

## **Glastonbury Landowners Association**

**Wednesday January 13, 2025 - 7:00 MT**

**Zoom ID: 619 079 2223 Passcode: 2023 Call in: +1 720 707 2699**

### **Board of Director's Agenda**

**Call to Order**

**Moment of Silence**

**Landowner Open Floor Comment**

**Approval of Minutes**

**Officer Reports**

**3.1 President Report – Douglas Gill**

3.1 Newsletter 2025; BOD openings

3.1 a. 2017 Road Policy

**3.2 Treasurer's Report – Claudette Dirkers**

3.2 a. Financial Reports - December 2025

3.2 b. Assessments & Budget News

3.2 c. Unallocated funds discussion

**3.3 Secretary's Report - Seat Vacant**

**Ombudsman Reports**

**4.1 North report – Linda Ulrich**

**4.2 South report – Miriam Barker**

**Committee Reports –**

**New committee members**

5.0 Select committees to join

**Roads – Tyson Wright - Chair**

5.1 Snowplowing & Sanding update

5.2 Sand – Quonset Hut

5.3 Safety sites - Attorney letter

5.3 TBD?

**Project Review – Seat Vacant**

6.1 Candidate for chair

6.2 Outstanding PR apps., fees, etc.

**Community Property - John Carp**

6.1 Winterize building, sprinkler system

**Complaints / Compliance – Joe Bezotsky**

## **Webmaster's Report – Tim Brockett**

9.1 New Eblasts & website updates

### **New Business**

**Landowner Comment**

**Adjournment**

**Closed Session**

# **Glastonbury Landowners Association | Board of Directors Minutes**

**Monday-January 13th – 7:00 PM**

[Zoom Meeting](#)

## **Call to Order - 7:03 PM**

1.1 Board Members Present: Doug Gill (President), Tim Brockett (Vice President), Claudette Dirkers (Treasurer), Steve Anderson, Joe Bezotsky, Debbie Newby, and Tyson Wright

Attendees: Aija-Mara Accatino, Alicia R. Dearing, Andrew Field, Cristin Fowle, Jaylyn Jensen, Nancy Lach, Marilynne Lambert, Linda Ulrich

## **Approval of Meeting Minutes**

2.1 December 20<sup>th</sup>, 2024, Board minutes were approved earlier by email and posted to the website.

## **Landowner Comment Period**

Several landowner attendees complimented the recent snowplowing in Glastonbury. Requests for more sanding and snowplowing on Dry Creek, a county-owned road; one NG landowner asked for more sanding on specific corners and hills. Yet another asked for more mag. chloride.

## **Officers, Directors, Ombudsman(s) Reports**

### **4.1 President's Report**

"A community is built by a communication network. Each Board implements common sense to establish durable policies. Road safety is of utmost importance."

4.1 a - Newsletter 2025 – A newsletter is planned for February to notify landowners of GLA news. BOD openings along with Project Review Chair, GLA Secretary and several committee positions, included in the upcoming newsletter.

4.1 b - 2017 Road Policy – Scheduled for further discussion at the next Road Committee meeting.

4.1 c - Email Voting Policy – Debbie Newby presented comments regarding this. She will present her comments formally by board email for further discussion and a vote.

4.1 d - Seth Cunningham has resigned as legal counsel for GLA. The Crowley I Fleck law firm has agreed to represent GLA.

## **4.2 Treasurer's Report**

The treasurer presented a detailed summary of the December 2024 collections' endeavor, consistent timeliness of financial reports, recent assessments mailing, and upgrades implemented on the first quarter statements.

4.2 a. Financial Reports - December 2025 – To be decided by email once ATS clarifies SG 2024 Road maintenance costs. Motion to approve – Tim motioned; Joe seconded. Steve, Doug, Debbie, and Tyson voted no; Claudette abstained. Motion did not pass.

4.2 b. November 2024 GLA Financial Reports were approved unanimously. Tim presented the motion, Claudette seconded it.

4.2 c. Assessments & Budget News – Last week, assessment statements were sent to all landowners along with Budget News. Assessments payments are already being received and processed.

4.2 d. Unallocated funds discussion – Tabled until the February BOD meeting. Establishing an Emergency Road Reserve Fund was discussed briefly.

4.2 e. Motion to authorize the Office of the Treasury to invest reserve funds in CDs per GLA cash flow needs. Doug presented the motion; Tim Seconded. Unanimous approval.

