberg: Update on 11/8/10 application to install single-wide mobile home – AA
Alyssa reported that Kraig had retracted his application and had Sheridan destroy his check which she complied with.
ACTION ITEM: ***Alyssa*** – Write a letter to Kraig confirming his decision to retract his application.

8.3 Roads & Weeds Committee – WS/RS

8.3.1 Report on snowplowing for November blizzard – WS/RS
Discussion included the tremendous effort to remove record-level snowdrifts during severe snowstorm, and rescues of those who were ill-prepared to deal with the extreme weather.

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8.4 Community Committee

8.4.1 Proposal/Vote to form "Emergency Preparedness Subcommittee" – WS/LB

Discussion. Because of the intensity of the storm, it was proposed that an Emergency Preparedness Subcommittee be created to assist in helping the community during extreme conditions that may arise in the future.

MOTION: Neil motioned and Alyssa seconded to form the GLA Emergency Preparedness Subcommittee with Laura and William to serve as committee chairs. **Motion carried unanimously.**

8.4.1.1 Proposal/vote to hold "GLA Emergency Preparedness" special meeting with GLA Board and Landowners in January 2011.

a) Determine Meeting Date

UNANIMOUS CONSENT: The Board will hold a special meeting for GLA Landowners to discuss GLA Emergency Preparedness at St. John's Church on **Wednesday, January 26, 2011** at 6:30 p.m.

b) Meeting agenda topics & assignments

The Board discussed that the meeting could review block captains for different neighborhoods and various methods of how to mobilize for emergencies (fire, power outages and snow storms, etc.) and interface with local and county resources. An emergency response manual could be developed.

ACTION ITEM: ***Paul*** - Ask Ross Brunson to create a Power Point presentation showing photos of the November snow removal scene to be used at the Emergency Preparedness Meeting.

ACTION ITEM: ***Road Committee*** – Establish a list of potentially needed road/snow equipment, including items such as skid steer.

c) Meeting notification methods (i.e. newsletter, telephone tree, posters)

Discussion.

ACTION ITEM: ***Managerial Committee*** – Handle meeting notification for January 26 Preparedness Meeting.

8.5 Election Committee – SS/Board

8.5.1 Review 2010 Annual Meeting/Elections – SS/Board

Discussion.

UNANIMOUS CONSENT: Per a suggestion from Denise, the Board will end voting for new Board Members at future annual meetings at 11:15 rather than noon so as to accommodate a timely vote count and noon adjournment.

ACTION ITEM: ***Denise*** – Incorporate the new 11:15 a.m. voting cutoff time into all preliminary election mailings and the Annual Meeting/Elections agenda.

9. Comment Period for Visiting Landowners

Val O'Connell made some suggestions regarding items to include in Emergency Manual.

10. Adjournment: The meeting adjourned at 9 pm.

11. Next Board Meeting: January 10, 2011, 6:45 p.m. at St. John's Church

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Glastonbury Landowners Association, Inc.

Board of Directors Meeting Agenda

June 14 2010 6:45 – 8:30 pm

St. John's Church, Emigrant, MT

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. **Approve Meeting Minutes of May 10, 2010 – (5 min.)**
4. **Treasurer Reports-Budget Variance, Check & Deposit – SS (5 min)**
5. **Officers' Reports**
   - **5.1 Web site contract update for real estate listings – DO/WS - (5 min)**
   - **5.2 Discussion on classified ads for individuals and businesses – DO/WS (10 min)**
   - **5.3 July Newsletter Progress report – LB/DL (5 min)**
   - **5.4 New office equipment follow-up – AA/DO (5 min)**
   - **5.5 Report on lien research –RB**
6. **UNFINISHED BUSINESS**
   - **6.1 Road & Weed Committee –WS/RS**
     - **6.1.1 Follow-up report on May 20 meeting with Landowners – WS (5 min)**
     - **6.1.2 South Glastonbury Fire Pond – WS/Rs (5 min)**
     - **6.1.3 Letter draft re: encroachments of landowner easements/driveways -WS (5 min)**
     - **6.1.4 Dry Creek maintenance position and negotiation updates - WS (5 min)**
     - **6.1.5 Potential weed map meeting for Landowners – WS (5 min)**
   - **6.2 Complaint updates – RB (10 min)**
7. **NEW BUSINESS**
   - **7.1 Project Review – AA/RS (5 min)**
   - **7.2 Proposal to add info to redesigned web site – DO (5 min)**
8. **Comment Period for Visiting Landowners. (5-10 min.)**
9. **Adjournment**
10. **Next meeting: July 12, 2010, St. John's Church**

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Glastonbury Landowner's Association

2010 Budget Variance Report

January through May 2010

	Jan - May 10	Budget	$ Over Bud...	% of Budget
Ordinary Income/Expense				
Income				
100. Parcel Assessment Fees				
105. Dwelling 2003	52.50			
110. NG Dwelling 2008	442.30			
110. SG Dwelling 2008	229.29			
111. NG Dwelling 2009	1,787.44			
111. SG Dwelling 2009	1,377.30			
112. NG Dwelling 2010	14,608.73	26,454.00	-11,845.27	55.2%
112. SG Dwelling 2010	12,190.92	18,622.00	-6,431.08	65.5%
129. Land 2003	92.50			
130. Land 2004	154.12			
131. Land 2005	132.00			
132. Land 2006	132.00			
133. Land 2007	275.14			
134. NG Land 2008	413.52			
134. SG Land 2008	392.05			
135. NG Land 2009	1,902.48			
135. SG Land 2009	1,986.30			
136. NG Land 2010	19,009.97	29,765.00	-10,755.03	63.9%
136. SG Land 2010	22,005.78	33,012.00	-11,006.22	66.7%
150. GAV	4,679.50	9,359.00	-4,679.50	50.0%
160. Finance Chrgs Late Accnts	613.74			
161. Penalties Late Accounts	215.17			
Total 100. Parcel Assessment Fees	82,692.75	117,212.00	-34,519.25	70.5%
200. Project Review Fees				
201. Application Fee	25.00			
202. IF - House	350.00			
206. IF - Driveway	75.00			
207. IF - Septic	75.00			
213. IF - Minor Variance	50.00			
218. Mileage Impact Fee	135.00			
200. Project Review Fees - Other	0.00	3,325.00	-3,325.00	0.0%
Total 200. Project Review Fees	710.00	3,325.00	-2,615.00	21.4%
300. Roads				
301. CUT - Road Paving Loan	761.55	2,200.00	-1,438.45	34.6%
Total 300. Roads	761.55	2,200.00	-1,438.45	34.6%
500. Interest Earned				
501. Savings Interest	28.71			
500. Interest Earned - Other	0.00	100.00	-100.00	0.0%
Total 500. Interest Earned	28.71	100.00	-71.29	28.7%
800. NG Chip Seal Income				
A12O. Chip Seal-1 payment/dwell	168.00			
A12Q. ChipSeal- 5 payments/dwel	9,789.31	18,050.00	-8,260.69	54.2%
A12R. ChipSeal-5 payments/land	1,891.13	3,610.00	-1,718.87	52.4%
A12S. ChipSeal GAV- 5 payments	3,103.00			
Total 800. NG Chip Seal Income	14,971.44	21,660.00	-6,688.56	69.1%
Total Income	99,164.45	144,497.00	-45,332.55	68.6%
Expense				
A00. Roads & Weeds				
A02. Contractors - Snow Removal				
A02A. North Glastonbury	100.00			
A02B. South Glastonbury	100.00			
A02C. High South Glastonbury	675.00			
A02. Contractors - Snow Removal -...	0.00	4,000.00	-4,000.00	0.0%
Total A02. Contractors - Snow Removal	875.00	4,000.00	-3,125.00	21.9%
A03. Contractors - Weed Contrl	0.00	3,700.00	-3,700.00	0.0%
A05. Equipment Reg & Ins	1,342.00	2,500.00	-1,158.00	53.7%

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Glastonbury Landowner's Association

2010 Budget Variance Report

January through May 2010

	Jan - May 10	Budget	$ Over Bud...	% of Budget
A06. Equipment Mtce				
A06. Truck #2	380.00			
A06. Equipment Mtce - Other	0.00	1,500.00	-1,500.00	0.0%
Total A06. Equipment Mtce	380.00	1,500.00	-1,120.00	25.3%
A08. Road Improvement Loan	15,112.64	30,225.00	-15,112.36	50.0%
A09. Administration	0.00	155.00	-155.00	0.0%
A11. Miscellaneous				
A11A. Fuel	182.13	800.00	-617.87	22.8%
A11B. Sand	0.00	500.00	-500.00	0.0%
A11E. Quonset Hut Asset Expense	2,000.00	3,500.00	-1,500.00	57.1%
A11. Miscellaneous - Other	644.01			
Total A11. Miscellaneous	2,826.14	4,800.00	-1,973.86	58.9%
A12. Contractors - NG Road Wrk				
A12B. Aries Drive	509.00			
A12C. Capricorn Drive	1,184.00			
A12F. Gemini Road	509.00			
A12H-1. Orion Way Flood	450.00			
A12J. Sirius Drive	510.00			
A12K. Taurus Road	509.00			
A12L. Venus Way	509.00			
A12W. Mowing North Glastonbury	0.00	300.00	-300.00	0.0%
A12X. Payback general fund	0.00	10,000.00	-10,000.00	0.0%
A12. Contractors - NG Road Wrk - ...	0.00	4,000.00	-4,000.00	0.0%
Total A12. Contractors - NG Road Wrk	4,180.00	14,300.00	-10,120.00	29.2%
A13. Contractors - SG Road Wrk				
A13B. Arcturus Drive	3,650.00			
A13D. Leo Drive	400.00			
A13E. Leo Lane	250.00			
A13G. Hercules Road	2,575.00			
A13W. Mowing South Glastonbury	0.00	300.00	-300.00	0.0%
A13. Contractors - SG Road Wrk - ...	0.00	14,000.00	-14,000.00	0.0%
Total A13. Contractors - SG Road Wrk	6,875.00	14,300.00	-7,425.00	48.1%
A14. Roads/Common Land Ins	0.00	5,528.00	-5,528.00	0.0%
A15. Contingency Fund	0.00	2,000.00	-2,000.00	0.0%
Total A00. Roads & Weeds	31,590.78	83,008.00	-51,417.22	38.1%
A12. ChSeal Investor2010pymt	0.00	19,798.91	-19,798.91	0.0%
B00. Project Review				
B01. Contractors	0.00	2,600.00	-2,600.00	0.0%
B03 Sanitation Bond Refunds	500.00			
B04. Administration	0.00	725.00	-725.00	0.0%
Total B00. Project Review	500.00	3,325.00	-2,825.00	15.0%
C00-1 Legal Fees Contingency Fu	0.00	3,000.00	-3,000.00	0.0%
C00. Community/Complaints				
C01. Contractors	0.00	1,800.00	-1,800.00	0.0%
C04. Legal Fees	0.00	870.00	-870.00	0.0%
C05. Miscellaneous/copies	0.00	175.00	-175.00	0.0%
Total C00. Community/Complaints	0.00	2,845.00	-2,845.00	0.0%
COO-2 Gen Op/Subcontractors				
COO-2.01 Gen. Managerial Duties	0.00	1,800.00	-1,800.00	0.0%
COO-2.02 Virtual Message/phone	0.00	700.00	-700.00	0.0%
COO-2.03 Virtual Message set-up	179.45	1,500.00	-1,320.55	12.0%
COO-2.04 copies & postage	0.00	175.00	-175.00	0.0%
Total COO-2 Gen Op/Subcontractors	179.45	4,175.00	-3,995.55	4.3%

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Glastonbury Landowner's Association

2010 Budget Variance Report

January through May 2010

	Jan - May 10	Budget	$ Over Bud...	% of Budget
D00. Recreation				
D03. PVRC				
D03A. PVRC Electricity	125.50	600.00	-474.50	20.9%
D03B. PVRC Liability Insurance	0.00	250.00	-250.00	0.0%
D03C. Mowing Weeds	0.00	100.00	-100.00	0.0%
D03D. Lawn Mower Maint.	0.00	240.00	-240.00	0.0%
DO3F. Cement Pad	0.00	500.00	-500.00	0.0%
DO3G. Gen. Maint. & Repairs	0.00	300.00	-300.00	0.0%
D03. PVRC - Other	225.00			
Total D03. PVRC	350.50	1,990.00	-1,639.50	17.6%
Total D00. Recreation	350.50	1,990.00	-1,639.50	17.6%
F00. Website				
F01. Contractors - Dev & Mtce	150.00	1,355.00	-1,205.00	11.1%
F02. URL/Domain Fee	310.18	100.00	210.18	310.2%
Total F00. Website	460.18	1,455.00	-994.82	31.6%
G00. Liens				
G01. Lien Filing	69.75	350.00	-280.25	19.9%
G03. Administration	127.50	300.00	-172.50	42.5%
G04. Credit Report Research	0.00	500.00	-500.00	0.0%
Total G00. Liens	197.25	1,150.00	-952.75	17.2%
J00. Other Projects				
J03.Policies & Procedures	1,032.75	2,400.00	-1,367.25	43.0%
J04. Fence Repair High South GI	324.00			
Total J00. Other Projects	1,356.75	2,400.00	-1,043.25	56.5%
K00. General Operating Expenses				
K01. Contractors - Admin Sec	592.00	5,980.00	-5,388.00	9.9%
K02. Contractors - Bookkeeper	1,327.50	3,600.00	-2,272.50	36.9%
K03. Contractors - Accountant	125.00	120.00	5.00	104.2%
K06. Office Supplies	450.67	950.00	-499.33	47.4%
K07. Postage and Delivery	284.56	1,200.00	-915.44	23.7%
K08. Monthly Board Meetings	1,453.88	2,855.00	-1,401.12	50.9%
K11. Rent				
K11B. Storage/Boxes	145.00			
K11. Rent - Other	396.00	540.00	-144.00	73.3%
Total K11. Rent	541.00	540.00	1.00	100.2%
K12. Insurance				
K12A. GLA Board Liability Ins	1,341.00			
K12. Insurance - Other	0.00	1,342.00	-1,342.00	0.0%
Total K12. Insurance	1,341.00	1,342.00	-1.00	99.9%
K13. Taxes	0.00	317.00	-317.00	0.0%
K14. Licenses and Permits	30.00	70.00	-40.00	42.9%
K15. Equipment Repair & Mtce	125.00			
K18. Miscellaneous	42.80			
K19. Quarterly Newsletter	563.15	950.00	-386.85	59.3%
Total K00. General Operating Expenses	6,876.56	17,924.00	-11,047.44	38.4%
M00. Annual Meeting/Elections				
M01. Contractors	0.00	890.00	-890.00	0.0%
M04. Postage and Delivery	0.00	400.00	-400.00	0.0%
M05. Refreshments	0.00	200.00	-200.00	0.0%
M06. Rent	0.00	75.00	-75.00	0.0%
M07. Miscellaneous	174.27			
Total M00. Annual Meeting/Elections	174.27	1,565.00	-1,390.73	11.1%
Reconciliation Discrepancies	0.00			
Total Expense	41,685.74	142,635.91	-100,950.17	29.2%
Net Ordinary Income	57,478.71	1,861.09	55,617.62	3,088.4%
Net Income	**57,478.71**	**1,861.09**	**55,617.62**	**3,088.4%**

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Glastonbury Landowners Association, Inc.

Board of Directors Meeting Minutes

July 12, 2010

FINAL

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1. Call to order.

The meeting was called to order by Laura at 7:15 p.m., at St. John's Church.
PRESENT: Laura Boise (President), Richard Bolen (Vice President) aka Richard, Sheridan Stenberg (Treasurer), Alyssa Angelis, Gerald Dubiel, Daniel O'Connell, Clare Parker and William Smith,
ABSENT: Donna Lash (GLA Assistant Administrative Secretary), Neil Kremer, Paul Ranttalo, Rich Spallone and Janet Naclerio (Secretary).
ALSO ATTENDING: Denise Orr Kirk (GLA Administrative Secretary), Darryl Windorski, Debbie DeGraaf, Val O'Connel.

2. Set Agenda.

3. Approve Meeting Minutes of June 14, 2010

Discussion.

MOTION: Alyssa motioned and Daniel seconded to approve the June 14, 2010 minutes with amendments. **Motion carried.** (2 abstentions – William and Clare, who didn't attend meeting)

4. Treasurer Reports - Budget Variance, Check & Deposit – SS

UNANIMOUS AGREEMENT: The Board approved the Budget Variance Report (January through June 2010), the Deposit Detail Report (June 2010) and the Check Detail (June 2010).

5. Officers' Reports

5.1 Summer Newsletter report – LB/DOK

Denise reported that per the Board's recent email vote of approval the summer newsletter was not mailed in July as originally planned, but will be mailed in August with the election letter and possibly a road letter and survey. This change was based on the fact that the summer newsletter doesn't contain timely information and the expense of a second mailing will be eliminated. Discussion.

UNANIMOUS AGREEMENT: The Board agreed that the summer newsletter will be mailed in mid or late August (specific date to be determined). The contents of the mailing will also include the first election announcement letter, a road letter and road survey.
ACTION ITEM: ***Laura/William*** – Develop and finalize road letter and road survey
ACTION ITEM: ***Laura/Donna/Denise*** – Finalize newsletter

5.2 Report on lien research – RB

Richard will be meeting with an attorney.

5.3 Review procedure for Board members to present motions at Board meetings – LB

A review of the following procedures was discussed:
(1) Prior to drawing conclusions or submitting the motion to the Board for vote. .
The procedure for bringing motions to the Board begins at the Committee level with extensive preliminary inquiry, discussion, research and agreement among Committee members as to what will be the step in the review process. The Committee Chair should request from the Administrative Secretary information documenting any policy, procedure or practice that has been developed and used by the current or past Boards. Prior to requesting that the

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item be placed on a meeting agenda, the Committee should have created a fully developed motion with background information to accompany it.
(2) A handout entitled "Brief background on past practices of the GLA Board when communicating questions or concerns to one another" was distributed; it includes a list of communication guidelines. (See attached).