## **4.3 Secretary's Report**

4.3 a Seat Vacant

## **4.4 Ombudsman's Report**

**4.4 a North Report – Linda Ulrich** – Brief comments, but no issues to report.

**4.4 b South Report – Miriam Barker** – Not present

## **Committee Reports -**

### **5.1 Roads Committee - Tyson Wright Chair**

5.1 a. Snowplowing & Sanding update.

Brief comments regarding communication progress with landowners. Tyson requested and the GLA webmaster created a new online address for landowners to email snow reports and contact the Road Committee: [Roads@glamontana.org](mailto:Roads@glamontana.org)

Tyson tacitly approved of plowing Dry Creek Road in emergency situations; however, further research and discussion is warranted. Landowners were urged to first contact the Park County Road Department.

Tyson will schedule a Road Committee meeting soon and the webmaster will send an Eblast announcement, accordingly.

### **6.1 Project Review – Seat Vacant**

Steve Anderson would like to join the Project Review Committee and per Doug, Phillip Pickens.

### **7.1 Community Property - John Carp – Not Present**

7.1 a. Winterize building, sprinkler system.

## **8.1 Complaints / Compliance – Joe Bezotsky**

No complaints noted.

## **9.1 Webmaster's Report – Tim Brockett**

9.1 a. New Eblasts & website updates – Brief update on the new eblasts which no longer require MailChimp. The GLA website is being updated weekly with approved Board and committee minutes, reports, and a variety of relevant information.

President requested Webmaster Tim, to update the Finance Committee members and chair on the GLA website. Debbie Newby requested joining the Finance Committee.

**Landowner Comment - None**

**Adjournment – 8:55 p.m.**

**Closed Session – Adjournment 9:47 p.m.**

## **10.0 New Business:**

**Email Motions 12/21/24 - 01/12/25.**

- 1) **12/30/24:** Claudette motioned that the Board Meeting Minutes from December 20, 2024, with the attached 2025 Draft GLA Budget, be approved and promptly posted to the website. Upon a second, I vote yes.

Yes votes: (4) Joe, Tim, Tyson, Doug- (contingent)

No votes: (1) Debbie

Motion was amended.

- 2) **12/31/24 Amended motion:** Claudette motioned; Tim seconded, that the Board Meeting Minutes from December 20, 2024, with the included modifications, be approved and promptly posted to the website.

**(Note:** It is expressly understood that the 2025 Budget Worksheet is *only an attachment to these updated minutes*).

Yes votes: (6) Tim, Doug, Joe, Claudette, Steve, Tyson

No votes: (1) Debbie

Motion passes.

**Minutes Taken by:** Tim Brockett and Claudette Dirkers; Debbie Newby assisted.

**Minutes Approved by email vote: January 19, 2025**

## **Glastonbury Landowners Association**

**Tuesday February 18, 2025 - 7:00 MT**

**Zoom ID: 619 079 2223 Passcode: 2023 Call in: +1 720 707 2699**

### **Board of Director's Agenda**

**Call to Order**

**Moment of Silence**

**Landowner Open Floor Comment**

**Approval of Minutes**

**Officer Reports**

**3.1 President's Report – Douglas Gill**

- 3.1 a. Newsletter
- 3.1 b. Road Liability
- 3.1 c. Board Email Voting Policy
- 3.1 d. Closed Session Report

**3.2 Treasurer's Report – Claudette Dirkers**

- 3.2 a. Overview / Financial Reports - January 2025
- 3.2 b. Snowplowing Expenditures
- 3.2 c. Unallocated funds discussion
- 3.2 d. Finance Committee

**3.3 Secretary's Report - Seat Vacant**

**Ombudsman Reports**

**4.1 North report – Linda Ulrich**

**4.2 South report – Miriam Barker**

**Committee Reports**

**Roads – Tyson Wright - Chair**

- 5.1 Snowplowing & Sanding update
- 5.2 Standish Excavation
- 5.3 Snow scouts

**Project Review – Seat Vacant**

- 6.1 Candidate for chair
- 6.2 Submitted applications

**Community Property - John Carp - Chair**

- 7.1

**Governing Docs – Tim Brockett – Chair**

8.1 Addressing a voting loophole

**Compliance – Joe Bezotsky - Chair**

9.1

**Webmaster's Report – Tim Brockett**

10.1 Fillable forms update

**New Business**

**Landowner Comment**

**Adjournment**

**Closed Session**

# Glastonbury Landowners Association | Board of Directors Minutes

Tuesday – February 18, 2025 – 7:00 PM

[Join Via Zoom](#) or Dial-In

## 1. Call to Order (7:06 PM)

Board Members Present Virtually: Douglas Gill (President), Tim Brockett (Vice President), Claudette Dirkers (Treasurer), Joe Bezotsky, Debbie Newby, Steve Anderson, and Tyson Wright.