5.4 Review purpose of development of Policies & Procedures – LB
Review/discussion included that the goal of the Policies and Procedures project has been and will continue to be for the purpose of assisting the Board to determine best and legally sound practices for the Association and to document these for future use and reference.

5.5 Review guidelines/parameters for holding confidential meetings – LB
Laura and Richard reviewed: (1) The Bylaws allow the Board to determine when it needs to hold confidential/private meetings; (2) In the past, at the advice of our attorney, the Board determined that private meetings should be held specifically when legal and confidential matters concerning landowners and/or Board members needed discussion that would not be appropriate to discuss in a public meeting.

5.6 Vote re: consulting attorney for legal review of list of policies – LB (5 min)
Laura listed a number of GLA policies and procedures that need legal review and clarification. Discussion.
MOTION: Richard motioned and Daniel seconded to approve submitting a number of GLA policies and procedures (including those related to private meetings, Executive Committee functions, employee vs independent contractor options, liens and GLA road Access, etc.) to our attorney for legal clarification Motion carried unanimously.

6. UNFINISHED BUSINESS

6.1 Research update on K. Ramp's easement as requested by DeGraff's – RB
Richard reported that he is in process of working on this project with attorney.

6.2 Road & Weed Committee –WS/RS

6.2.2 South Glastonbury Fire Pond – WS/RS
Laura reported that she spoke with Philip Hoag and that the GLA needs to receive permission from the Hardesty's to further prepare the fire pond area.

6.2.3 Letter draft re: encroachments of landowner easements –WS
William reported that the article on encroachments included in the GLA spring newsletter has resulted in some landowners adjusting their properties, etc. Discussion.

ACTION ITEM: ***William*** – Draft a sample letter that the GLA might send to Landowners regarding easement encroachments and forward letter to Laura to submit to our attorney.

ACTION ITEM: ***Laura*** – Submit draft encroachment letter (from WS) to attorney for review and advice regarding the type of liability/responsibility of the GLA if encroachment problems should occur and whether GLA should sign a disclaimer.

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6.2.4 Dry Creek Road maintenance position and negotiation updates - WS
William reported that a letter would be sent to the County concerning maintenance of Dry Creek Road. Discussion included that Park County has allegedly stated that it does not have money to maintain this road.

ACTION ITEM: ***Daniel*** – Contact Tim Brockett regarding his research concerning taxes paid in different areas of the GLA.

6.2.5 Map showing locations of known weed infestations – GB/RS
Gerald reported that this is pending.

6.2.6 Weed Spraying – GD
Discussion included that weed spraying will be done in a couple of weeks and was not done during the July 4th period as was previously planned and announced.
ACTION ITEM: ***Sheridan*** – Facilitate telephone tree regarding spraying weeds
ACTION ITEM: ***Laura*** – Call landowners, who usually handle their own weeds, to inform them that spraying will take place in roughly two weeks.
ACTION ITEM: ***Gerald and Road Committee*** – Identify areas where weeds are growing that the GLA can send weed notification letters to the appropriate Landowners.
ACTION ITEM: ***Gerald*** – Contact the weed sprayer, and confirm clearly identified spraying locations with him, etc.

6.3 Website
6.3.1 Votes re: updated website – DO
Discussion. See attached background information for the following 3 motions.

a) GLA Websites for Public and Members (Landowners)
Discussion.
MOTION: Daniel motioned and Clare seconded to approve that the new GLA website include both a public and Members only portion for the new GLA website. The Members only portion will be accessible to members by password and the other level of the website will be accessible to the public. **Motion carried unanimously.**

Discussion included: Landowners will be asked to register online to use the "Members Only" website. Registration will include using their parcel number, phone number, email address and agreeing to terms of use, etc.

b) **Posting Board Biographies and Pictures on Website.**
Discussion.
UNANIMOUS AGREEMENT: The Board agreed *not* to post Board pictures on website. A unanimous agreement to post them was not reached. .

MOTION: Daniel motioned and Clare seconded to approve that the new GLA website include Board member biographies and that these will only be viewable by the Members and not accessible to the public, being password protected. **Motion carried unanimously.**

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ACTION ITEM: ***Denise*** – Send election bios to Board members to revise/update for website. Send bios (edited by Board) to Daniel when received.

ACTION ITEM: ***Board*** – After inserting revisions on your election bios, return to Denise, who will send to Daniel to post on the new website..

c) Web Address Names
Discussion.
MOTION: Daniel motioned and Sheridan seconded to approve that the present web address of gla-mt.org be kept and used as a redirect to the mygla.org address. Members can at their choosing type in gla-mt.org and will be taken to the mygla.org address.
Motion carried unanimously.

ACTION ITEM: ***Donna/Denise*** – **Newsletter:** Place a small announcement in summer newsletter to reflect mygla.org information (see motion above).

6.3.2 Ad contract/terms of use status for real estate listings– DO/WS/RB
Discussion.
ACTION ITEM: ***Daniel*** – Review terms of use with Richard.

6.3.3 Determine whether to offer classified ads to Landowners– DO
Discussion.
UNANIMOUS AGREEMENT: The Board agreed to postpone the consideration of offering classified ads on our website to a later time. The terms of use will need to be created for this feature, etc.

6.3.4 New laptop update: insurance & Asst Admin Secy training –DO (3 min)
Daniel reported that Donna had not yet been trained on laptop and the GLA will need to determine whether there is a need for additional insurance coverage and a lease contract for the laptop, etc. Discussion.
UNANIMOUS AGREEMENT: ***Laura/Richard*** – Add to the list for attorney review: clarify "terms of use" for contractors/employees using GLA office equipment.

6.3.5 Proposal to Create Legal Officer and Committee – DO (added to agenda)
Daniel stated that he believed the Bylaws suggest that the GLA create a legal committee and a legal officer.
MOTION: Daniel motioned and Clare seconded to create a legal committee and a legal officer role, which Daniel would like to fill.
Discussion included that the Board has given the Executive Committee the responsibility of researching and working on complaints and issues of a legal nature prior to presenting the issues to the Board for vote. This committee acts under the direction of the whole Board; it also interacts with the GLA attorney when directed by the Board.
Motion did not carry. *(Daniel then withdrew this motion.)*
Discussion.

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7. **NEW BUSINESS**

7.1 Project Review – AA/RS (5 min)

7.1.1 Lot 40-E (SG)/Les Seago – Residence/well/septic/driveway - AA

Alyssa reviewed the application. Discussion.

MOTION: Alyssa motioned and Clare seconded to approve Les Seago's Lot 40-E (SG)s residence/well/septic/driveway application based on the following conditions: (1) All disturbed land is reseeded after construction; (2) All necessary permits are obtained, and (3) The owner of this lot must sign the application. **Motion carried unanimously.**

7.1.2 Lot 32-A-3 (SG)/Pedro A. Pinardo – Driveway application - AA

Alyssa reported that she received the application earlier in the day. Discussion included: (a) Determination of the exact location of the driveway; (b) Pedro was requested to provide Park County's final subdivision plat map and conditions of approval. .

MOTION: Alyssa motioned and Clare seconded to approve placement of a driveway on Pedro Pinardo's Lot 32-A-3 (SG) with the condition that disturbed land be reseeded after construction. This motion does not approve any permanent structures. **Motion carried unanimously.**

7.2 Website – DO

7.2.1 Ad letter to realtors – AA/DO Tabled.

7.3 Election Committee (added to agenda)

It was noted that the chair for the Election Committee had not yet been selected. Sheridan, who chaired the Election Committee last year, volunteered to chair it again in 2010

UNANIMOUS AGREEMENT: The Board agreed to have Sheridan chair the Election Committee.

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

Darryl Windorski – (1) Shared concern regarding assessment increases; (2) Suggested interested Landowners with skills could help with road maintenance and snow plowing; (3) Suggested the GLA advertise for landowners to submit bids on road work, etc. Discussion.

Val O'Connell – (1) Inquired how the PVRC budget could be utilized; (2) Recommended putting weed map on website; (3) Recommended establishment of legal officer and committee

ACTION ITEM: ***Donna*** – Write a brief article in the newsletter inviting licensed, e experienced and qualified individuals, who are interested in working on GLA roads, to offer bids to the Road Committee. Consult with William Smith to determine content.

9. **Adjournment: 10:30 p.m.**

10. **Next meeting: August 9, 2010, St. John's Church**

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Glastonbury Landowners Association, Inc.

Board of Directors Meeting Agenda

July 12, 2010 6:45 – 8:30 pm

St. John's Church, Emigrant, MT

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. Approve Meeting Minutes of June 14, 2010 – (5 min.)
4. Treasurer Reports-Budget Variance, Check & Deposit – SS (5 min)
5. Officers' Reports
   - 5.1 Summer Newsletter report – LB/DOK (5 min)
   - 5.2 Report on lien research – RB (5 min)
   - 5.3 Review the procedure for bringing motions to the Board – LB (2 min)
   - 5.4 Review purpose of development of Policies & Procedures – LB (2 min)
   - 5.5 Review guidelines/parameters for holding confidential meetings – LB (3 min)
   - 5.6 Vote re: consulting attorney for legal review of list of policies – LB (5 min)
6. UNFINISHED BUSINESS
   - 6.1 Research update on K. Ramp's easement as requested by DeGraff's – RB (5 min)
   - 6.2 Road & Weed Committee –WS/RS
     - 6.2.2 South Glastonbury Fire Pond – WS/RS (5 min)
     - 6.2.3 Letter draft re: encroachments of landowner easements –WS (5 min)
     - 6.2.4 Dry Creek maintenance position and negotiation updates - WS (5 min)
     - 6.2.5 Map showing locations of known weed infestations – GB/RS (3 min)
   - 6.3 Website
     - 6.3.1 Votes re: updated website – DO/DOK (5min)
     - 6.3.2 Ad contract/disclaimer status for real estate listings– DO/WS/RB - (3 min)
     - 6.3.3 Determine whether to offer classified ads to Landowners– DO (3min)
     - 6.3.4 New laptop update: insurance & Asst Admin Secy training –DO (3 min)
7. NEW BUSINESS
   - 7.1 Project Review – AA/RS (5 min)
     - 7.1.1 Lot 40-E (SG)/Les Seago – Residence/well/septic/driveway - AA (5 min)
   - 7.2 Website – DO
     - 7.2.1 Ad letter to realtors – AA/DO (3 min)
8. Comment Period for Visiting Landowners. (5-10 min.)
9. Adjournment
10. Next meeting: August 9, 2010, St. John's Church

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Glastonbury Landowner's Association

2010 Budget Variance Report

January through June 2010

	Jan - Jun 10	Budget	$ Over Budget	% of Budget
Ordinary Income/Expense				
Income				
100. Parcel Assessment Fees				
105. Dwelling 2003	70.00			
110. NG Dwelling 2008	442.30			
110. SG Dwelling 2008	249.29			
111. NG Dwelling 2009	1,862.55			
111. SG Dwelling 2009	1,771.33			
112. NG Dwelling 2010	15,459.08	26,454.00	-10,994.92	58.4%
112. SG Dwelling 2010	13,301.58	18,622.00	-5,320.42	71.4%
129. Land 2003	110.00			
130. Land 2004	174.12			
131. Land 2005	132.00			
132. Land 2006	132.00			
133. Land 2007	275.14			
134. NG Land 2008	413.52			
134. SG Land 2008	447.05			
135. NG Land 2009	2,114.04			
135. SG Land 2009	2,554.32			
136. NG Land 2010	20,051.32	29,765.00	-9,713.68	67.4%
136. SG Land 2010	23,149.36	33,012.00	-9,862.64	70.1%
150. GAV	4,679.50	9,359.00	-4,679.50	50.0%
160. Finance Chrgs Late Accnts	683.90			
161. Penalties Late Accounts	257.03			
Total 100. Parcel Assessment Fees	88,329.43	117,212.00	-28,882.57	75.4%
200. Project Review Fees				
201. Application Fee	125.00			
202. IF - House	350.00			
203. IF - Structures 200/800sf	150.00			
204. IF - Structures Over 800sf	250.00			
206. IF - Driveway	75.00			
207. IF - Septic	75.00			
213. IF - Minor Variance	50.00			
218. Mileage Impact Fee	135.00			
200. Project Review Fees - Other	0.00	3,325.00	-3,325.00	0.0%
Total 200. Project Review Fees	1,210.00	3,325.00	-2,115.00	36.4%
300. Roads				
301. CUT - Road Paving Loan	761.55	2,200.00	-1,438.45	34.6%
Total 300. Roads	761.55	2,200.00	-1,438.45	34.6%
400. Liens				
401. Landowner Filing Fee	50.00			
Total 400. Liens	50.00			
500. Interest Earned				
501. Savings Interest	36.57			
500. Interest Earned - Other	0.00	100.00	-100.00	0.0%
Total 500. Interest Earned	36.57	100.00	-63.43	36.6%
800. NG Chip Seal Income				
A12O. Chip Seal-1 payment/dwell	665.75			
A12Q. ChipSeal- 5 payments/dwel	10,074.10	18,050.00	-7,975.90	55.8%
A12R. ChipSeal-5 payments/land	2,190.32	3,610.00	-1,419.68	60.7%
A12S. ChipSeal GAV- 5 payments	3,103.00			
Total 800. NG Chip Seal Income	16,033.17	21,660.00	-5,626.83	74.0%
Total Income	106,420.72	144,497.00	-38,076.28	73.6%

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Glastonbury Landowner's Association

2010 Budget Variance Report

January through June 2010

	Jan - Jun 10	Budget	$ Over Budget	% of Budget
Expense				
A00. Roads & Weeds				
A02. Contractors - Snow Removal				
A02A. North Glastonbury	100.00			
A02B. South Glastonbury	100.00			
A02C. High South Glastonbury	675.00			
A02. Contractors - Snow Removal - Other	0.00	4,000.00	-4,000.00	0.0%
Total A02. Contractors - Snow Removal	875.00	4,000.00	-3,125.00	21.9%
A03. Contractors - Weed Contrl	0.00	3,700.00	-3,700.00	0.0%
A05. Equipment Reg & Ins	1,342.00	2,500.00	-1,158.00	53.7%
A06. Equipment Mtce				
A06. Truck #2	380.00			
A06. Equipment Mtce - Other	0.00	1,500.00	-1,500.00	0.0%
Total A06. Equipment Mtce	380.00	1,500.00	-1,120.00	25.3%
A08. Road Improvement Loan	15,112.64	30,225.00	-15,112.36	50.0%
A09. Administration	0.00	155.00	-155.00	0.0%
A11. Miscellaneous				
A11A. Fuel	182.13	800.00	-617.87	22.8%
A11B. Sand	0.00	500.00	-500.00	0.0%
A11E. Quonset Hut Asset Expense	2,000.00	3,500.00	-1,500.00	57.1%
A11. Miscellaneous - Other	644.01			
Total A11. Miscellaneous	2,826.14	4,800.00	-1,973.86	58.9%
A12. Contractors - NG Road Wrk				
A12A. Aquarius Lane	500.00			
A12B. Aries Drive	924.00			
A12C. Capricorn Drive	2,184.00			
A12F. Gemini Road	1,229.00			
A12H-1. Orion Way Flood	450.00			
A12H. Orion Way	300.00			
A12I. Pisces Way	200.00			
A12J. Sirius Drive	930.00			
A12K. Taurus Road	929.00			
A12L. Venus Way	1,209.00			
A12W. Mowing North Glastonbury	0.00	300.00	-300.00	0.0%
A12X. Payback general fund	0.00	10,000.00	-10,000.00	0.0%
A12. Contractors - NG Road Wrk - Other	0.00	4,000.00	-4,000.00	0.0%
Total A12. Contractors - NG Road Wrk	8,855.00	14,300.00	-5,445.00	61.9%
A13. Contractors - SG Road Wrk				
A13B. Arcturus Drive	5,670.00			
A13D. Leo Drive	1,100.00			
A13E. Leo Lane	510.00			
A13G. Hercules Road	5,375.00			
A13J. Sagittarius Skyway	950.00			
A13W. Mowing South Glastonbury	0.00	300.00	-300.00	0.0%
A13. Contractors - SG Road Wrk - Other	0.00	14,000.00	-14,000.00	0.0%
Total A13. Contractors - SG Road Wrk	13,605.00	14,300.00	-695.00	95.1%
A14. Roads/Common Land Ins	0.00	5,528.00	-5,528.00	0.0%
A15. Contingency Fund	0.00	2,000.00	-2,000.00	0.0%
Total A00. Roads & Weeds	42,995.78	83,008.00	-40,012.22	51.8%
A12. ChSeal Investor2010pymt	0.00	19,798.91	-19,798.91	0.0%
B00. Project Review				
B01. Contractors	0.00	2,600.00	-2,600.00	0.0%
B03 Sanitation Bond Refunds	1,327.50			
B04. Administration	0.00	725.00	-725.00	0.0%
Total B00. Project Review	1,327.50	3,325.00	-1,997.50	39.9%
C00-1 Legal Fees Contingency Fu	0.00	3,000.00	-3,000.00	0.0%

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Glastonbury Landowner's Association

2010 Budget Variance Report

January through June 2010

	Jan - Jun 10	Budget	$ Over Budget	% of Budget
C00. Community/Complaints				
C01. Contractors	0.00	1,800.00	-1,800.00	0.0%
C03. Administration	151.00			
C04. Legal Fees	0.00	870.00	-870.00	0.0%
C05. Miscellaneous/copies	0.00	175.00	-175.00	0.0%
Total C00. Community/Complaints	151.00	2,845.00	-2,694.00	5.3%
COO-2 Gen Op/Subcontractors				
COO-2.01 Gen. Managerial Duties	0.00	1,800.00	-1,800.00	0.0%
COO-2.02 Virtual Message/phone	0.00	700.00	-700.00	0.0%
COO-2.03 Virtual Message set-up	1,278.45	1,500.00	-221.55	85.2%
COO-2.04 copies & postage	0.00	175.00	-175.00	0.0%
Total COO-2 Gen Op/Subcontractors	1,278.45	4,175.00	-2,896.55	30.6%
D00. Recreation				
D03. PVRC				
D03A. PVRC Electricity	150.60	600.00	-449.40	25.1%
D03B. PVRC Liability Insurance	0.00	250.00	-250.00	0.0%
D03C. Mowing Weeds	0.00	100.00	-100.00	0.0%
D03D. Lawn Mower Maint.	0.00	240.00	-240.00	0.0%
DO3F. Cement Pad	0.00	500.00	-500.00	0.0%
DO3G. Gen. Maint. & Repairs	0.00	300.00	-300.00	0.0%
D03. PVRC - Other	225.00			
Total D03. PVRC	375.60	1,990.00	-1,614.40	18.9%
Total D00. Recreation	375.60	1,990.00	-1,614.40	18.9%
F00. Website				
F01. Contractors - Dev & Mtce	150.00	1,355.00	-1,205.00	11.1%
F02. URL/Domain Fee	310.18	100.00	210.18	310.2%
Total F00. Website	460.18	1,455.00	-994.82	31.6%
G00. Liens				
G01. Lien Filing	69.75	350.00	-280.25	19.9%
G03. Administration	262.50	300.00	-37.50	87.5%
G04. Credit Report Research	0.00	500.00	-500.00	0.0%
Total G00. Liens	332.25	1,150.00	-817.75	28.9%
J00. Other Projects				
J03.Policies & Procedures	1,160.25	2,400.00	-1,239.75	48.3%
J04. Fence Repair High South GI	324.00			
Total J00. Other Projects	1,484.25	2,400.00	-915.75	61.8%
K00. General Operating Expenses				
K01. Contractors - Admin Sec	772.00	5,980.00	-5,208.00	12.9%
K02. Contractors - Bookkeeper	1,537.50	3,600.00	-2,062.50	42.7%
K03. Contractors - Accountant	125.00	120.00	5.00	104.2%
K06. Office Supplies	461.27	950.00	-488.73	48.6%
K07. Postage and Delivery	284.56	1,200.00	-915.44	23.7%
K08. Monthly Board Meetings	1,558.88	2,855.00	-1,296.12	54.6%
K10. Cash Advance	100.00			
K11. Rent				
K11B. Storage/Boxes	170.00			
K11. Rent - Other	396.00	540.00	-144.00	73.3%
Total K11. Rent	566.00	540.00	26.00	104.8%
K12. Insurance				
K12A. GLA Board Liability Ins	1,341.00			
K12. Insurance - Other	0.00	1,342.00	-1,342.00	0.0%
Total K12. Insurance	1,341.00	1,342.00	-1.00	99.9%
K13. Taxes	0.00	317.00	-317.00	0.0%
K14. Licenses and Permits	30.00	70.00	-40.00	42.9%
K15. Equipment Repair & Mtce	125.00			
K18. Miscellaneous	42.80			
K19. Quarterly Newsletter	638.15	950.00	-311.85	67.2%
Total K00. General Operating Expenses	7,582.16	17,924.00	-10,341.84	42.3%

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Glastonbury Landowner's Association

2010 Budget Variance Report

January through June 2010

	Jan - Jun 10	Budget	$ Over Budget	% of Budget
M00. Annual Meeting/Elections				
M01. Contractors	0.00	890.00	-890.00	0.0%
M04. Postage and Delivery	281.75	400.00	-118.25	70.4%
M05. Refreshments	0.00	200.00	-200.00	0.0%
M06. Rent	0.00	75.00	-75.00	0.0%
M07. Miscellaneous	174.27			
Total M00. Annual Meeting/Elections	456.02	1,565.00	-1,108.98	29.1%
Reconciliation Discrepancies	0.00			
Total Expense	56,443.19	142,635.91	-86,192.72	39.6%
Net Ordinary Income	49,977.53	1,861.09	48,116.44	2,685.4%
Net Income	**49,977.53**	**1,861.09**	**48,116.44**	**2,685.4%**

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Glastonbury Landowners Association, Inc.

Board of Directors Meeting Minutes

August 9, 2010

FINAL

CONFIDENTIAL – DO NOT COPY

1. Call to order: The meeting was called to order by President Laura Boise at 7:16 p.m. at St. John's Church.
PRESENT: Laura Boise (President), Janet Naclerio (Secretary), Sheridan Stenberg (Treasurer), Alyssa Angelis, Gerald Dubiel, Neil Kremer (arrived approx 8:30 pm), Daniel O'Connell, William Smith and Clare Parker.
ABSENT: Richard Bolen (Vice-President) aka Richard, Paul Ranttalo and Rich Spallone (aka Rich)
ALSO ATTENDING: Val O'Connell, Kathy Garcia, Sean Halling, Rudy Parker, Ron Wartman and Donna Lash (Asst. GLA Administrative Secretary),

2. Review Meeting Norms
Board members and Landowners read over the Board meeting norms and guidelines listed on the posters which are displayed at each meeting. Laura reviewed the procedure for both Board members and Landowners, who may be interested in bringing motions to the Board for vote. (i.e. The first step includes contacting the appropriate GLA Committee and, if necessary the Administrative Secretary, for initial inquiry and discussion. If the initial inquiry does not produce satisfaction, a written request with specific details is submitted to the Committee. The Committee will compile pertinent research regarding the topic, discuss it and present its recommendation to the Board via a motion or a request for further discussion and/or action.)

3. Set agenda

4. Approve Meeting Minutes on July 12, 2010
Discussion. In Agenda item 6.3.5, Daniel corrected his statement in which he said he believed the Bylaws "require" to he believed they "suggest" that the GLA to create a legal committee and legal officer.
MOTION: Alyssa motioned and Sheridan seconded to approve the July 12, 2010 minutes as amended. **Motion carried.** (1 abstention – Janet, who did not attend the July meeting)

5. Treasurer's Report – Budget Variance, Check & Deposit – SS
Sheridan reviewed the reports.
UNANIMOUS AGREEMENT: The Board agreed to accept the Budget Variiance, Check and Deposit Reports of July 2010.

6. Officer Reports

6.1 Report on items to be reviewed by attorney – LB/RB
Laura reported that she is working with various Board members and Administrative Secretary to compile, research and present summaries and questions concerning an extensive list of items needing legal review and written response by our attorney.
ACTION ITEM: ***Sheridan***– Compile the pending fiscal concerns that need legal review
ACTION ITEM: ***Daniel*** – Summarize pending questions regarding function of Executive Committee and procedures for private board meetings.
ACTION ITEM: ***Denise*** – Compile any other administrative questions that need legal review.

7. UNFINISHED BUSINESS

7.1 Complaints - RB

7.1.1 Report re: Meeting w/Park County Director of Environmental Health re: K. Ullrich property/Parcel (NG) – LB

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Laura reported that there is a timely renewed networking effort involving the Park County Environmental Health Director Barbara Woodbury, relatives of Kathleen Ullrich, and the GLA to create a plan of action for K Ullrich to resolve some alleged non-compliant property use matters.
ACTION ITEM: ***Laura*** – Continue to coordinate GLA assistance as needed to bring K. Ullrich's property into compliance with property and sanitation laws

Kathy Garcia, neighbor of Ullrich, thanked Laura and the GLA for helping to resolve an encroachment onto the Garcia property. Kathy stated she is willing to negotiate a new boundary line with Ullrich and that when the matter is resolved, she intends to erect a fence to mark the line.

7.1.2 Complaint updates – RB tabled

7.2 Road and Weed Committee – WS/RS

7.2.1 Letter re: encroachments on landowners easements/driveway for atty review WS/RS Discussion.
ACTION ITEM: ***Road Committee*** – Work on encroachment letter at Road Committee Meeting scheduled for week of August 16, 2010.
ACTION ITEM: ***William*** – Complete draft of encroachment letter and give to Richard for review.

7.2.2 Report on research on taxes paid in different areas of GLA – DO
Discussion. .
ACTION ITEM: ***Daniel*** – Use County Records to document county real estate tax payments made by Glastonbury residents and give the research to William
ACTION ITEM: ***William*** - Use Daniel's research on real estate tax data paid by Glastonbury residents in the ongoing negotiations with the county about the maintenance of Dry Creek Road.

7.2.3 Report on July weed sprayer and outline of spray areas – GD
Gerald announced that the spraying was done at the end of July and that there were no requests for GLA assistance with weed management. Discussion included removing cheat grass in the fall.
ACTION ITEM: ***Gerald/ Donna*** –Write a newsletter article suggesting both chemical and natural management techniques for cheat grass and note that fall is an ideal time to reseed a former cheat grass area.
ACTION ITEM: ***Laura*** - Research natural cheat grass management methods.

7.3.1 Website Committee – DO
Daniel reported that his work on the terms of use for potential real estate listings on the GLA web site has been given to Richard for review.
UNANIMOUS AGREEMENT: The Board agreed to accept the terms of use for the GLA website as will be recommended by Richard and Daniel.

Daniel said work is underway with Denise to get both the current and some of the older newsletters up on the website.
ACTION ITEM: ***Denise*** - Create pdf format for old newsletters and send to Daniel to upload on website.
ACTION ITEM: ***Denise*** - Email existing election bios to board members for updating.
ACTION ITEM: ***Board*** - Update bios that Denise will email to you. Email these back to Denise, who will then forward to Daniel.

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8. NEW BUSINESS

8.1 Project Review – AA

8.1.1 Lot 51-E (NG), Jane and David Hohman – Review of potential bldg site - AA

Alyssa reviewed. Discussion.

MOTION: Alyssa motioned and William seconded to approve Jane and David Hohman's application for the proposed home site on Lot 51-E (NG) with the condition that the 50 ft. setback requirement be adhered to for any future home site development, and that project plans shall be submitted to the Project Review Committee prior to any such development. **Motion carried unanimously.**

8.1.2 Lot 35-A (SG), Ed Dobrowski, Greenhouse & Chicken Coop - AA

Alyssa reviewed. Discussion.

MOTION: Alyssa motioned and Sheridan seconded to approve Ed Dobrowski's application for a greenhouse and chicken coop with the condition that all disturbed land is to be reseeded and that an electrical permit be acquired if any electricity were to be installed. **Motion carried unanimously.**

8.1.3 Parcel 40 (NG), Lot 1, Lisa and William Buford, Variance request for additional full-time residence - AA

Alyssa reviewed. Discussion.

MOTION: Alyssa motioned and Sheridan seconded to have the Project Review Committee begin the variance process as requested by the Bufords. **Motion carried. (1 abstention – William)**

8.1.4 Parcel 89 (SG), Sean Halling, Manufactured Home Placement – AA

Alyssa reviewed. Discussion.

MOTION: Alyssa motioned and Sheridan seconded to approve Sean Halling's application for the placement of a manufactured home with the condition that any disturbed land is to be reseeded. **Motion carried unanimously.**

The board reminded Sean, who was present at the meeting, of the limited ability of the GLA to provide snow removal services to Sagittarius Skyway as outlined in our Road Policy document.

9. **Comment Period for Visiting Landowners.**

Rudy Parker: Based on a prior statement by Daniel regarding an invoice from Rudy Parker, former GLA Webmaster, Daniel apologized to Rudy and stated the invoice was in perfect order and that Rudy had done fine work in the past and he recommended Rudy for future GLA jobs.

Val O'Connell: Requested: (1) Landowners who attend board meetings receive the same handouts as board members, (2) GLA legal matters be handled by a legal committee

ACTION ITEM: ***Laura*** – Add to attorney review: giving Landowners at Board Meetings the s same handouts as Board Members

9. **Adjournment:** The meeting adjourned at 9:00 p.m.

10. **Next meeting:** September 13, 2010 6:45 p.m.at St. John's Church.

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Glastonbury Landowners Association, Inc.

Board of Directors Meeting Agenda

August 9, 2010, 6:45 – 8:30 pm

St. John's Church, Emigrant, MT

1. **Call to order, opening prayer**
2. **Review Meeting Norms**
3. **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.)***
4. **Approve Meeting Minutes of July 12, 2010 – (5 min.)**
5. **Treasurer Reports-Budget Variance, Check & Deposit – SS (5 min)**
6. **Officers' Reports**
   - **6.1 Report on items to be reviewed by attorney – LB/RB (5 min)**
   - **6.2 Report on lien research –RB**
7. **UNFINISHED BUSINESS**
   - **7.1 Complaints -RB**
     - **7.1.1 Report re: mtg w/Park County Dir. of Environment Health re: K. Ullrich issue – LB (5 min)**
     - **7.1.2 Complaint updates - RB**
   - **7.2 Road & Weed Committee –WS/RS**
     - **7.2.1 Letter re: encroachments of landowner easements/driveways for atty review WS/RS (5 min)**
     - **7.2.2 Report re research on taxes paid in different areas of GLA - DO (5 min)**
     - **7.2.3 Report on July weed spraying – GD**
       - **7.1.3.1 Contact with weed sprayer and outline of spray areas – GD (3 min)**
       - **7.1.3.2 Report on map locating known high density weed areas – GD (2 min)**
   - **7.3 Website Committee - DO**
     - **7.3.1 Report on terms of use for real estate listings – DO/RB (3 min)**
8. **NEW BUSINESS**
   - **8.1 Project Review – AA/RS (15 min)**
     - **8.1.1 Lot 51-E NG, Jane and David Hohman, Review of potential building site**
     - **8.1.2 Lot 35-A SG, Ed Dobrowski, Greenhouse**
     - **8.1.3 Parcel 89 SG, Sean Halling, Residence**
     - **8.1.4 Parcel 40 NG, Lot 1, Lisa & William Buford, Variance Request for Additional Comment Period for Visiting Landowners (5-1min.)**
9. **Adjournment**
10. **Next meeting: September 13, 2010, St. John's Church**

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Glastonbury Landowner's Association

2010 Budget Variance Report

January through July 2010

	Jan - Jul 10	Budget	$ Over B...	% of Bu...
Ordinary Income/Expense				
Income				
100. Parcel Assessment Fees				
105. Dwelling 2003	70.00			
110. NG Dwelling 2008	477.30			
110. SG Dwelling 2008	249.29			
111. NG Dwelling 2009	1,891.05			
111. SG Dwelling 2009	1,946.05			
112. NG Dwelling 2010	17,017.80	26,454.00	-9,436.20	64.3%
112. SG Dwelling 2010	14,377.06	18,622.00	-4,244.94	77.2%
129. Land 2003	110.00			
130. Land 2004	194.12			
131. Land 2005	132.00			
132. Land 2006	132.00			
133. Land 2007	275.14			
134. NG Land 2008	448.52			
134. SG Land 2008	482.05			
135. NG Land 2009	2,182.04			
135. SG Land 2009	2,729.04			
136. NG Land 2010	21,854.00	29,765.00	-7,911.00	73.4%
136. SG Land 2010	24,622.36	33,012.00	-8,389.64	74.6%
150. GAV	7,019.25	9,359.00	-2,339.75	75.0%
160. Finance Chrgs Late Accnts	721.63			
161. Penalties Late Accounts	288.07			
Total 100. Parcel Assessment Fees	97,218.77	117,212.00	-19,993.23	82.9%
200. Project Review Fees				
201. Application Fee	125.00			
202. IF - House	350.00			
203. IF - Structures 200/800sf	150.00			
204. IF - Structures Over 800sf	250.00			
206. IF - Driveway	75.00			
207. IF - Septic	75.00			
213. IF - Minor Variance	50.00			
218. Mileage Impact Fee	135.00			
200. Project Review Fees - Other	0.00	3,325.00	-3,325.00	0.0%
Total 200. Project Review Fees	1,210.00	3,325.00	-2,115.00	36.4%
300. Roads				
301. CUT - Road Paving Loan	761.55	2,200.00	-1,438.45	34.6%
Total 300. Roads	761.55	2,200.00	-1,438.45	34.6%
400. Liens				
401. Landowner Filing Fee	100.00			
Total 400. Liens	100.00			
500. Interest Earned				
501. Savings Interest	36.57			
500. Interest Earned - Other	0.00	100.00	-100.00	0.0%
Total 500. Interest Earned	36.57	100.00	-63.43	36.6%
700. Other Income				
703. Website Reality Listing	15.00			
Total 700. Other Income	15.00			
800. NG Chip Seal Income				
A12O. Chip Seal-1 payment/dwell	665.75			
A12Q. ChipSeal- 5 payments/dwel	11,460.42	18,050.00	-6,589.58	63.5%
A12R. ChipSeal-5 payments/land	2,414.63	3,610.00	-1,195.37	66.9%
A12S. ChipSeal GAV- 5 payments	3,103.00			
Total 800. NG Chip Seal Income	17,643.80	21,660.00	-4,016.20	81.5%
Total Income	116,985.69	144,497.00	-27,511.31	81.0%

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Glastonbury Landowner's Association