Landowners Present Virtually: Aija-Mara Accatino, Miriam Barker, John Carp, Chris Fowle, Byron Kassing, Nancy Lach, Linda Ulrich, and Ron Wartman.

## 2. Approval of Meeting Minutes

The GLA Board minutes of January 13, 2024, were approved earlier by email and posted to the website.

## 3. Landowner Comment Period

Linda Ulrich passed along favorable comments from several landowners and presented her documentation of historical snow totals.

## 4. Officers, Directors, Ombudsman(s) Reports

### 4.1 President's Report – Doug Gill

**"A community is built by a communication network. Each Board implements common sense to establish durable policies. Road safety is of utmost importance."**

4.1 a. - Newsletter 2025 – The GLA February Newsletter has been mailed and will be arriving to landowners soon. "A few GLA Directors have been working hard on this newsletter that is a method of communication with Landowners. Any feedback is welcome!" The Board is planning another one for April or May.

4.1 b. - The Road Safety Liability Letter was recently sent to counsel. A reply is expected within 10 to 14 days.

4.1 c. - Email Voting Policy – Two classes of email votes were discussed. Class 1 topics were defined as "perfunctory and purely procedural, and thus, do not require debate, just a second and a vote. Class 2 topics are more complex and involve spending money or issues that would affect landowners. Those would require debate before the matter is closed." By consensus, the Board agreed.

4.1 d. – Rule 2.01 - For the record, it was noted that at the January 13, 2024, Board Meeting Closed Session, Rule 2.01 was revoked by unanimous vote. It was seen as a gag order on GLA Directors and abolished in favor of transparency.

## 4.2 Treasurer's Report – Claudette Dirkers

4.2 a. Overview -The treasurer noted that assessments were pouring in. From January to mid-February, over one hundred six thousand dollars (\$106,000), have been deposited.

4.2 b. GLA Financial Reports - January 2025 -

Motion: Tim motioned to approve the GLA January 2025 Financial Reports; Debbie seconded. Unanimously approved.

4.2 c. Snowplowing Expenditures – Snowplowing expenses have depleted our 2025 budgeted amount of \$30,900. and the majority of the Snowplow Reserve Fund of \$35,000. Just \$5,918.75 remains and more bills are coming in.

Motion: Tyson made a motion to move \$35,000.00 in unallocated funds to the Snowplow Reserve Fund. Tim seconded, passed unanimously.

Twisted Pine, the new owner of Standish Excavation, had previously spoken of purchasing a commercial snowplow and sander truck for next winter. That could reduce our hourly snowplowing rate by 50%. Likewise, he also mentioned acquiring a large snowblower.

4.2 d. Unallocated Funds - Debbie questioned whether the unallocated funds were \$49,000.00 or \$71,000.00? To that end, Claudette offered to have this question answered by our accounting firm, ATS.

4.2 e. Finance Committee - Claudette asked the Board to appoint a co-chair for the Finance Committee to assist with responsibilities associated with working seven days a week. Claudette nominated Tim to the position, and he accepted.

Motion: Tim motioned to become co-chair of the Finance Committee; Steve seconded. The motion passed unanimously.

4.2 f. The Finance Committee is expected to meet ahead of schedule this summer to discuss the 2026 GLA Budget.

## 4.3 Secretary's Report – Seat Vacant

### 4.4 Ombudsman's Report

4.4 a. **North Report – Linda Ulrich** – Noteworthy comments were made Linda about trust gradually being rebuilt between the Board and the Community. No issues to report.

4.4 b. **South Report – Miriam Barker** – No issues to report.

## 5. Committee Reports -

### 5.1 Roads Committee - Tyson Wright Chair

5.1 a. Snowplowing & Sanding Update -

Tyson thanked his team for assisting with the unprecedented amount of snowfall in January and February, noting that it is difficult to please everyone, but the dispatch team was working well together. This was followed a few by brief comments regarding the ongoing discussion about updating the GLA Road Policy.

5.1 b. Nomination for a New Road Committee member – Debbie Newby nominated Walter Wunsch for the Road Committee and made a motion to that effect; Tyson seconded. Debate followed with a range of pros and cons.

Yes (2): Debbie and Tyson.

No (4): Tim, Joe, Steve, and Claudette.

Abstain (1): Doug.

Motion failed.

5.1 c. Discussion moved to plowing Dry Creek Road. It was made clear that Dry Creek is a Park County Road, and they are legally responsible for maintaining it. The GLA may occasionally plow it to provide landowner and snowplow access to the GLA platted roads.

## **5.2 Project Review – Seat Vacant**

5.2 a. Byron Kassing’s proposed subdivision project in High South was discussed. The project was fully ready for a Board vote, but two directors, Debbie and Steve, had not yet seen the paperwork. By consensus, the Board decided that an email vote would be held to avoid any unnecessary delay.

## **5.3 Community Property - John Carp (Left the meeting early)**

5.3 a. “The Community Property Committee is dormant until April,” per a message sent by the chair.

## **5.4 Compliance – Joe Bezotsky**

5.4 a. No complaints noted.

## **5.5 Governing Documents – Tim Brockett**

5.5 a. GovDocs will work on a Bylaw change to prevent more than one landowner per parcel from running for office. They expect to place this measure on the 2025 GLA Annual Election Ballot.

## **5.6 Webmaster – Tim Brockett**

5.6 a. The GLA website has an updated Project Review page and “fillable” PDF forms that were approved last year. The assortment of Project Review forms can now be filled in online, downloaded and emailed to the Board at: [info@glamontana.org](mailto:info@glamontana.org). Printing, filling in by hand and scanning are no longer required by applicants. The GLA Webmaster regularly posts Board and committee meeting minutes, agendas and E-blasts to the website.

## **6.0 New Business - None**

## **7.0 Landowner Comment - None**

**Adjournment – 8:32 p.m.**

**Closed Session – Adjournment 9:58 p.m.**

## **8.0 Unfinished Business - Email Motions:**

**8.1a. 1/18/25:** Tim Brockett: “I make a motion to approve the January 13, 2025, BOD meeting minutes and post them to the GLA website. Upon a second, I vote yes.” Steve Anderson seconded the motion.

Yes votes (5): Tim Brockett, Steve Anderson, Claudette Dirkers, Joe Bezotsky, Tyson Wright

No votes (1) Debbie Newby

Did not vote (1) Doug Gill

Motion passes.

**8.1b. 1/21/25:** Claudette Dirkers: “I motion to approve the complete collection of GLA Financial Reports for December 2024, and upon approval, to post the landowner versions on the GLA website. When the motion is seconded, I vote yes.” Steve Anderson seconded the motion.

Yes votes (5): Claudette, Steve, Tim, Joe, and Doug

Did not vote (2): Tyson and Debbie

Motion passes.

**8.1c. 1/22/25:** Claudette Dirkers: “I move to accept Steve Anderson and Phillip Pickens as members of the GLA Project Review Committee, effective immediately. Upon a second, I vote yes.” Tim Brockett seconded the motion.

Yes votes (5): Claudette, Tim, Doug, Joe, and Tyson

Did not vote (2): Debbie and Steve

Motion passes.

**8.1d. 2/09/25 Road Committee:** Tim Brockett: “I make a motion that the January 23rd, 2025, Road Committee Minutes be approved and posted to the GLA website. Upon second, I vote yes.” Claudette seconded.

Yes votes (4): Tim, Claudette, Joe, Tyson

Abstention: (1) Debbie

Did not vote (4): Doug, John Carp, Alicia Roskind Dearing, Jaylyn Jensen

Motion failed.

**Note:** The Road Committee Minutes were approved during the subsequent Road Committee meeting on 2/12/25 and promptly posted on the GLA website.

**8.1e. 2/15/25:** Tyson Wright – “I make a Motion to allocate \$35,000.00 from unallocated funds to replenish the Snowplow Reserve account. Upon second, I vote yes.  
Motion failed for lack of a second.