2010 Budget Variance Report

January through July 2010

	Jan - Jul 10	Budget	$ Over B...	% of Bu...
Expense				
A00. Roads & Weeds				
A02. Contractors - Snow Removal				
A02A. North Glastonbury	100.00			
A02B. South Glastonbury	100.00			
A02C. High South Glastonbury	675.00			
A02. Contractors - Snow Removal - ...	0.00	4,000.00	-4,000.00	0.0%
Total A02. Contractors - Snow Removal	875.00	4,000.00	-3,125.00	21.9%
A03. Contractors - Weed Contrl	0.00	3,700.00	-3,700.00	0.0%
A05. Equipment Reg & Ins	2,684.00	2,500.00	184.00	107.4%
A06. Equipment Mtce				
A06. Truck #2	380.00			
A06. Equipment Mtce - Other	0.00	1,500.00	-1,500.00	0.0%
Total A06. Equipment Mtce	380.00	1,500.00	-1,120.00	25.3%
A08. Road Improvement Loan	15,112.64	30,225.00	-15,112.36	50.0%
A09. Administration	0.00	155.00	-155.00	0.0%
A11. Miscellaneous				
A11A. Fuel	182.13	800.00	-617.87	22.8%
A11B. Sand	0.00	500.00	-500.00	0.0%
A11E. Quonset Hut Asset Expense	2,800.00	3,500.00	-700.00	80.0%
A11. Miscellaneous - Other	644.01			
Total A11. Miscellaneous	3,626.14	4,800.00	-1,173.86	75.5%
A12. Contractors - NG Road Wrk				
A12A. Aquarius Lane	500.00			
A12B. Aries Drive	924.00			
A12C. Capricorn Drive	2,184.00			
A12F. Gemini Road	1,229.00			
A12H-1. Orion Way Flood	450.00			
A12H. Orion Way	300.00			
A12I. Pisces Way	200.00			
A12J. Sirius Drive	930.00			
A12K. Taurus Road	929.00			
A12L. Venus Way	1,209.00			
A12W. Mowing North Glastonbury	0.00	300.00	-300.00	0.0%
A12X. Payback general fund	0.00	10,000.00	-10,000.00	0.0%
A12. Contractors - NG Road Wrk - O...	0.00	4,000.00	-4,000.00	0.0%
Total A12. Contractors - NG Road Wrk	8,855.00	14,300.00	-5,445.00	61.9%
A13. Contractors - SG Road Wrk				
A13B. Arcturus Drive	5,670.00			
A13D. Leo Drive	1,100.00			
A13E. Leo Lane	510.00			
A13G. Hercules Road	5,375.00			
A13J. Sagittarius Skyway	950.00			
A13W. Mowing South Glastonbury	0.00	300.00	-300.00	0.0%
A13. Contractors - SG Road Wrk - O...	0.00	14,000.00	-14,000.00	0.0%
Total A13. Contractors - SG Road Wrk	13,605.00	14,300.00	-695.00	95.1%
A14. Roads/Common Land Ins	0.00	5,528.00	-5,528.00	0.0%
A15. Contingency Fund	0.00	2,000.00	-2,000.00	0.0%
Total A00. Roads & Weeds	45,137.78	83,008.00	-37,870.22	54.4%
A12. ChSeal Investor2010pymt	19,807.91	19,798.91	9.00	100.0%
B00. Project Review				
B01. Contractors	0.00	2,600.00	-2,600.00	0.0%
B03 Sanitation Bond Refunds	1,327.50			
B04. Administration	0.00	725.00	-725.00	0.0%
Total B00. Project Review	1,327.50	3,325.00	-1,997.50	39.9%
C00-1 Legal Fees Contingency Fu	0.00	3,000.00	-3,000.00	0.0%

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Glastonbury Landowner's Association

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January through July 2010

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C05. Miscellaneous/copies	0.00	175.00	-175.00	0.0%
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COO-2 Gen Op/Subcontractors				
COO-2.01 Gen. Managerial Duties	0.00	1,800.00	-1,800.00	0.0%
COO-2.02 Virtual Message/phone	0.00	700.00	-700.00	0.0%
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Total COO-2 Gen Op/Subcontractors	1,278.45	4,175.00	-2,896.55	30.6%
D00. Recreation				
D03. PVRC				
D03A. PVRC Electricity	216.93	600.00	-383.07	36.2%
D03B. PVRC Liability Insurance	0.00	250.00	-250.00	0.0%
D03C. Mowing Weeds	0.00	100.00	-100.00	0.0%
D03D. Lawn Mower Maint.	0.00	240.00	-240.00	0.0%
DO3F. Cement Pad	0.00	500.00	-500.00	0.0%
DO3G. Gen. Maint. & Repairs	0.00	300.00	-300.00	0.0%
D03. PVRC - Other	225.00			
Total D03. PVRC	441.93	1,990.00	-1,548.07	22.2%
Total D00. Recreation	441.93	1,990.00	-1,548.07	22.2%
F00. Website				
F01. Contractors - Dev & Mtce	150.00	1,355.00	-1,205.00	11.1%
F02. URL/Domain Fee	310.18	100.00	210.18	310.2%
Total F00. Website	460.18	1,455.00	-994.82	31.6%
G00. Liens				
G01. Lien Filing	69.75	350.00	-280.25	19.9%
G03. Administration	262.50	300.00	-37.50	87.5%
G04. Credit Report Research	0.00	500.00	-500.00	0.0%
Total G00. Liens	332.25	1,150.00	-817.75	28.9%
J00. Other Projects				
J03.Policies & Procedures	1,160.25	2,400.00	-1,239.75	48.3%
J04. Fence Repair High South Gl	324.00			
Total J00. Other Projects	1,484.25	2,400.00	-915.75	61.8%
K00. General Operating Expenses				
K01. Contractors - Admin Sec	772.00	5,980.00	-5,208.00	12.9%
K02. Contractors - Bookkeeper	1,785.00	3,600.00	-1,815.00	49.6%
K03. Contractors - Accountant	125.00	120.00	5.00	104.2%
K06. Office Supplies	548.25	950.00	-401.75	57.7%
K07. Postage and Delivery	328.56	1,200.00	-871.44	27.4%
K08. Monthly Board Meetings	1,866.38	2,855.00	-988.62	65.4%
K10. Cash Advance	0.00			
K11. Rent				
K11B. Storage/Boxes	170.00			
K11. Rent - Other	396.00	540.00	-144.00	73.3%
Total K11. Rent	566.00	540.00	26.00	104.8%
K12. Insurance				
K12A. GLA Board Liability Ins	1,341.00			
K12. Insurance - Other	0.00	1,342.00	-1,342.00	0.0%
Total K12. Insurance	1,341.00	1,342.00	-1.00	99.9%
K13. Taxes	0.00	317.00	-317.00	0.0%
K14. Licenses and Permits	30.00	70.00	-40.00	42.9%
K15. Equipment Repair & Mtce	125.00			
K18. Miscellaneous	42.80			
K19. Quarterly Newsletter	829.40	950.00	-120.60	87.3%
Total K00. General Operating Expenses	8,359.39	17,924.00	-9,564.61	46.6%

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Glastonbury Landowner's Association

2010 Budget Variance Report

January through July 2010

	Jan - Jul 10	Budget	$ Over B...	% of Bu...
M00. Annual Meeting/Elections				
M01. Contractors	0.00	890.00	-890.00	0.0%
M04. Postage and Delivery	281.75	400.00	-118.25	70.4%
M05. Refreshments	0.00	200.00	-200.00	0.0%
M06. Rent	0.00	75.00	-75.00	0.0%
M07. Miscellaneous	174.27			
Total M00. Annual Meeting/Elections	456.02	1,565.00	-1,108.98	29.1%
Reconciliation Discrepancies	0.00			
Total Expense	79,236.66	142,635.91	-63,399.25	55.6%
Net Ordinary Income	37,749.03	1,861.09	35,887.94	2,028.3%
Net Income	**37,749.03**	**1,861.09**	**35,887.94**	**2,028.3%**

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Glastonbury Landowners Association, Inc.

Board of Directors Meeting Minutes

September 13, 2010

FINAL

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1. Call to order.

The meeting was called to order by Richard at 7:15 p.m., at St. John's Church.
PRESENT: Richard Bolen (Vice President) aka Richard, Sheridan Stenberg (Treasurer), Alyssa Angelis, Gerald Dubiel, Neil Kremer, Daniel O'Connell, and William Smith,
ABSENT: Laura Boise (President), Janet Naclerio (Secretary), Clare Parker, Paul Ranttalo, Rich Spallone (aka Rich)
ALSO ATTENDING: Donna Lash (GLA Assistant Administrative Secretary), Kristi Sones, Valerie O'Connell and Ben Barnard.

2. Meeting norms

3. Set agenda

4. Approve Meeting Minutes of August 9, 2010

Discussion. Alyssa reported some minor edits needed for 8.1 Project Review.
MOTION: Sheridan motioned and Alyssa seconded to approve the August 9, 2010 minutes with amendments which Alyssa will email to Donna. **Motion carried.** (1 abstention – Richard, who did not attend the meeting)
ACTION ITEM: ***Alyssa*** - Send approved edits for section 8.1 of the August 9, 2010 minutes to Donna.

5. Treasurer Reports - Budget Variance, Check & Deposit – SS

MOTION: Alyssa motioned and Daniel seconded to approve the August 2010 Treasurer Reports. **Motion carried unanimously.**

6. Officers' Reports

6.1 Announce Budget Planning Committee

Sheridan announced that the annual Budget Committee Meeting will be held Thursday, September 30, 7:00 pm at Sheridan's home. All board members are invited. Discussion. Note: Email notification of this meeting has already been sent to all board members.

7. NEW BUSINESS

7.1 Election Committee – SS/Board

Discussion.

7.1.1 Update re: Board candidate nominations

Discussion included Gerald and Sheridan announcing their decision to run and Alyssa expressing she was in process of making this determination. It was reported that Rich sent an email message stating he would run if the Board would want him to do so. Discussion. Alyssa nominated Rich as a candidate for the November 13 elections..
ACTION ITEM: ***Donna*** - Call Rich Spallone to tell him he has been nominated by Alyssa for re-election to the Board.

7.1.2 October election mailing.

Sheridan expects the mailing to be done by October 11, 2010.

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8. UNFINISHED BUSINESS

8.1 Complaints – RB Tabled

8.2 Road and Weed Committee – WS/RS

8.2.1 Report on encroachment letter to landowners re easements/driveway - WS
William said it is still on the table, as he has not had time to work on it.
ACTION ITEM: ***William*** - Draft letter to Landowners explaining their potential liability of their land uses, which encroach on road easements; send draft to Richard to review from a legal perspective.

8.2.2 Report on county tax payments from Glastonbury – DO
Discussion. Daniel will continue to research this information for use in a letter to be written by Walter Wunsch regarding Dry Creek Road.
ACTION ITEM: ***Daniel*** - Continue research into the amount of real estate tax that is generated for Park County by Glastonbury landowners and provide this information to William and Walter.

8.3 Website Committee

8.3.1 Report on status of "Terms of Use" for potential real estate listings on the GLA web site.
Discussion. Daniel said the new site is close to completion.

9. NEW BUSINESS

9.1 Project Review Committee – AA/RS

9.1.1 Lot 40-1, NG – Lisa Buford House Addition and Shed Placement –AA
Discussion.
Motion: Alyssa motioned and Gerald seconded to approve the Lisa Buford house addition and shed placement on Lot 40-1 (NG) on the condition that electrical and plumbing permits are obtained. **Motion carried.** (1 abstention - William)

10. Comment period for Visiting Landowners.
Val O'Connell submitted comments and requests on the Landowner Comment form and reviewed them verbally.
ACTION ITEM: ***Denise*** – Add Val's requests to current list of questions to be presented to our attorney.

11. Adjournment: The meeting adjourned at 9:07 pm.

12. Next meeting: October 4, 2010, 6:45 pm., St. John's Church.

File: MtgMins 09 13 10 FINAL
Draft (s): 07 21 13 - FINAL
Final Approval: 10 04 10

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Glastonbury Landowners Association, Inc.

Board of Directors Meeting Agenda

September 13, 2010 6:45 pm

1. Call to order, opening
2. Review Meeting Norms
3. Set agenda
4. Approve Meeting Minutes on August 9, 2010
5. Treasurers Report Budget Variance, Check & Deposit SS
6. Officer Reports
   - 6.1 Announce Budget Planning Committee Meeting for Board Members SS
7. NEW BUSINESS
   - 7.1.1 Elections SS
     - 7.1.1.1 Update re: Board Candidate Nominations- SS
     - 7.1.1.2 October Election Mailing - SS
8. UNFINISHED BUSINESS
   - 8.1 Complaints - RB
     - 8.1.1 Complaint updates on various issues RB (5 min)
   - 8.2 Road and Weed Committee WS/RS
     - 8.2.1 Report on encroachment letter to landowners re easements/driveway - WS/RS (2 min)
     - 8.2.2 Report on county tax payments from Glastonbury DO (3 min)
   - 8.3 Website Committee DO
     - 8.3.1 Report on status of Terms of Use for potential real estate listings on the GLA web site RB/DO (3 min)
9. NEW BUSINESS
   - 9.1 Project Review AA
     - 9.1.1 Parcel 40,Lot1, NG - Lisa Buford House Addition and Shed Placement
10. Comment Period for Visiting Landowners.
11. Adjournment
12. Next meeting: October 4, 2010 6:45 p.m., St. Johns Church.

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Glastonbury Landowner's Association

2010 Budget Variance Report

January through September 2010

	Jan - Sep 10	Budget	$ Over Budget	% of Budget
Ordinary Income/Expense				
Income				
100. Parcel Assessment Fees				
105. Dwelling 2003	110.90			
106. Dwelling 2004	11.60			
110. NG Dwelling 2008	485.96			
110. SG Dwelling 2008	269.29			
111. NG Dwelling 2009	1,952.39			
111. SG Dwelling 2009	1,996.05			
112. NG Dwelling 2010	18,828.81	26,454.00	-7,625.19	71.2%
112. SG Dwelling 2010	15,961.95	18,622.00	-2,660.05	85.7%
129. Land 2003	150.89			
130. Land 2004	245.73			
131. Land 2005	132.00			
132. Land 2006	132.00			
133. Land 2007	275.14			
134. NG Land 2008	457.18			
134. SG Land 2008	572.05			
135. NG Land 2009	2,243.38			
135. SG Land 2009	2,779.04			
136. NG Land 2010	23,582.49	29,765.00	-6,182.51	79.2%
136. SG Land 2010	27,179.38	33,012.00	-5,832.62	82.3%
150. GAV	7,019.25	9,359.00	-2,339.75	75.0%
160. Finance Chrgs Late Accnts	740.05			
161. Penalties Late Accounts	343.68			
Total 100. Parcel Assessment Fees	105,469.21	117,212.00	-11,742.79	90.0%
200. Project Review Fees				
201. Application Fee	250.00			
202. IF - House	850.00			
203. IF - Structures 200/800sf	300.00			
204. IF - Structures Over 800sf	350.00			
205. IF - Well	75.00			
206. IF - Driveway	150.00			
207. IF - Septic	150.00			
209. IF - Mobile Home	100.00			
213. IF - Minor Variance	50.00			
218. Mileage Impact Fee	335.00			
200. Project Review Fees - Other	0.00	3,325.00	-3,325.00	0.0%
Total 200. Project Review Fees	2,610.00	3,325.00	-715.00	78.5%
300. Roads				
301. CUT - Road Paving Loan	1,131.95	2,200.00	-1,068.05	51.5%
Total 300. Roads	1,131.95	2,200.00	-1,068.05	51.5%
400. Liens				
401. Landowner Filing Fee	100.00			
Total 400. Liens	100.00			
500. Interest Earned				
501. Savings Interest	49.52			
500. Interest Earned - Other	0.00	100.00	-100.00	0.0%
Total 500. Interest Earned	49.52	100.00	-50.48	49.5%
700. Other Income				
703. Website Reality Listing	15.00			
708. Sale of computer	600.00			
Total 700. Other Income	615.00			

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Glastonbury Landowner's Association

2010 Budget Variance Report

January through September 2010

	Jan - Sep 10	Budget	$ Over Budget	% of Budget
Expense				
A00. Roads & Weeds				
A02. Contractors - Snow Removal				
A02A. North Glastonbury	100.00			
A02B. South Glastonbury	100.00			
A02C. High South Glastonbury	675.00			
A02. Contractors - Snow Removal - Other	0.00	4,000.00	-4,000.00	0.0%
Total A02. Contractors - Snow Removal	875.00	4,000.00	-3,125.00	21.9%
A03. Contractors - Weed Contrl	2,126.00	3,700.00	-1,574.00	57.5%
A05. Equipment Reg & Ins	2,684.00	2,500.00	184.00	107.4%
A06. Equipment Mtce				
A06. Truck #2	380.00			
A06. Equipment Mtce - Other	0.00	1,500.00	-1,500.00	0.0%
Total A06. Equipment Mtce	380.00	1,500.00	-1,120.00	25.3%
A08. Road Improvement Loan	22,668.96	30,225.00	-7,556.04	75.0%
A09. Administration	44.01	155.00	-110.99	28.4%
A11. Miscellaneous				
A11A. Fuel	182.13	800.00	-617.87	22.8%
A11B. Sand	0.00	500.00	-500.00	0.0%
A11E. Quonset Hut Asset Expense	3,600.00	3,500.00	100.00	102.9%
A11. Miscellaneous - Other	600.00			
Total A11. Miscellaneous	4,382.13	4,800.00	-417.87	91.3%
A12. Contractors - NG Road Wrk				
A12A. Aquarius Lane	500.00			
A12B. Aries Drive	924.00			
A12C. Capricorn Drive	2,409.00			
A12F. Gemini Road	1,229.00			
A12H-1. Orion Way Flood	450.00			
A12H. Orion Way	300.00			
A12I. Pisces Way	200.00			
A12J. Sirius Drive	930.00			
A12K. Taurus Road	929.00			
A12L. Venus Way	1,209.00			
A12W. Mowing North Glastonbury	0.00	300.00	-300.00	0.0%
A12X. Payback general fund	0.00	2,000.00	-2,000.00	0.0%
A12. Contractors - NG Road Wrk - Other	0.00	12,000.00	-12,000.00	0.0%
Total A12. Contractors - NG Road Wrk	9,080.00	14,300.00	-5,220.00	63.5%
A13. Contractors - SG Road Wrk				
A13B. Arcturus Drive	5,670.00			
A13D. Leo Drive	1,100.00			
A13E. Leo Lane	510.00			
A13G. Hercules Road	5,375.00			
A13J. Sagittarius Skyway	950.00			
A13W. Mowing South Glastonbury	0.00	300.00	-300.00	0.0%
A13. Contractors - SG Road Wrk - Other	0.00	14,000.00	-14,000.00	0.0%
Total A13. Contractors - SG Road Wrk	13,605.00	14,300.00	-695.00	95.1%
A14. Roads/Common Land Ins	5,472.14	5,528.00	-55.86	99.0%
A15. Contingency Fund	324.00	2,000.00	-1,676.00	16.2%
Total A00. Roads & Weeds	61,641.24	83,008.00	-21,366.76	74.3%
A12. ChSeal Investor2010pymt	0.00	19,798.91	-19,798.91	0.0%
B00. Project Review				
B01. Contractors	0.00	2,600.00	-2,600.00	0.0%
B03 Sanitation Bond Refunds	1,327.50			
B04. Administration	0.00	725.00	-725.00	0.0%
Total B00. Project Review	1,327.50	3,325.00	-1,997.50	39.9%
C00-1 Legal Fees Contingency Fu	0.00	3,000.00	-3,000.00	0.0%

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Glastonbury Landowner's Association

2010 Budget Variance Report

January through September 2010

	Jan - Sep 10	Budget	$ Over Budget	% of Budget
C00. Community/Complaints				
C01. Contractors	0.00	1,800.00	-1,800.00	0.0%
C03. Administration	211.00			
C04. Legal Fees	267.50	870.00	-602.50	30.7%
C05. Miscellaneous/copies	0.00	175.00	-175.00	0.0%
Total C00. Community/Complaints	478.50	2,845.00	-2,366.50	16.8%
COO-2 Gen Op/Subcontractors				
COO-2.01 Gen. Managerial Duties	0.00	1,800.00	-1,800.00	0.0%
COO-2.02 Virtual Message/phone	179.45	700.00	-520.55	25.6%
COO-2.03 Virtual Message set-up	1,099.00	1,500.00	-401.00	73.3%
COO-2.04 copies & postage	0.00	175.00	-175.00	0.0%
Total COO-2 Gen Op/Subcontractors	1,278.45	4,175.00	-2,896.55	30.6%
D00. Recreation				
D03. PVRC				
D03A. PVRC Electricity	407.90	600.00	-192.10	68.0%
D03B. PVRC Liability Insurance	0.00	250.00	-250.00	0.0%
D03C. Mowing Weeds	0.00	100.00	-100.00	0.0%
D03D. Lawn Mower Maint.	0.00	240.00	-240.00	0.0%
DO3F. Cement Pad	0.00	500.00	-500.00	0.0%
DO3G. Gen. Maint. & Repairs	0.00	300.00	-300.00	0.0%
Total D03. PVRC	407.90	1,990.00	-1,582.10	20.5%
Total D00. Recreation	407.90	1,990.00	-1,582.10	20.5%
F00. Website				
F01. Contractors - Dev & Mtce	150.00	1,355.00	-1,205.00	11.1%
F02. URL/Domain Fee	310.18	100.00	210.18	310.2%
Total F00. Website	460.18	1,455.00	-994.82	31.6%
G00. Liens				
G01. Lien Filing	69.75	350.00	-280.25	19.9%
G03. Administration	457.50	300.00	157.50	152.5%
G04. Credit Report Research	0.00	500.00	-500.00	0.0%
Total G00. Liens	527.25	1,150.00	-622.75	45.8%
J00. Other Projects				
J03.Policies & Procedures	1,310.25	2,400.00	-1,089.75	54.6%
Total J00. Other Projects	1,310.25	2,400.00	-1,089.75	54.6%
K00. General Operating Expenses				
K01. Contractors - Admin Sec	1,027.00	5,980.00	-4,953.00	17.2%
K02. Contractors - Bookkeeper	2,250.00	3,600.00	-1,350.00	62.5%
K03. Contractors - Accountant	125.00	120.00	5.00	104.2%
K06. Office Supplies	554.75	950.00	-395.25	58.4%
K07. Postage and Delivery	372.56	1,200.00	-827.44	31.0%
K08. Monthly Board Meetings	2,226.38	2,855.00	-628.62	78.0%
K10. Cash Advance	0.00			
K11. Rent				
K11B. Storage/Boxes	270.00			
K11. Rent - Other	396.00	540.00	-144.00	73.3%
Total K11. Rent	666.00	540.00	126.00	123.3%
K12. Insurance				
K12A. GLA Board Liability Ins	1,341.00			
K12. Insurance - Other	0.00	1,342.00	-1,342.00	0.0%
Total K12. Insurance	1,341.00	1,342.00	-1.00	99.9%
K13. Taxes	0.00	317.00	-317.00	0.0%
K14. Licenses and Permits	30.00	70.00	-40.00	42.9%
K15. Equipment Repair & Mtce	125.00			
K18. Miscellaneous	42.60			
K19. Quarterly Newsletter	959.40	950.00	9.40	101.0%
Total K00. General Operating Expenses	9,719.89	17,924.00	-8,204.11	54.2%

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Glastonbury Landowner's Association

2010 Budget Variance Report

January through September 2010

	Jan - Sep 10	Budget	$ Over Budget	% of Budget
M00. Annual Meeting/Elections				
M03. Administration	90.00	890.00	-800.00	10.1%
M04. Postage and Delivery	281.75	400.00	-118.25	70.4%
M05. Refreshments	0.00	200.00	-200.00	0.0%
M06. Rent	0.00	75.00	-75.00	0.0%
M07. Miscellaneous	174.27			
M08. Copies	81.96			
Total M00. Annual Meeting/Elections	627.98	1,565.00	-937.02	40.1%
Reconciliation Discrepancies	0.00			
Total Expense	77,779.14	142,635.91	-64,856.77	54.5%
Net Ordinary Income	51,532.38	1,861.09	49,671.29	2,768.9%
Net Income	**51,532.38**	**1,861.09**	**49,671.29**	**2,768.9%**

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Glastonbury Landowners Association, Inc.

Board of Directors Meeting Minutes

October 4, 2010

FINAL

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1. **Call to Order**
   The meeting was called to order by Laura at 7:22 p.m., at St. John's Church.
   PRESENT: Laura Boise (President), Sheridan Stenberg (Treasurer), Alyssa Angelis, Neil Kremer, Daniel O'Connell, Paul Ranttalo, Rich Spallone (aka Rich) and William Smith.
   ABSENT: Richard Bolen (Vice President) aka Richard, Janet Naclerio (Secretary), Clare Parker, and Gerald Dubiel.
   ALSO ATTENDING: Donna Lash (GLA Assistant Administrative Secretary) Danilie Howe, and Valerie O'Connell.

2. **Review Meeting Norms**

3. **Set Agenda**

4. **Approve Meeting Minutes of September 13, 2010**
   Discussion.
   MOTION: Sheridan motioned and Neil seconded to approve the September 13, 2010 minutes. **Motion carried.** (3 abstentions – Laura, Paul and Rich who did not attend the meeting.)

5. **Treasurer Reports - Budget Variance, Check & Deposit – SS**
   UNANIMOUS CONSENT: The Treasurer's reports for September, 2010 were accepted.

6. **Officers' Reports**
   6.1 Update re: collection of pending legal matters for attorney review – LB
   Discussion.
   ACTION ITEM: ***Daniel*** – Compile list of questions about the GLA's compliance with State requirements and take to Executive Committee for recommendations.
   6.2 Proposed Covenant Amendment re: Lien Collections on Foreclosed Properties – LB/SS
   Discussion.
   MOTION: Sheridan motioned, seconded by Rich, to authorize Laura to consult with legal counsel to create a proposal to amend the GLA Covenants and/or Bylaws to allow the GLA to pursue a lien through foreclosure, bankruptcy, or Sheriff's sale.
   Motion carried unanimously.
   ACTION ITEM: ***Laura*** **-** Draft an amendment, using the format of past amendments to the Bylaws and/or Covenants as appropriate, and then seek legal review of the amendment.
   a) **Vote to approve amendment content**
   Discussion.
   UNANIMOUS CONSENT: The Board agreed to approve whatever legal counsel recommends regarding an amendment to either the Bylaws or Covenants that will give the GLA standing to collect on liens at time of property foreclosures, bankruptcy or Sheriff's sale.
   b) **Vote to approve submitting amendment to attorney for review**
   This vote is included in 6.2.a, unanimous agreement (see above).

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c) **Determine when amendment will be mailed to Landowners for vote**
Discussion included the Board's preference to include the amendment vote in the December Newsletter mailing, however, based on the timing and direction from our legal counsel, it may be mailed at another time.

6.3 Proposed contents of December mailing to Landowners – LB
Discussion. Laura reported to the Board the potential contents of the December mailing.

6.4 Review Status of Policies & Procedures, Board Meeting Manual, and November 22 Board Orientation Meeting – LB
Discussion. Laura reported that the new Board Meeting Manual is being prepared for the orientation meeting.

6.5 Proposal to Streamline Administrative Duties & Vote – LB/AA
Discussion. Laura presented a proposal to create a Managerial Committee to oversee and facilitate administrative duties on behalf of the Board. Alyssa presented a document outlining the tasks the committee would oversee and facilitate in addition to the financial and other benefits this new committee would offer to the GLA.
MOTION: Sheridan motioned, seconded by Neil, to form the Managerial Committee which will perform duties as outlined in the "Managerial Committee Overview" document as presented by Alyssa at the October 4 Meeting, with the understanding that adjustments to the Committee's purpose and its duties may be modified as needed and approved of by the Board. **Motion carried unanimously.**
ACTION ITEM: ***Alyssa*** – Send updated Managerial Committee document to Donna for inclusion with the minutes.

7. UNFINISHED BUSINESS

7.1 Road and Weed Committee – WS/RS

7.1.1 Report on Encroachment Letter to Landowners re: Easements/Driveway - WS/RS
Discussion.
ACTION ITEM: ***Sheridan*** – Send copy of draft letter to all Board Members.
ACTION ITEM: ***Board*** – Review William's Encroachment Letter and send comments or suggestions to William.

7.1.2 Follow-up on Quonset Hut
Discussion.
UNANIMOUS CONSENT: The Board agreed that the Quonset Hut will have the north end open and the south end closed with doors.

7.2 Website Committee – DO

7.2.1 Discuss & Vote on Final Upgrades to Website
Discussion. Daniel reported that password access for Landowners is not necessary due to the nature of the information being made available on the website, which at this time, is not confidential or private.
UNANIMOUS CONSENT: The new version of the website will not be made accessible to the community until all content has been reviewed by the Managerial Committee and approved by the Board.
ACTION ITEM: ***Managerial Committee*** – Review website content and provide updated or corrected information to Daniel for placing on new website.

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7.2.2 Discuss & Vote on How to Handle Old Unused Domain Names (added to agenda)

Discussion.

MOTION: Alyssa motioned and Daniel seconded to not renew the unused domain names that had been reserved for possible use. **Motion carried unanimously.**

7.2.3 Discuss & Vote on Renewing Current Domain Names for 3–5 yrs (added to agenda)

Daniel reviewed with the Board that our new website hosting service, provided by Web Faction, was working well for our needs. He recommended that we continue to use them to host our website for years to come, and that we could receive a discount on the cost by purchasing a 5-year subscription. Discussion.

MOTION: Alyssa motioned, seconded by Rich, to commit to web hosting with Web Faction at the discounted cost of $330 for 5 years. **Motion carried unanimously.**

7.2.4 Discuss & vote on debit card for on-line & over-phone renewals (added to agenda)

Daniel reviewed the circumstances where it was most expedient to be able to make online purchases for the GLA via a debit card. Discussion.

MOTION: Alyssa motioned, seconded by Daniel, that the GLA will acquire a debit card to be used for on-line and phone purchases; any such purchases shall be pre-approved by the Board, and overseen and accounted for by the Treasurer. **Motion carried unanimously.**

ACTION ITEM: ***Sheridan & Managerial Committee*** – Work together to develop letter to the GLA's bank providing Board motion documentation showing debit card acquisition approval; apply for debit card; inform bookkeeper regarding debit card.

8. NEW BUSINESS

8.1 Project Review Committee – AA/RS

8.1.1 Parcel 40, Lot 1 (NG)/Lisa & William Buford: Modification of Addition Placement

Discussion.

UNANIMOUS AGREEMENT – The Board approved the new location of the addition on Parcel 40, Lot 1 (NG)/Lisa & William Buford with the condition that any disturbed land is reseeded.

ACTION ITEM – ***Alyssa & Managerial Committee*** – Send preliminary approval to Lisa & William Buford

8.2 PVRC Committee – LB/JN

8.2.1 Vote on Funds re: Pad Preparation for Chain Link Fencing Donated to the PVRC – LB

Laura reviewed that $500 had been budgeted for 2010, but that it would take an additional $300 toward preparing an area as a first step in the utilization of the donated chain link fencing. Discussion.

MOTION: Alyssa motioned, seconded by William, to allocate $300 in additional funds from what is remaining in the 2010 budget toward preparation of the area for utilization of chain link fencing for the PVRC. **Motion carried unanimously.**

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8.4 Budget Committee – SS/JN/LB/RB/WS/AA

8.4.1 Report on 2011 Budget Planning – LB
A proposed budget from the Budget Planning Committee for 2011 was distributed and discussed by the Board.

8.4.2 Vote re: Using 2010 Road Budget Surplus for Fall Grading
Discussion included that 2010 budget money for the roads should be paid to contractors before the year ends so that our budget is balanced for 2010.
UNANIMOUS CONSENT: Approximately $7,000 that is remaining in the current 2010 budget will be allocated to the Fall grading so that it is not carried over to next year's budget.

8.4.3 Vote to Approve 2011 Budget
It was reported that the Quonset Hut requires more money to install than originally estimated.
MOTION: Sheridan motioned, seconded by Alyssa, to adopt the 2011 budget as clarified and amended during the meeting to include an additional $1,860 toward the Quonset Hut installation. **Motion carried unanimously.**

8.5 Election Committee – SS/Board

8.5.1 Planning re: Volunteers for Election Mailing
Tabled.

8.5.2 Planning re: Volunteers for Annual Meeting, November 13, 2010
Discussion.
ACTION ITEM: ***All Board Members*** – Assist in Annual Meeting setup by arriving an hour ahead of time on November 13, 2010.

9. Comment Period for Visiting Landowners
Val offered comments and suggestions to the Board on issues that have been noted by the Board in past meetings.

10. Adjournment: The meeting adjourned at 10:08 pm.

11. Next Meeting: November 8, 2010, 6:45 pm., St. John's Church.

File: MtgMins 10 04 10
Draft (s): 10 23 10 - FINAL
Final Approval: 10 04 10

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Glastonbury Landowners Association, Inc.

Board of Directors Meeting Agenda

October 4, 2010 6:45 p.m.

Second Update 10/ 04/10 4:30 p.m.

1. Call to order, opening
2. Review Meeting Norms
3. Set agenda
4. Approve September 13, 2010 Meeting Minutes
5. Treasurer's Report – Budget Variance, Check & Deposit – SS
6. Officer Reports
   - 6.1 Update re: collection of pending legal matters for attorney review – LB (7 min)
   - 6.2 Proposed Covenant amendment re: lien collections on foreclosed properties – LB/SS (15 min)
     - a) Vote to approve amendment content
     - b) Vote to approve submitting amendment to attorney for review
     - c) Vote to determine when amendment will be mailed to Landowners for vote
   - 6.3 Proposed contents of December mailing to landowners – LB (2 min)
   - 6.4 Review Status of Policies & Procedures, New Board Meeting Manual and December 12 Board Orientation Meeting - LB (4 min)
   - 6.5 Proposal to streamline administrative duties & Vote – LB/AA
7. UNFINISHED BUSINESS
   - 7.1 Road and Weed Committee – WS/RS
     - 7.1.1 Report on encroachment letter to landowners re: easements/driveway - WS/RS (2 min)
   - 7.2 Website Committee – DO
     - 7.2.1 Discuss & vote on final upgrades to website – DO (3 min)
     - 7.2.2 Discuss & vote on not renewing old domain names – DO (3min)
     - 7.2.3 Discuss & vote on Renewing current domain for 3-5 yrs – DO (3min)
     - 7.2.4 Discuss & vote on debit card for on-line & over phone renewals – DO
8. NEW BUSINESS
   - 8.1 Project Review Committee –AA/RS
     - 8.1.1 Parcel 40-1 (NG)/Lisa & William Buford: Modification of Addition Placement – WS (5 min)
   - 8.2 PVRC Committee – LB/JN
     - 8.2.1 Vote on funds re: pad preparation for chain link fencing donated to the PVRC – LB (3 min)
   - 8.4 Budget Committee – SS/JN/LB/RB/WS/AA (15 min)
     - 8.4.1 Report on 2011 Budget Planning - LB
     - 8.4.2 Vote re: using road budget surplus for fall grading – LB/WS
     - 8.4.3 Vote to approve 2011 Budget
   - 8.5 Election Committee – SS/Board
     - 8.5.1 Planning re: Volunteers for Election Mailing – SS (2 min)
     - 8.5.2 Planning re: Volunteers for Annual Meeting – SS (3 min)
9. Comment Period for Visiting Landowners
10. Adjournment
11. Next Board Meeting: November 8, 2010, 6:45 p.m. at St. John's Church. (REMINDER: Annual GLA Landowners Meeting/Elections tales place on Saturday, November 13, 2010, 8:45 a.m. – Noon, Emigrant Hall)

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Glastonbury Landowner's Association

2010 Budget Variance Report

January through September 2010

	Jan - Sep 10	Budget	$ Over Budget	% of Budget
Ordinary Income/Expense				
Income				
100. Parcel Assessment Fees				
105. Dwelling 2003	110.90			
106. Dwelling 2004	11.60			
110. NG Dwelling 2008	485.96			
110. SG Dwelling 2008	269.29			
111. NG Dwelling 2009	1,952.39			
111. SG Dwelling 2009	1,996.05			
112. NG Dwelling 2010	18,828.81	26,454.00	-7,625.19	71.2%
112. SG Dwelling 2010	15,961.95	18,622.00	-2,660.05	85.7%
129. Land 2003	150.89			
130. Land 2004	245.73			
131. Land 2005	132.00			
132. Land 2006	132.00			
133. Land 2007	275.14			
134. NG Land 2008	457.18			
134. SG Land 2008	572.05			
135. NG Land 2009	2,243.38			
135. SG Land 2009	2,779.04			
136. NG Land 2010	23,582.49	29,765.00	-6,182.51	79.2%
136. SG Land 2010	27,179.38	33,012.00	-5,832.62	82.3%
150. GAV	7,019.25	9,359.00	-2,339.75	75.0%
160. Finance Chrgs Late Accnts	740.05			
161. Penalties Late Accounts	343.68			
Total 100. Parcel Assessment Fees	105,469.21	117,212.00	-11,742.79	90.0%
200. Project Review Fees				
201. Application Fee	250.00			
202. IF - House	850.00			
203. IF - Structures 200/800sf	300.00			
204. IF - Structures Over 800sf	350.00			
205. IF - Well	75.00			
206. IF - Driveway	150.00			
207. IF - Septic	150.00			
209. IF - Mobile Home	100.00			
213. IF - Minor Variance	50.00			
218. Mileage Impact Fee	335.00			
200. Project Review Fees - Other	0.00	3,325.00	-3,325.00	0.0%
Total 200. Project Review Fees	2,610.00	3,325.00	-715.00	78.5%
300. Roads				
301. CUT - Road Paving Loan	1,131.95	2,200.00	-1,068.05	51.5%
Total 300. Roads	1,131.95	2,200.00	-1,068.05	51.5%
400. Liens				
401. Landowner Filing Fee	100.00			
Total 400. Liens	100.00			
500. Interest Earned				
501. Savings Interest	49.52			
500. Interest Earned - Other	0.00	100.00	-100.00	0.0%
Total 500. Interest Earned	49.52	100.00	-50.48	49.5%
700. Other Income				
703. Website Reality Listing	15.00			
708. Sale of computer	600.00			
Total 700. Other Income	615.00			