**Minutes Taken by:** Tim Brockett and Claudette Dirkers

**Minutes Approved by email vote:** February 23 ,2025

## **Glastonbury Landowners Association**

**Wednesday, March 19, 2025 - 7:00 PM MDT**

**Zoom ID: 619 079 2223 Passcode: 2023 Call in: +1 720 707 2699**

### **Board of Director's Agenda**

**Call to Order**

**Moment of Silence**

**Landowner Open Floor Comment**

**Approval of Minutes**

**Officer Reports**

#### **3.1 President's Report – Douglas Gill**

- 3.1 a. Newsletter Feedback
- 3.1 b. Road Liability
- 3.1 c. 2025 Road Policy
- 3.1 d. Sirius Road Easement

#### **3.2 Treasurer's Report – Claudette Dirkers**

- 3.2 a. Overview / Financial Reports - February 2025
- 3.2 b. Collections Mailing
- 3.2 c. Snowplowing Expenditures

#### **3.3 Secretary's Report - Seat Vacant**

**Ombudsman Reports**

#### **4.1 North report – Linda Ulrich**

#### **4.2 South report – Miriam Barker**

**Committee Reports**

#### **Roads – Tyson Wright - Chair**

- 5.1 Snowplowing & Sanding update
- 5.2 Competitive bids for roadwork
- 5.3 Guardrail Storage in Glastonbury

#### **Project Review – Seat Vacant**

- 6.1 Candidate for chair
- 6.2 Submitted applications/Approved by PRC
  - a. Kremer Family Conveyance
  - b. Phalen well

#### **Community Property - John Carp - Chair**

- 7.1 Dormant until April

**Governing Docs – Tim Brockett – Chair**

8.1

**Compliance – Joe Bezotsky - Chair**

9.1

**Webmaster's Report – Tim Brockett**

10.1

**New Business -**

**Landowner Comment**

**Adjournment**

**Closed Session**

# Glastonbury Landowners Association | Board of Directors Minutes

Wednesday March 19, 2025 – 7:00 to 9:00 p.m.

[Join Via Zoom](#) or Dial-In

## 1. Call to Order (7:04 p.m.)

### Moment of Silence

Board Members Present Virtually: Douglas Gill (President), Tim Brockett (Vice President), Claudette Dirkers (Treasurer), Steve Anderson, Joe Bezotsky, Debbie Newby, and Tyson Wright.

Landowners Present Virtually: Aija-Mara Accatino, Carol Anderson, Dean Anderson, Alicia Dearing, Leslie Everett, Chris Dhieux-Fowle, Guy Gravert, Jaylyn Jensen, Neil Kremer, Jaime Rambo, Sandra Schreyer, Scott Stomierowski, Cynthia Palk, Les Seago, Linda Ulrich, Ron Wartman, and Jewel Wieczorek.

## 2. Landowner Comment Period

During the completely open landowner comment period, landowners shared their views about the 2025 Road Policy, among other issues. Each attendee had a two-minute window to speak, and several spoke multiple times. Meeting time constraints allowed questions, but debate was set aside for later board discussion.

The prevailing comment was to have a 30-day review period for the road policy. One long-time landowner stated that she is community type person who has regularly paid for road safety and accessibility for decades, to the benefit of everyone.

There was a high probability that most attendees were misled by an unofficial, widely distributed, and lengthy email authored by a disgruntled former board member. To clarify, the 30-day review period does not apply to policies. Landowners have an open-ended period to comment. A policy can be changed at any time; it's fluid, it's flexible. It's not like the Covenants or the Bylaws that require a landowner vote.

Another invitation was voiced for landowners to subscribe to official Eblasts and attend various committee meetings where there is more time to speak and really discuss the issues.

Many of the decisions that the Board makes are very, very difficult; decisions are not made out of personal interest. Our Governing Documents are analyzed, state law is analyzed, county laws are analyzed, and then we balance the rights of landowners against those laws, and generally do what's best for the public good.

The more you come to meetings, the more that you talk to directors, and the more that you pay attention, the better. We need to hear from you. So, thank you all very, very much for coming to this meeting, and we hope to see you again at future meetings.

At 7:45 PM, the comment period ended so the general meeting could proceed on schedule.

## 3. Approval of Meeting Minutes

Last month, the GLA Board Minutes for February 18, 2024, were approved by email vote, and posted to

the website. In 2025, meeting minutes have been promptly written, approved, and posted within a few days of each meeting. One can find newsletters, committee minutes, and track board actions on the website as well.