GLA 02826

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Glastonbury Landowner's Association

2010 Budget Variance Report

January through September 2010

	Jan - Sep 10	Budget	$ Over Budget	% of Budget
Expense				
A00. Roads & Weeds				
A02. Contractors - Snow Removal				
A02A. North Glastonbury	100.00			
A02B. South Glastonbury	100.00			
A02C. High South Glastonbury	675.00			
A02. Contractors - Snow Removal - Other	0.00	4,000.00	-4,000.00	0.0%
Total A02. Contractors - Snow Removal	875.00	4,000.00	-3,125.00	21.9%
A03. Contractors - Weed Contrl	2,126.00	3,700.00	-1,574.00	57.5%
A05. Equipment Reg & Ins	2,684.00	2,500.00	184.00	107.4%
A06. Equipment Mtce				
A06. Truck #2	380.00			
A06. Equipment Mtce - Other	0.00	1,500.00	-1,500.00	0.0%
Total A06. Equipment Mtce	380.00	1,500.00	-1,120.00	25.3%
A08. Road Improvement Loan	22,668.96	30,225.00	-7,556.04	75.0%
A09. Administration	44.01	155.00	-110.99	28.4%
A11. Miscellaneous				
A11A. Fuel	182.13	800.00	-617.87	22.8%
A11B. Sand	0.00	500.00	-500.00	0.0%
A11E. Quonset Hut Asset Expense	3,600.00	3,500.00	100.00	102.9%
A11. Miscellaneous - Other	600.00			
Total A11. Miscellaneous	4,382.13	4,800.00	-417.87	91.3%
A12. Contractors - NG Road Wrk				
A12A. Aquarius Lane	500.00			
A12B. Aries Drive	924.00			
A12C. Capricorn Drive	2,409.00			
A12F. Gemini Road	1,229.00			
A12H-1. Orion Way Flood	450.00			
A12H. Orion Way	300.00			
A12I. Pisces Way	200.00			
A12J. Sirius Drive	930.00			
A12K. Taurus Road	929.00			
A12L. Venus Way	1,209.00			
A12W. Mowing North Glastonbury	0.00	300.00	-300.00	0.0%
A12X. Payback general fund	0.00	2,000.00	-2,000.00	0.0%
A12. Contractors - NG Road Wrk - Other	0.00	12,000.00	-12,000.00	0.0%
Total A12. Contractors - NG Road Wrk	9,080.00	14,300.00	-5,220.00	63.5%
A13. Contractors - SG Road Wrk				
A13B. Arcturus Drive	5,670.00			
A13D. Leo Drive	1,100.00			
A13E. Leo Lane	510.00			
A13G. Hercules Road	5,375.00			
A13J. Sagittarius Skyway	950.00			
A13W. Mowing South Glastonbury	0.00	300.00	-300.00	0.0%
A13. Contractors - SG Road Wrk - Other	0.00	14,000.00	-14,000.00	0.0%
Total A13. Contractors - SG Road Wrk	13,605.00	14,300.00	-695.00	95.1%
A14. Roads/Common Land Ins	5,472.14	5,528.00	-55.86	99.0%
A15. Contingency Fund	324.00	2,000.00	-1,676.00	16.2%
Total A00. Roads & Weeds	61,641.24	83,008.00	-21,366.76	74.3%
A12. ChSeal Investor2010pymt	0.00	19,798.91	-19,798.91	0.0%
B00. Project Review				
B01. Contractors	0.00	2,600.00	-2,600.00	0.0%
B03 Sanitation Bond Refunds	1,327.50			
B04. Administration	0.00	725.00	-725.00	0.0%
Total B00. Project Review	1,327.50	3,325.00	-1,997.50	39.9%
C00-1 Legal Fees Contingency Fu	0.00	3,000.00	-3,000.00	0.0%

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Glastonbury Landowner's Association

2010 Budget Variance Report

January through September 2010

	Jan - Sep 10	Budget	$ Over Budget	% of Budget
C00. Community/Complaints				
C01. Contractors	0.00	1,800.00	-1,800.00	0.0%
C03. Administration	211.00			
C04. Legal Fees	267.50	870.00	-602.50	30.7%
C05. Miscellaneous/copies	0.00	175.00	-175.00	0.0%
Total C00. Community/Complaints	478.50	2,845.00	-2,366.50	16.8%
COO-2 Gen Op/Subcontractors				
COO-2.01 Gen. Managerial Duties	0.00	1,800.00	-1,800.00	0.0%
COO-2.02 Virtual Message/phone	179.45	700.00	-520.55	25.6%
COO-2.03 Virtual Message set-up	1,099.00	1,500.00	-401.00	73.3%
COO-2.04 copies & postage	0.00	175.00	-175.00	0.0%
Total COO-2 Gen Op/Subcontractors	1,278.45	4,175.00	-2,896.55	30.6%
D00. Recreation				
D03. PVRC				
D03A. PVRC Electricity	407.90	600.00	-192.10	68.0%
D03B. PVRC Liability Insurance	0.00	250.00	-250.00	0.0%
D03C. Mowing Weeds	0.00	100.00	-100.00	0.0%
D03D. Lawn Mower Maint.	0.00	240.00	-240.00	0.0%
DO3F. Cement Pad	0.00	500.00	-500.00	0.0%
DO3G. Gen. Maint. & Repairs	0.00	300.00	-300.00	0.0%
Total D03. PVRC	407.90	1,990.00	-1,582.10	20.5%
Total D00. Recreation	407.90	1,990.00	-1,582.10	20.5%
F00. Website				
F01. Contractors - Dev & Mtce	150.00	1,355.00	-1,205.00	11.1%
F02. URL/Domain Fee	310.18	100.00	210.18	310.2%
Total F00. Website	460.18	1,455.00	-994.82	31.6%
G00. Liens				
G01. Lien Filing	69.75	350.00	-280.25	19.9%
G03. Administration	457.50	300.00	157.50	152.5%
G04. Credit Report Research	0.00	500.00	-500.00	0.0%
Total G00. Liens	527.25	1,150.00	-622.75	45.8%
J00. Other Projects				
J03.Policies & Procedures	1,310.25	2,400.00	-1,089.75	54.6%
Total J00. Other Projects	1,310.25	2,400.00	-1,089.75	54.6%
K00. General Operating Expenses				
K01. Contractors - Admin Sec	1,027.00	5,980.00	-4,953.00	17.2%
K02. Contractors - Bookkeeper	2,250.00	3,600.00	-1,350.00	62.5%
K03. Contractors - Accountant	125.00	120.00	5.00	104.2%
K06. Office Supplies	554.75	950.00	-395.25	58.4%
K07. Postage and Delivery	372.56	1,200.00	-827.44	31.0%
K08. Monthly Board Meetings	2,226.38	2,855.00	-628.62	78.0%
K10. Cash Advance	0.00			
K11. Rent				
K11B. Storage/Boxes	270.00			
K11. Rent - Other	396.00	540.00	-144.00	73.3%
Total K11. Rent	666.00	540.00	126.00	123.3%
K12. Insurance				
K12A. GLA Board Liability Ins	1,341.00			
K12. Insurance - Other	0.00	1,342.00	-1,342.00	0.0%
Total K12. Insurance	1,341.00	1,342.00	-1.00	99.9%
K13. Taxes	0.00	317.00	-317.00	0.0%
K14. Licenses and Permits	30.00	70.00	-40.00	42.9%
K15. Equipment Repair & Mtce	125.00			
K18. Miscellaneous	42.80			
K19. Quarterly Newsletter	959.40	950.00	9.40	101.0%
Total K00. General Operating Expenses	9,719.89	17,924.00	-8,204.11	54.2%

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Glastonbury Landowner's Association

2010 Budget Variance Report

January through September 2010

	Jan - Sep 10	Budget	$ Over Budget	% of Budget
M00. Annual Meeting/Elections				
M03. Administration	90.00	890.00	-800.00	10.1%
M04. Postage and Delivery	281.75	400.00	-118.25	70.4%
M05. Refreshments	0.00	200.00	-200.00	0.0%
M06. Rent	0.00	75.00	-75.00	0.0%
M07. Miscellaneous	174.27			
M08. Copies	81.96			
Total M00. Annual Meeting/Elections	627.98	1,565.00	-937.02	40.1%
Reconciliation Discrepancies	0.00			
Total Expense	77,779.14	142,635.91	-64,856.77	54.5%
Net Ordinary Income	51,532.38	1,861.09	49,671.29	2,768.9%
Net Income	**51,532.38**	**1,861.09**	**49,671.29**	**2,768.9%**

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Glastonbury Landowner's Association

2010 Budget Variance Report

January through October 2010

	Jan - Oct 10	Budget	$ Over Budget	% of Budget
Ordinary Income/Expense				
Income				
100. Parcel Assessment Fees				
105. Dwelling 2003	110.90			
106. Dwelling 2004	29.10			
110. NG Dwelling 2008	485.96			
110. SG Dwelling 2008	269.29			
111. NG Dwelling 2009	1,952.39			
111. SG Dwelling 2009	2,120.96			
112. NG Dwelling 2010	20,531.99	26,454.00	-5,922.01	77.6%
112. SG Dwelling 2010	16,600.45	18,622.00	-2,021.55	89.1%
129. Land 2003	150.89			
130. Land 2004	269.11			
131. Land 2005	186.12			
132. Land 2006	132.00			
133. Land 2007	492.64			
134. NG Land 2008	457.18			
134. SG Land 2008	905.28			
135. NG Land 2009	2,243.38			
135. SG Land 2009	3,294.45			
136. NG Land 2010	25,395.23	29,765.00	-4,369.77	85.3%
136. SG Land 2010	28,536.69	33,012.00	-4,475.31	86.4%
150. GAV	9,359.00	9,359.00	0.00	100.0%
160. Finance Chrgs Late Accnts	801.40			
161. Penalties Late Accounts	380.23			
Total 100. Parcel Assessment Fees	114,704.64	117,212.00	-2,507.36	97.9%
200. Project Review Fees				
201. Application Fee	250.00			
202. IF - House	850.00			
203. IF - Structures 200/800sf	300.00			
204. IF - Structures Over 800sf	350.00			
205. IF - Well	75.00			
206. IF - Driveway	150.00			
207. IF - Septic	150.00			
209. IF - Mobile Home	100.00			
213. IF - Minor Variance	50.00			
218. Mileage Impact Fee	335.00			
200. Project Review Fees - Other	0.00	3,325.00	-3,325.00	0.0%
Total 200. Project Review Fees	2,610.00	3,325.00	-715.00	78.5%
300. Roads				
301. CUT - Road Paving Loan	1,131.95	2,200.00	-1,068.05	51.5%
Total 300. Roads	1,131.95	2,200.00	-1,068.05	51.5%
400. Liens				
401. Landowner Filing Fee	100.00			
Total 400. Liens	100.00			
500. Interest Earned				
501. Savings Interest	54.22			
500. Interest Earned - Other	0.00	100.00	-100.00	0.0%
Total 500. Interest Earned	54.22	100.00	-45.78	54.2%
700. Other Income				
701. Miscellaneous	5.00			
703. Website Reality Listing	15.00			
708. Sale of computer	1,100.00			
Total 700. Other Income	1,120.00			

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Glastonbury Landowner's Association

2010 Budget Variance Report

January through October 2010

	Jan - Oct 10	Budget	$ Over Budget	% of Budget
800. NG Chip Seal Income				
801. Chip Seal-1 payment/dwell	847.75			
803. ChipSeal- 5 payments/dwel	14,229.73	18,050.00	-3,820.27	78.8%
804. ChipSeal-5 payments/land	2,569.16	3,610.00	-1,040.84	71.2%
805. ChipSeal GAV- 5 payments	3,103.00			
Total 800. NG Chip Seal Income	20,749.64	21,660.00	-910.36	95.8%
Total Income	140,470.45	144,497.00	-4,026.55	97.2%
Expense				
A00. Roads & Weeds				
A02. Contractors - Snow Removal				
A02A. North Glastonbury	100.00			
A02B. South Glastonbury	100.00			
A02C. High South Glastonbury	675.00			
A02. Contractors - Snow Removal - Other	0.00	4,000.00	-4,000.00	0.0%
Total A02. Contractors - Snow Removal	875.00	4,000.00	-3,125.00	21.9%
A03. Contractors - Weed Contrl	2,126.00	3,700.00	-1,574.00	57.5%
A05. Equipment Reg & Ins	2,684.00	2,500.00	184.00	107.4%
A06. Equipment Mtce				
A06. Truck #2	380.00			
A06. Equipment Mtce - Other	0.00	1,500.00	-1,500.00	0.0%
Total A06. Equipment Mtce	380.00	1,500.00	-1,120.00	25.3%
A08. Road Improvement Loan	22,668.96	30,225.00	-7,556.04	75.0%
A09. Administration	44.01	155.00	-110.99	28.4%
A11. Miscellaneous				
A11A. Fuel	182.13	800.00	-617.87	22.8%
A11B. Sand	0.00	500.00	-500.00	0.0%
A11E. Quonset Hut Asset Expense	3,600.00	3,500.00	100.00	102.9%
A11. Miscellaneous - Other	600.00			
Total A11. Miscellaneous	4,382.13	4,800.00	-417.87	91.3%
A12. Contractors - NG Road Wrk				
A12A. Aquarius Lane	500.00			
A12B. Aries Drive	924.00			
A12C. Capricorn Drive	2,409.00			
A12F. Gemini Road	1,229.00			
A12H-1. Orion Way Flood	450.00			
A12H. Orion Way	300.00			
A12I. Pisces Way	200.00			
A12J. Sirius Drive	930.00			
A12K. Taurus Road	929.00			
A12L. Venus Way	1,209.00			
A12W. Mowing North Glastonbury	0.00	300.00	-300.00	0.0%
A12X. Payback general fund	0.00	2,000.00	-2,000.00	0.0%
A12Y. ChSeal Investors payments	0.00	19,807.91	-19,807.91	0.0%
A12. Contractors - NG Road Wrk - Other	0.00	12,000.00	-12,000.00	0.0%
Total A12. Contractors - NG Road Wrk	9,080.00	34,107.91	-25,027.91	26.6%
A13. Contractors - SG Road Wrk				
A13B. Arcturus Drive	5,670.00			
A13D. Leo Drive	1,100.00			
A13E. Leo Lane	510.00			
A13G. Hercules Road	5,375.00			
A13J. Sagittarius Skyway	950.00			
A13W. Mowing South Glastonbury	0.00	300.00	-300.00	0.0%
A13. Contractors - SG Road Wrk - Other	0.00	14,000.00	-14,000.00	0.0%
Total A13. Contractors - SG Road Wrk	13,605.00	14,300.00	-695.00	95.1%
A14. Roads/Common Land Ins	5,472.14	5,528.00	-55.86	99.0%
A15. Contingency Fund	324.00	2,000.00	-1,676.00	16.2%
Total A00. Roads & Weeds	61,641.24	102,815.91	-41,174.67	60.0%

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Glastonbury Landowner's Association

2010 Budget Variance Report

January through October 2010

	Jan - Oct 10	Budget	$ Over Budget	% of Budget
B00. Project Review				
B01. Contractors	0.00	2,600.00	-2,600.00	0.0%
B03 Sanitation Bond Refunds	1,577.50			
B04. Administration	0.00	725.00	-725.00	0.0%
Total B00. Project Review	1,577.50	3,325.00	-1,747.50	47.4%
C00-1 Legal Fees Contingency Fu	0.00	3,000.00	-3,000.00	0.0%
C00. Community/Complaints				
C01. Contractors	0.00	1,800.00	-1,800.00	0.0%
C03. Administration	211.00			
C04. Legal Fees	267.50	870.00	-602.50	30.7%
C05. Miscellaneous/copies	0.00	175.00	-175.00	0.0%
Total C00. Community/Complaints	478.50	2,845.00	-2,366.50	16.8%
COO-2 Gen Op/Subcontractors				
COO-2.01 Gen. Managerial Duties	0.00	1,800.00	-1,800.00	0.0%
COO-2.02 Virtual Message/phone	179.45	700.00	-520.55	25.6%
COO-2.03 Virtual Message set-up	1,099.00	1,500.00	-401.00	73.3%
COO-2.04 copies & postage	0.00	175.00	-175.00	0.0%
Total COO-2 Gen Op/Subcontractors	1,278.45	4,175.00	-2,896.55	30.6%
D00. Recreation				
D03. PVRC				
D03A. PVRC Electricity	467.01	600.00	-132.99	77.8%
D03B. PVRC Liability Insurance	0.00	250.00	-250.00	0.0%
D03C. Mowing Weeds	0.00	100.00	-100.00	0.0%
D03D. Lawn Mower Maint.	0.00	240.00	-240.00	0.0%
DO3F. Cement Pad	0.00	500.00	-500.00	0.0%
DO3G. Gen. Maint. & Repairs	85.32	300.00	-214.68	28.4%
Total D03. PVRC	552.33	1,990.00	-1,437.67	27.8%
Total D00. Recreation	552.33	1,990.00	-1,437.67	27.8%
F00. Website				
F01. Contractors - Dev & Mtce	150.00	1,355.00	-1,205.00	11.1%
F02. URL/Domain Fee	371.45	100.00	271.45	371.5%
Total F00. Website	521.45	1,455.00	-933.55	35.8%
G00. Liens				
G01. Lien Filing	69.75	350.00	-280.25	19.9%
G03. Administration	457.50	300.00	157.50	152.5%
G04. Credit Report Research	0.00	500.00	-500.00	0.0%
Total G00. Liens	527.25	1,150.00	-622.75	45.8%
J00. Other Projects				
J03.Policies & Procedures	1,872.75	2,400.00	-527.25	78.0%
Total J00. Other Projects	1,872.75	2,400.00	-527.25	78.0%
K00. General Operating Expenses				
K01. Contractors - Admin Sec	1,027.00	5,980.00	-4,953.00	17.2%
K02. Contractors - Bookkeeper	2,677.50	3,600.00	-922.50	74.4%
K03. Contractors - Accountant	125.00	120.00	5.00	104.2%
K06. Office Supplies	598.95	950.00	-351.05	63.0%
K07. Postage and Delivery	576.63	1,200.00	-623.37	48.1%
K08. Monthly Board Meetings	2,825.98	2,855.00	-29.02	99.0%
K10. Cash Advance	0.00			
K11. Rent				
K11B. Storage/Boxes	270.00			
K11. Rent - Other	396.00	540.00	-144.00	73.3%
Total K11. Rent	666.00	540.00	126.00	123.3%
K12. Insurance				
K12A. GLA Board Liability Ins	1,341.00			
K12. Insurance - Other	0.00	1,342.00	-1,342.00	0.0%
Total K12. Insurance	1,341.00	1,342.00	-1.00	99.9%
K13. Taxes	0.00	317.00	-317.00	0.0%
K14. Licenses and Permits	30.00	70.00	-40.00	42.9%

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Glastonbury Landowner's Association

2010 Budget Variance Report

January through October 2010

	Jan - Oct 10	Budget	$ Over Budget	% of Budget
K15. Equipment Repair & Mtce	125.00			
K18. Miscellaneous	42.80			
K19. Quarterly Newsletter	1,188.98	950.00	238.98	125.2%
Total K00. General Operating Expenses	11,224.84	17,924.00	-6,699.16	62.6%
M00. Annual Meeting/Elections				
M03. Administration	90.00	890.00	-800.00	10.1%
M04. Postage and Delivery	440.59	400.00	40.59	110.1%
M05. Refreshments	0.00	200.00	-200.00	0.0%
M06. Rent	75.00	75.00	0.00	100.0%
M07. Miscellaneous	174.27			
M08. Copies	81.96			
Total M00. Annual Meeting/Elections	861.82	1,565.00	-703.18	55.1%
Reconciliation Discrepancies	0.00			
Total Expense	80,536.13	142,644.91	-62,108.78	56.5%
Net Ordinary Income	59,934.32	1,852.09	58,082.23	3,236.0%
Net Income	59,934.32	1,852.09	58,082.23	3,236.0%

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Glastonbury Landowners Association, Inc.

North Glastonbury Chip Sealing Project Tally as of October 31, 2010

Total for the Job paid to contractors	$121,876
Used extra 2009 NG Road Budget	- 3,969
Paid to contractors from funds	**$117,907**

NG Chip Income as of 12-31-2009

From 4 investors	$42,500
From Landowners	+55,384
Total Income	**$97,884**

	$117,907
	-97,884
Borrowed from General Fund	**$20,023**

Proposal for paying back the General Fund, accepted by the GLA Board:
Of the $20,023 that was borrowed in 2009, $10,000 was from NG funds and $10,000 from SG funds. **$2,000 per year for 5 years** (2010 – 2015) from NG Road Budget will not be spent and returned to SG and the general fund.

Expected Chip Income in 2010	**$22,388**	**2011 income**	**$22,388**
Collected as of 10-31-2010	**$20,431**	**2011 investor payments**	**- 9,808**
July 2010 payments (see below)	**$19,808**	**Balance 2011 NG road work**	**$12,105**

A Fifth Investor paid **$6,000** in December 2009. This money was put into Savings as reserve for the payback of investors in 2010, if needed. As of July 2010 we needed to use $2,164.11 of this $6,000 leaving $3,835.89 in savings.

Investor Payments in July 2010:

Investor #1	$4,033.54
Investor #2	$4,619.50
Investor #3	$1,154.87
Investor #4	$10,000.00 – full payoff-no interest
Total	**$19,807.91**

Investor Payments July 2011

Investor #1	$4,033.54 – paid in full
Investor #2	$4,619.50
Investor #3	$1,154.87
Total	**$9,807.91**

Investor Payments July 2012

Investor #2	$4,619.50
Investor #3	$1,154.87
Investor #5	$6,945.75
Total	**$12,789.12**

Investor Payments July 2013 & 2014

Investor #2	$4,619.50
Investor #3	$1,154.87
Total per year	**$5,843.37**

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Glastonbury Landowners Association, Inc.

Road and Weed Committee Activities and Expenses as of Oct. 30, 2010

Prepared for November 13, 2010 Annual Meeting

Snow Plowing	$875
Weed Control	$2,126
Equipment Registration & Insurance	$2,684
Equipment Maintenance	$380
Road Paving Loan	$30,225
Administration - Hunting Flyers	$44
Fuel	$182
Repair NG Guardrail (paid for by the driver's Ins. Co.)	$600
Quonset Hut Assembly	$3,600
Roads/common land liability insurance	$5,472
South Glastonbury gravel & grading	$13,605
North Glastonbury gravel & grading	$9,080
Fence Repair, High South Glastonbury	$324
Total	**$69,197**

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Glastonbury Landowners Association, Inc.

Board of Directors Meeting Agenda

December 13, 2010 - 6:45 p.m.

1. Call to order, opening
2. Review Meeting Norms
3. Set agenda
4. Approve November 8, 2010 Meeting Minutes
5. Treasurer's Reports – Budget Variance, Check & Deposit – SS
6. Officer Reports
   6.2 Changing Board Orientation Meeting date to March – LB (1 min)
7. UNFINISHED BUSINESS
   7.1 Managerial Subcommittee – LB/AA
      7.1.1 Status of Complaints – RB (3 min)
      7.1.2 Status of Items for Attorney Review (1 min)
      7.1.3 December Newsletter – LB/AA (5 min)
         a) Review article topics & articles-due timeline
         b) Mailing preparation date and volunteers
8. NEW BUSINESS
   8.1 Managerial Committee – LB/AA
      8.1.2. Review/discuss Don McCue's 12/7/10 hang-gliding request – LB/AA (5–10 min)
   8.2 Project Review Committee – AA/RS
      8.2.1 Lot 25-E (SG) – K. Rakela: Update on variance request – AA (2 min)
      8.2.2 Lot 28-C (NG) – Kraig Kolberg: Update on 11/8/10 application to install single-wide mobile home – AA (1 min)
   8.3 Roads & Weeds Committee – WS/RS
      8.3.1 Report on snowplowing for November blizzard – WS/RS (5 min)
   8.4 Community Committee
      8.4.1 Proposal/Vote to form "Emergency Preparedness Subcommittee" – WS/LB (15 min)
         8.4.1.1 Proposal/vote to hold "GLA Emergency Preparedness" special meeting with GLA Board and Landowners in January 2011
            a) Meeting date
            b) Meeting agenda topics & assignments
            c) Meeting notification methods (i.e. Dec. newsletter, telephone tree, posters)
   8.5 Election Committee – SS/Board
      8.5.1 Review 2010 Annual Meeting/Elections – SS/Board (3 min)
9. Comment Period for Visiting Landowners
10. Adjournment
11. Next Board Meeting: January 10, 2011, 6:45 p.m. at St. John's Church

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Glastonbury Landowner's Association

2010 Budget Variance Report

January through November 2010

	Jan - Nov 10	Budget	$ Over Budget	% of Budget
Ordinary Income/Expense				
Income				
100. Parcel Assessment Fees				
105. Dwelling 2003	110.90			
106. Dwelling 2004	46.60			
110. NG Dwelling 2008	485.96			
110. SG Dwelling 2008	281.93			
111. NG Dwelling 2009	1,987.39			
111. SG Dwelling 2009	2,170.81			
112. NG Dwelling 2010	21,541.46	26,454.00	-4,912.54	81.4%
112. SG Dwelling 2010	17,153.45	18,622.00	-1,468.55	92.1%
129. Land 2003	150.89			
130. Land 2004	286.61			
131. Land 2005	186.12			
132. Land 2006	132.00			
133. Land 2007	492.64			
134. NG Land 2008	457.18			
134. SG Land 2008	917.93			
135. NG Land 2009	2,278.38			
135. SG Land 2009	3,344.31			
136. NG Land 2010	26,404.71	29,765.00	-3,360.29	88.7%
136. SG Land 2010	29,280.69	33,012.00	-3,731.31	88.7%
150. GAV	9,359.00	9,359.00	0.00	100.0%
160. Finance Chrgs Late Accnts	801.40			
161. Penalties Late Accounts	380.23			
Total 100. Parcel Assessment Fees	118,250.59	117,212.00	1,038.59	100.9%
200. Project Review Fees				
201. Application Fee	275.00			
202. IF - House	850.00			
203. IF - Structures 200/800sf	300.00			
204. IF - Structures Over 800sf	350.00			
205. IF - Well	75.00			
206. IF - Driveway	150.00			
207. IF - Septic	150.00			
209. IF - Mobile Home	100.00			
213. IF - Minor Variance	50.00			
218. Mileage Impact Fee	335.00			
200. Project Review Fees - Other	0.00	3,325.00	-3,325.00	0.0%
Total 200. Project Review Fees	2,635.00	3,325.00	-690.00	79.2%
300. Roads				
301. CUT - Road Paving Loan	1,487.10	2,200.00	-712.90	67.6%
Total 300. Roads	1,487.10	2,200.00	-712.90	67.6%
400. Liens				
401. Landowner Filing Fee	100.00			
Total 400. Liens	100.00			
500. Interest Earned				
501. Savings Interest	54.22			
500. Interest Earned - Other	0.00	100.00	-100.00	0.0%
Total 500. Interest Earned	54.22	100.00	-45.78	54.2%
700. Other Income				
701. Miscellaneous	5.00			
703. Website Reality Listing	15.00			
708. Sale of computer	1,100.00			
Total 700. Other Income	1,120.00			

GLA 02839

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Glastonbury Landowner's Association

2010 Budget Variance Report

January through November 2010

	Jan - Nov 10	Budget	$ Over Budget	% of Budget
800. NG Chip Seal Income				
801. Chip Seal-1 payment/dwell	847.75			
803. ChipSeal- 5 payments/dwel	14,944.44	18,050.00	-3,105.56	82.8%
804. ChipSeal-5 payments/land	2,569.16	3,610.00	-1,040.84	71.2%
805. ChipSeal GAV- 5 payments	3,103.00			
Total 800. NG Chip Seal Income	21,464.35	21,660.00	-195.65	99.1%
Total Income	145,111.26	144,497.00	614.26	100.4%
Expense				
A00. Roads & Weeds				
A02. Contractors - Snow Removal				
A02A. North Glastonbury	2,498.75			
A02B. South Glastonbury	100.00			
A02C. High South Glastonbury	675.00			
A02. Contractors - Snow Removal - Other	0.00	4,000.00	-4,000.00	0.0%
Total A02. Contractors - Snow Removal	3,273.75	4,000.00	-726.25	81.8%
A03. Contractors - Weed Contrl	2,126.00	3,700.00	-1,574.00	57.5%
A05. Equipment Reg & Ins	2,939.50	2,500.00	439.50	117.6%
A06. Equipment Mtce				
A06. Truck #2	380.00			
A06. Equipment Mtce - Other	0.00	1,500.00	-1,500.00	0.0%
Total A06. Equipment Mtce	380.00	1,500.00	-1,120.00	25.3%
A08. Road Improvement Loan	30,225.28	30,225.00	0.28	100.0%
A09. Administration	44.01	155.00	-110.99	28.4%
A11. Miscellaneous				
A11A. Fuel	614.58	800.00	-185.42	76.8%
A11B. Sand	0.00	500.00	-500.00	0.0%
A11E. Quonset Hut Asset Expense	3,600.00	3,500.00	100.00	102.9%
A11. Miscellaneous - Other	600.00			
Total A11. Miscellaneous	4,814.58	4,800.00	14.58	100.3%
A12. Contractors - NG Road Wrk				
A12A. Aquarius Lane	500.00			
A12B. Aries Drive	924.00			
A12C. Capricorn Drive	2,409.00			
A12F. Gemini Road	1,229.00			
A12H-1. Orion Way Flood	450.00			
A12H. Orion Way	300.00			
A12I. Pisces Way	200.00			
A12J. Sirius Drive	930.00			
A12K. Taurus Road	929.00			
A12L. Venus Way	1,209.00			
A12W. Mowing North Glastonbury	0.00	300.00	-300.00	0.0%
A12X. Payback general fund	0.00	2,000.00	-2,000.00	0.0%
A12Y. ChSeal Investors payments	0.00	19,807.91	-19,807.91	0.0%
A12. Contractors - NG Road Wrk - Other	0.00	12,000.00	-12,000.00	0.0%
Total A12. Contractors - NG Road Wrk	9,080.00	34,107.91	-25,027.91	26.6%
A13. Contractors - SG Road Wrk				
A13B. Arcturus Drive	5,670.00			
A13D. Leo Drive	1,100.00			
A13E. Leo Lane	510.00			
A13G. Hercules Road	5,375.00			
A13J. Sagittarius Skyway	950.00			
A13W. Mowing South Glastonbury	0.00	300.00	-300.00	0.0%
A13. Contractors - SG Road Wrk - Other	0.00	14,000.00	-14,000.00	0.0%
Total A13. Contractors - SG Road Wrk	13,605.00	14,300.00	-695.00	95.1%
A14. Roads/Common Land Ins	5,472.14	5,528.00	-55.86	99.0%
A15. Contingency Fund	324.00	2,000.00	-1,676.00	16.2%
Total A00. Roads & Weeds	72,284.26	102,815.91	-30,531.65	70.3%

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Glastonbury Landowner's Association

2010 Budget Variance Report

January through November 2010

	Jan - Nov 10	Budget	$ Over Budget	% of Budget
B00. Project Review				
B01. Contractors	0.00	2,600.00	-2,600.00	0.0%
B03 Sanitation Bond Refunds	1,577.50			
B04. Administration	0.00	725.00	-725.00	0.0%
Total B00. Project Review	1,577.50	3,325.00	-1,747.50	47.4%
C00-1 Legal Fees Contingency Fu	0.00	3,000.00	-3,000.00	0.0%
C00. Community/Complaints				
C01. Contractors	0.00	1,800.00	-1,800.00	0.0%
C03. Administration	211.00			
C04. Legal Fees	267.50	870.00	-602.50	30.7%
C05. Miscellaneous/copies	0.00	175.00	-175.00	0.0%
Total C00. Community/Complaints	478.50	2,845.00	-2,366.50	16.8%
COO-2 Gen Op/Subcontractors				
COO-2.01 Gen. Managerial Duties	0.00	1,800.00	-1,800.00	0.0%
COO-2.02 Virtual Message/phone	179.45	700.00	-520.55	25.6%
COO-2.03 Virtual Message set-up	1,099.00	1,500.00	-401.00	73.3%
COO-2.04 copies & postage	0.00	175.00	-175.00	0.0%
Total COO-2 Gen Op/Subcontractors	1,278.45	4,175.00	-2,896.55	30.6%
D00. Recreation				
D03. PVRC				
D03A. PVRC Electricity	492.11	600.00	-107.89	82.0%
D03B. PVRC Liability Insurance	0.00	250.00	-250.00	0.0%
D03C. Mowing Weeds	0.00	100.00	-100.00	0.0%
D03D. Lawn Mower Maint.	0.00	240.00	-240.00	0.0%
DO3F. Cement Pad	0.00	500.00	-500.00	0.0%
DO3G. Gen. Maint. & Repairs	85.32	300.00	-214.68	28.4%
Total D03. PVRC	577.43	1,990.00	-1,412.57	29.0%
Total D00. Recreation	577.43	1,990.00	-1,412.57	29.0%
F00. Website				
F01. Contractors - Dev & Mtce	150.00	1,355.00	-1,205.00	11.1%
F02. URL/Domain Fee	371.45	100.00	271.45	371.5%
Total F00. Website	521.45	1,455.00	-933.55	35.8%
G00. Liens				
G01. Lien Filing	69.75	350.00	-280.25	19.9%
G03. Administration	457.50	300.00	157.50	152.5%
G04. Credit Report Research	0.00	500.00	-500.00	0.0%
Total G00. Liens	527.25	1,150.00	-622.75	45.8%
J00. Other Projects				
J03.Policies & Procedures	1,872.75	2,400.00	-527.25	78.0%
Total J00. Other Projects	1,872.75	2,400.00	-527.25	78.0%
K00. General Operating Expenses				
K01. Contractors - Admin Sec	1,027.00	5,980.00	-4,953.00	17.2%
K02. Contractors - Bookkeeper	2,805.00	3,600.00	-795.00	77.9%
K03. Contractors - Accountant	125.00	120.00	5.00	104.2%
K06. Office Supplies	812.12	950.00	-137.88	85.5%
K07. Postage and Delivery	576.63	1,200.00	-623.37	48.1%
K08. Monthly Board Meetings	2,825.98	2,855.00	-29.02	99.0%
K10. Cash Advance	0.00			
K11. Rent				
K11B. Storage/Boxes	270.00			
K11. Rent - Other	396.00	540.00	-144.00	73.3%
Total K11. Rent	666.00	540.00	126.00	123.3%
K12. Insurance				
K12A. GLA Board Liability Ins	1,341.00			
K12. Insurance - Other	0.00	1,342.00	-1,342.00	0.0%
Total K12. Insurance	1,341.00	1,342.00	-1.00	99.9%
K13. Taxes	354.85	317.00	37.85	111.9%
K14. Licenses and Permits	30.00	70.00	-40.00	42.9%