#### **4. Officers, Directors, Ombudsman(s) Reports**

##### **4.1 President's Report – Doug Gill**

###### **4.1 a. – Road Policy Update**

So, I would like to echo what has been said here, that I think it is great that we've got engagement tonight from more landowners than I ever recall - so that's a good thing. It is also, though, a bit, I guess, a mixed bag, because you are only on because you have some concerns about what you have been hearing, not that you want to get involved. But that is okay, whatever it takes. I am glad you guys are here.

What I would say is, all Directors are affected by all roads. I drive on Sirius, I drive on Capricorn, I drive on Aries, on Gemini, on Caspary, and we could say the same thing of every Director on this call, and all the Directors from last year, and all the Directors from the 2008 Board of Directors that promulgated the previous road policy.

The point I am making is that as a North Glastonbury landowner I drive on North roads. I rarely drive on South roads, and I would assume the same is true for most South residents, as well. You rarely drive in North, so you can easily take your argument to the point of, hey, if you live in North, you cannot vote on North road maintenance or North safety issues or road improvements. That is ludicrous, right? That just would not work.

So, for me, I find it insulting to my personal integrity that someone wants to assert the 'fact' that the only reason I am concerned about the safety of a road is because I have to drive on it. Personally, yes, I do drive on one of these roads. That has been a part of debate for years now. Yes, I do drive on it, but so do a lot of other folks.

People in High North have been paying the same assessments as people who have paved roads, people who have plowed roads every day. The people in these higher elevations have been paying the same assessments all those years and getting virtually no services.

We all pay the same assessments, and this is not 2008. There has been a tremendous amount of development. There has been an increase in density in the upper elevations due to subdivisions. There has been a lot of building going on; I can speak to High North. This is now seventeen (17) years later, and we have a lot more construction traffic. We have people who have short-term rentals.

###### Two points:

1) I also want to reiterate a point that Claudette made earlier, because I want to amplify it here. Policy is just the will expressed by one particular Board of Directors. It is always subservient to the Governing Documents, and it can be modified, changed at any time by the same Board or a future Board. The Governing Documents always control, period - full stop. So,

nobody needs to be concerned that we are inventing new Bylaws or new Covenants. Only the Landowners can vote on that.

2) If you read the 2025 Road Policy, and you're honest, then you know nobody is proposing that my road, my cul-de-sac way up at the top of North is going to get anywhere near the same level of maintenance and services as Sirius or Capricorn or Aries. Okay, it is not. It is Collector Road; it is not an Arterial Road. That is clearly specified in the Road Policy.

Also, for those of you who are engineers on this call, if you are honest, you know that a less traveled road requires less maintenance and upkeep than a more traveled road. So, by definition, the GLA will always be spending less money on roads that have fewer parcels on them. It is, it should be, axiomatic to everyone on this call.

All directors and former directors know we cannot spend any more money than we take in, we cannot do that. So, this notion that we are just going to lavish money on these small obscure roads in the Community and ignore the major arteries, is just folly. That is not going to happen, and no Board would think to do something like that.

We are way behind on our revenue, and we need more revenue because inflation is here, and it has eaten into everything - everything we need to run the Association, particularly hourly operator fees for plowing and grading. It is that simple. We intend to find new sources of revenue to match increased expenditures.

I also want to close, you know, with respect to the roads here. Before we move forward, and that is in my view, it is just as easy to make the argument that all of you who spoke against devoting money to the higher elevations - hey, it is a conflict of interest that Board members live up there. I would argue, too, that it is just as much a conflict of interest to say I would rather have my potholes, my washboarding on my safe road down here at lower elevations - that is more important for the GLA dollars than is life safety in other places in the community. So, you know, conflict of interest cuts both ways.

The Board will advertise the 2025 Road Policy extensively, and when there is a groundswell of comments, we will make changes. We represent the people.

4.1 b. – Road Liability. Last year, the Board had been authorized to seek a legal opinion about what kind of liability the GLA would face with respect to hazardous road conditions. In early February 2025, we dispatched that letter.

The Road Safety Liability Letter was just received from Crowley-Fleck Law Firm and shared with all Directors. Discussion is planned for tonight's Closed Session, as this is a legal matter. Then, pending Board approval, the letter will be distributed to all GLA Landowners.

4.1 c. – Sirius Road Easement - Last thing is the Sirius Road easement, which has continued to rear its head in the community, as long as I have been here. The Road Committee, just a week ago, decided that once and for all, we must get an easement and voted unanimously for the Legal Committee to complete the process.