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Glastonbury Landowner's Association

2010 Budget Variance Report

January through November 2010

	Jan - Nov 10	Budget	$ Over Budget	% of Budget
K15. Equipment Repair & Mtce	125.00			
K18. Miscellaneous	42.80			
K19. Quarterly Newsletter	1,188.98	950.00	238.98	125.2%
Total K00. General Operating Expenses	11,920.36	17,924.00	-6,003.64	66.5%
L00. Other Expenses				
L01. Miscellaneous	300.00			
Total L00. Other Expenses	300.00			
M00. Annual Meeting/Elections				
M03. Administration	90.00	890.00	-800.00	10.1%
M04. Postage and Delivery	440.59	400.00	40.59	110.1%
M05. Refreshments	0.00	200.00	-200.00	0.0%
M06. Rent	75.00	75.00	0.00	100.0%
M07. Miscellaneous	175.85			
M08. Copies	201.96			
Total M00. Annual Meeting/Elections	983.40	1,565.00	-581.60	62.8%
Reconciliation Discrepancies	0.00			
Total Expense	92,321.35	142,644.91	-50,323.56	64.7%
Net Ordinary Income	52,789.91	1,852.09	50,937.82	2,850.3%
Net Income	**52,789.91**	**1,852.09**	**50,937.82**	**2,850.3%**

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Snow Plowing and Related Expenses for the Storm of November 2010

(Draft as of 12/13/10 ; Pending additional information)

North Glastonbury

1-Masterworks Construction – Pouwell Gelderloos

Backhoe 20.25 hours x $75 = $1,518.75

2-Black Diamond Quarry

Large bucket Front Loader 2.5 hours X $110 = $880

3-Ed Dowbrowski

GLA Truck 2.5 hours x $20 = $50

4-Paul Ranttalo

Backhoe 21 hours x $75 = $1,575
GLA Truck 20 hours x $21 = $ 420
Plow repair 1.3 hours x $20 = $ 26
GAV Plowing ___ hrs x__? = $ 180

5-Rich Spallone 1.5 hours x $75 = $112.50 (Dry Creek)

Total North Glastonbury = $4,762.25

Lower South Glastonbury

1-Ed Dowbrowski

GLA Truck 13 hours x $20 = $260
Skid Steer 7 hours x $45 = $280
Backhoe 3.5 hours x $65 = $227.50

2-Rich Spallone

Plow truck 3 hours x $75 = $225

3-Paradise Construction

Skid Steer 2 hours x $50 = $100

Total Lower South Glastonbury = $1,092.50

High South Glastonbury

1-Rich Spallone

Snow Blower 21 hours x $75 = $1,575
Plow truck 16.42 hours x $75 = $1,231
2 – Hank Savich = $ 600
3 – Mike Adkins = ??? **
Total High South = $3,406.00 ???**

Total South Glastonbury = $4,498.50

Grand Total = $9,260.75** (So far)

(Pending incoming bill indicated by ???)**

Thank you to all the people who worked to clear the roads!

Draft Snow Plow Expenses – Thanksgiving storm 11-2010 – 4:00 p.m.

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GLA 2011 /Projected CashFlow Budget

Income/Expense Categories		Notes
Projected Income		
100. Assessment Fees for Land and Dwellings		**NO ASSESSMENT INCREASE THIS YEAR!**
		$73,917 = 387 lots x $191.00 (-) 7,449 Uncollected Lien Accounts (-) 573 Subdivision Waivers (-) 3,500 Uncollected 2011 Fees (5%) $62,395 - Total Land Assessment Fees
133.Land 2011	$62,395	
		$50.042 = 262 Dwellings x $191.00 (-) 4,393 Uncollected Lien Accounts
108. Dwelling 2011	$45,649.00	$45,649
150. GAV	$9,359	$ 9,359 - Golden Age Village (49 lots x $191.00)
100. Total Assessment Fee Income	**$117,403**	
200. Project Review Fees Building Projects		
Application Fee	$250	Non-refundable Application Fee
Impact Fees	$3,075	
200. Total Project Review Fee Income	**$ 3,325.00**	
300. Roads		
301. CUT - Road Paving Loan	$ 1,480.00	1.0% of Loan Interest paid by Church Universal Triumphant
300. Total Road Income	**$ 1,480.00**	
500. Interest Earned		
501. Savings Account Interest	$60	Interest Earned from Savings Account
500. Total Interest Earned Income	**$ 60.00**	
2011 Income (Sub Total)	**$ 122,268.00**	**for comparison the 2010 income was $122,837**
800. North Glast. Chip Seal Income/2011	**$ 21,913.00**	Special Assessment for NG's 2009 chip sealing
Total 2010 Projected Income	**$ 144,181.00**	**122,268 + 21,913 = 144,181 total with Chip Seal**
Projected Expenses		
A00. Roads & Weeds		
A02. Contractors - Snow Removal	$4,000	Snow Plowing
A03. Contractors - Weed Control	$3,300	Weed Spraying
A05. Equipment Reg & Ins	$2,500.00	Insurance and Registration for two trucks
A06. Equipment Mtce	$1,500.00	Two trucks, oil changes, snow plow repairs, etc.
A08. Road Improvement Loan	$30,225	Bank of Rockies Paving Loan 2001-2016
A09. Road and Weed Administration	$155	Road Correspondence, Xeroxing, Mailing, etc.
A11A Fuel	$800	Fuel
A11B Sand	$500	Sand
A11E Quonset Hut Installation	$2,260	Sand & Truck storage/Installation during 2011
A11F. Sickle Mower	$1,640	purchase of sickle mower
A12. & A13. Road Work	$28,000.00	Grading and Gravel
A12W. & A13W.	$600.00	Roadside Mowing
A14. Roads/Common Land Liability Insurance	$5,528.00	Roads/Common Lands Liability Insurance
A15. Contingency Fund	$2,000.00	Emergency Road and Fence Repair
A12X. Special Assessment Income	$12,105.00	Extra NG Road Work from Chip Seal Income
A12Y. Chip Seal Investor Payments 2011	$9,808.00	July 2011 Chip Seal Investor Payments
A00. Total Road Expenses	**$104,921.00**	**75% of Income of $139,316**

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B00. Project Review		
B01. Contractors	$2,600.00	
B04. Administration	$725.00	Correspondence, Postage
BOO. Total Project Review	**$3,325.00**	
C00. Community/ Complaints		
C01. Contractors (only 2.5 hrs per wk)	$1,800.00	Oversight of Conflict Resolution & Follow up
C04. Legal Fees	$870	Legal Advice, Interprretation of Covenants, Letters
C05. Miscellaneous	$175.00	Copies, Correspondence, Postage
C00. Total Community/ Complaint Expenses	**$ 2,845.00**	
C00-1. Legal Fees Contingency Fund		
	$3,000.00	Complaints, Disputes,
		Litigation, Legal Advice
C00-1 Total Legal Fee Contingency Fund	**$3,000.00**	
C00-2.01 Subcontractors/General Operations	$1,800.00	General Op. Oversight, Research, Foltow up,
(only 2.5 hrs per wk)		Letters, Contracts for Maint. & Repairs, etc.
CO-2.02 Virtual Message Reception Service	$200.00	Yearly Fee for Virtual Office Reception Service
COO-2.03 Office Equip.	$975.00	copier, ink phone, fax, computer
COO-2.04	$175.00	copies, postage, envelopes
COO-2 Total subcontractors	**$3,150.00**	
D00. Recreation		
D03. Paradise Valley Recreation Center	$1,000	Cement Pad
D03A Electricity	$600.00	Electricity for Well Pump & Concession Stand
DO3B Liability Insurance	$250.00	Liability Insurance
D03C Mowing Weeds	$100.00	Contractor with Brush Hog Equipment
D03D. Lawn Mower Maint/fertilizer/airiator	$240.00	Mower Maint/gas– Mowing Time is all Volunteer
DO3G. Gen. Maint. & Repairs	$300.00	General maint. & repairs of building and restrooms
D00. Total Recreation Expenses	**$2,490.00**	
F00. Website		
F01. Contractors - Dev & Mtce	$ 355.00	
F02. URL/Domain Fee	$ 100.00	
F00. Total Website Expenses	**$ 455.00**	
G00. Liens		
G01. Lien Filing	$350	Park County Fees for Filing Liens
G03. Administration	$300.00	Correspondence, Postage, Contractors
G04. Credit Report Research & Collection	$500.00	Research & Collections
G00. Total Lien Expenses	**$ 1,150.00**	
J00. Other Projects		
J03. Policy and Procedures	$2,440	Produce Policy & Procedures Manuals
J00. Total Other Projects	**$ 2,440.00**	
K00. General Operating Expenses		
K01. Contractors - Admin Sec	$5,980	Correspondence, Mail Processing, Project Review Applications, Landowner/Board Requests, Mass Mailings

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K02. Contractors - Bookkeeper	$3,300	Financial accounting, landowner database
K03. Contractors - Accountant	$125.00	Yearly Federal & State Tax Filing
K06. Office Supplies	$950.00	Copy paper, Ink, Envelopes, Labels
K07. Postage and Delivery	$1,200.00	Stamps,
K08. Monthly Board Meetings	$2,855.00	Meeting Minutes, Handouts, Refreshments
K11. Rent	$540	Meeting Room, PO Box Rental, File Storage
K12. Insurance	$1,342	GLA Board Liability Insurance
K13. Taxes	$317	Property Taxes Common Land-four parcels
K14. Licenses and Permits	$ 70.00	Corporate Non-Profit Licensing
K18. Equipment Repairs and Maintanance	$ 86.00	
K19. Newsletters	$ 950.00	Quarterly Newsletters, copies, postage, envelopes
K20. Motions Database	$ 1,000.00	Board Motions & Meeting Agendas Database
K00. Total General Operating Expenses	**$ 18,715.00**	16 % of Assessment Income of $117,403
M00. Annual Meeting/Elections		
M03. Administration	$ 890.00	Nomination & Election Packets, Meeting set-up & Coordination, Meeting Handouts
M04. Postage and Delivery	$ 400.00	Nomination & Election Packets
M05. Refreshments	$ 200.00	Annual Meeting Refreshments
M06. Rent	$ 75.00	Emigrant Hall Rental
M08. Copies	$ 125.00	Copies & Supplies
M00. Total Annual Meeting/Elections Expenses	**$ 1,690.00**	
Total 2011 Projected Expenses	**$144,181.00**	
Total 2011 Projected Income	**$ 144,181.00**	
2011 Balanced Projected Budget	**$ -**	

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Glastonbury Landowners Association, Inc.

Board of Directors Meeting Minutes

November 8, 2010

FINAL

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1. **Call to order**
   The meeting was called to order by Laura at 7:05 p.m. at St. John's Church.
   PRESENT: Laura Boise (President), Richard Bolen (Vice President) aka Richard, Janet Naclerio (Secretary), Sheridan Stenberg (Treasurer), Gerald Dubiel, Clare Parker, Rich Spallone (aka Rich) and William Smith.
   ABSENT: Alyssa Angelis, Neil Kremer, Daniel O'Connell, and Paul Ranttalo.
   ALSO ATTENDING: Donna Lash (GLA Assistant Administrative Secretary) and Danilee Howe.

2. **Review Meeting Norms**

3. **Set Agenda**
   Add agenda item 8.1.2 for Craig Kolberg building application for Lot 28C (NG)

4. **Approve Meeting Minutes for October 4, 2010**
   Discussion.
   MOTION: Sheridan motioned and Rich seconded to approve the October 4, 2010 minutes with a potential adjustment in the 2011 budget for the Quonset Hut. **Motion carried.**
   (2 abstentions: Richard and Janet who did not attend meeting.)

5. **Treasurer Reports - Budget Variance, Check & Deposit – SS**
   MOTION: Richard motioned and William seconded to accept the Treasurer's reports for October 2010. **Motion carried unanimously.**
   ACTION ITEM: ***Laura*** - Contact Charlene with new Quonset Hut budget information.

6. **Officers' Reports**
   6.1 December Newsletter – LB
   Discussion of potential articles for newsletter.
   ACTION ITEM: ***Donna*** – Write an article about how special road improvement and assessment districts can be created.
   ACTION ITEM: ***Donna*** – Write an article announcing that because December is designated as the Board orientation/training month, there will be no regular December board meetings.
   ACTION ITEM: ***Donna*** – Send email notice of this new policy to all board members.
   6.2 [mis-numbered, skipped for consistency with Agenda]
   6.3 Change Board Orientation Meeting Date to Monday, December 13, 2010 – LB
   Discussion.
   UNANIMOUS CONSENT: The Board Orientation Meeting will be held on December 13, 2010, and if necessary, other regular monthly items will be addressed at a separate meeting on the same night.
   6.4 Approve 2011 Meeting Schedule
   Discussion.
   UNANIMOUS CONSENT: The board approved the 2011 meeting schedule.
   The February 7, 2011 and October 10, 2011 dates were finalized.
   6.5 Discuss/vote re: Ombudsman – SS
   Discussion.
   UNANIMOUS CONSENT: The Board nominated Hettie Wortelboer as an ombudsman candidate for North Glastonbury.

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7. UNFINISHED BUSINESS

7.1 Community Committee – RB

7.1.1 Status of Complaints – RB Tabled.

8. NEW BUSINESS

8.1 Project Review Committee – AA/RS

8.1.1 Lot 25-E (SG) - K. Rakela – Variance request – RS

Rich reviewed the letter from Kathleen Rakela (received 10/7/10) describing how her potential buyer had a need for a guesthouse on the lot, and how the lot size was slightly smaller than required by the master plan in order to do so. Discussion.

UNANIMOUS AGREEMENT: The Board agreed that this request to allow a guesthouse on a smaller lot size than required would be handled through the variance process.

ACTION ITEM: ***Alyssa*** – Contact Kathleen Rakela to begin the variance process.

8.1.2 Lot 28-C (NG) – M. Grenier/C. Kolberg – Single-wide Mobile Home – RS

Discussion.

MOTION: William motioned, seconded by Sheridan, to approve a temporary, 18-month (according to Master Plan Section 1.45) use of a single-wide home on Lot 28-C (NG) for Craig Kolberg with the conditions that: 1) The owner of the land, Mark Grenier, submit a permanent home application at the December 13, 2010 GLA Board Meeting; 2) The single-wide be re-sided and re-roofed with a pitched roof, and: 3) the existing airstream trailer be removed and the single-wide be placed in the same location. **Motion carried.** (One abstention: Rich)

UNANIMOUS AGREEMENT: The Board confirmed the need to uphold the GLA policy requiring that building applications be submitted two weeks prior to the Board Meeting to allow for Board review and/or action.

8.2 Election Committee – SS/Board

8.2.1 Review/vote for candidates – SS

GLA Board members voted anonymously for both NG & SG candidates; the voting results will be used by the Board representative when casting proxy votes.*

ACTION ITEM: ***Denise / Alyssa*** – Document Board proxy voting procedures.

8.2.2 Vote to approve agenda for Annual Meeting/Elections

UNANIMOUS AGREEMENT: The Annual Meeting Agenda was approved.

8.2.3 Review/discuss content of committee reports – Officers/Committee Chairs

Discussion.

8.2.4 Finalize assignments and details for conducting Annual Meeting

Discussion.

8.2.5 Handouts to be copied and Nov. 10 submittal timeline

Discussion.

9. Comment Period for Visiting Landowners – None.

10. Adjournment: The meeting adjourned at 9:45 pm

11. Next Meeting: Monday, December 13, 2010, 6:45 pm, St. John's Church.

* Each year there are a number of Landowners who mail completed proxy forms to the GLA. Landowners indicate on these forms that they are giving their permission to the Board (as a whole) to vote on their behalf (i.e. to be their proxy.) At the November elections, the Administrative Secretary hands all Board designated proxies to a Board representative, who will then cast votes for each proxy based on the above voting results. That Board member is usually the current President, unless he/she is a candidate running for re-election.

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Glastonbury Landowners Association, Inc.

Board of Directors Meeting Agenda

November 8, 2010 - 6:45 p.m.

Updated

1. **Call to order, opening**
2. **Review Meeting Norms**
3. **Set agenda**
4. **Approve September 13, 2010 Meeting Minutes**
5. **Treasurer's Reports – Budget Variance, Check & Deposit – SS**
6. **Officer Reports**
   - **6.1 December Newsletter – LB (5 min)**
     - **a) Determine article topics and authors**
     - **b) Set timelines for articles**
   - **6.3 Changing Board Orientation Meeting Date to December 12 – LB (3 min)**
   - **6.4 Approve 2011 Meeting Schedule (2 min)**
   - **6.5 Discuss/vote re: Ombudsman–SS (10 mins)**
7. **UNFINISHED BUSINESS**
   - **7.1 Community Committee – RB**
     - **7.1.1 Status of Complaints – RB**
8. **NEW BUSINESS**
   - **8.1 Project Review Committee –AA/RS**
     - **8.1.1 Lot 25-E (SG)/ K. Rakela – Variance request - RS (5 min)**
   - **8.2 Election Committee – SS/Board**
     - **8.2.2 Review/vote for candidates – SS (2 min)** *(For GLA Board Representative to use when requested by Landowner to be proxy)*
     - **8.2.2 Vote to approve agenda for Annual Meeting/Elections**
     - **8.2.3 Review/discuss content of committee reports – Officers/Committee Chairs**
     - **8.2.4 Finalize assignments and details for conducting Annual Meeting**
     - **8.2.5 Handouts to be copied and Nov. 10 submittal timeline**
9. **Comment Period for Visiting Landowners**
10. **Adjournment**
11. **Next Board Meeting: December 13, 2010, 6:45 p.m. at St. John's Church. This will be a very brief Board Meeting followed by Private Orientation Meeting for Board only. REMINDER: Annual Meeting/Elections – Sat, Nov. 13, 8:45 am -12, Emigrant Hall.**

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2011

2011

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