**Motion:** Tim Brockett made a motion that the 2025 Board of Directors approve the 2025 Road Policy, as written, presented, and approved by the GLA Road Committee. Upon a second, my vote is yes. Joe Bezotsky seconded. Discussion followed.

Final votes: Yes (5) Tim, Joe, Doug, Tyson, and Claudette.

No (2): Debbie and Steve. Motion carried.

#### **4.2 Treasurer's Report – Claudette Dirkers**

4.2 a. - Overview / GLA Financial Reports - February 2025 – As of the end of February, the total amount of paid assessments was \$112,267.24. In early January, \$190,529.40 was invoiced. The source for both if these figures is the Profit & Loss Budget Performance – Cash (February Reports).

Likewise, as of February 28, 2025, the combined amount of funds in the checking and saving accounts is \$314, 185.56. See Balance Sheet Prev. Month Comparison, Accrual Basis, line: "Total Checking/Savings." And, on the same page, \$204,857.09 was in Allocated Reserve Funds documented here: "Total 009 – Allocated Cash Reserves."

Despite the difficult and expensive snowplowing season, the 2025 Road Grading and Maintenance Budget is fully funded. Once the 2025 Snowplowing Budget funds were spent, snowplowing was paid for with Snowplow Reserve Funds.

4.2 b. Collections Mailing – On Tuesday, March 11<sup>th</sup>, a total of ninety-five (95) individualized collection letters and statements were composed, printed, and mailed by US Post. And I also included an extra half-sheet, reminding landowners of the \$5.00 quarterly service fees that will take effect on July 1<sup>st</sup>. Since February 28<sup>th</sup>, the ending date for the February Financial Reports, numerous PayPal and check payments have arrived, totaling an additional \$10,150.24, to date.

The Office of the Treasury is quickly and accurately invoicing Landowner construction projects. Project Review payments are expeditiously deposited before applications are presented to the committee. Our cash flow has improved and uncashed checks are now a relic of the past.

We are continuing to review amassed GLA subscriptions and automatic recurring payments. We saved landowners have hundred dollars in February and March by tracking down and cancelling unused, dormant services. We will continue this process into the spring and summer.

If time permits, we hope to save landowners more money by printing and mailing GLA Landowner assessment statements for April, June and October, in-house.

The Montana Secretary of State requires an Annual Corporate Report identifying all GLA Directors, Officers and our Registered Agent. That report was filed well in advance of the April 15<sup>th</sup> deadline.

4.2 c. Snowplowing Expenditures – This has been a tough winter as we have collectively experienced, and as of today, the total cost of snowplowing and sanding for Glastonbury is \$102,744.25. If one subtracts the cost of sand which was \$1,681.35, then this season's snowplowing expenditures reached a grand total of \$101, 062.90.

**Motion:** Tim motioned to approve the GLA February 2025 Financial Reports and to post the Landowner's version on the website; Doug seconded. Unanimously approved.

#### **4.3 Secretary's Report – Seat Vacant**

#### **4.4 Ombudsman's Report**

4.4 a. **North Report – Linda Ulrich** – Linda discussed the matter of a malnourished animal reported to the Board. The sheriff was involved. Both met with the animal owner and veterinary bills were produced showing that proper care and feeding are being administered.

4.4 b. **South Report – Miriam Barker** – Not present

#### **5. Committee Reports -**

##### **5.1 Roads Committee - Tyson Wright - Chair**

5.1 a. Snowplowing and sanding – In the last couple of weeks, snowplowing and sanding has come to a standstill, as winter is most likely over.

5.1 b. Spring grading plans were initially discussed. Tyson noted that frost heaves are beginning to appear on the asphalt roads, and he has compiled an open spreadsheet to track locations. The Road Committee is scheduling a time to evaluate developing damage to determine solutions. Landowners were encouraged to email [roads@glamontana.org](mailto:roads@glamontana.org) with road condition reports.

5.1 c. Guardrails and associated supplies will soon be moved from the Standish Excavation property in Pray to Glastonbury. Tyson will confirm locations and coordinate delivery.

##### **5.2 Project Review – Seat Vacant**

Doug requested that Tim lead the Project Review discussion; Tim accepted and explained project details prior to presenting motions and votes for approval.

5.2 a. The application for Kremer's Subdivision Family Conveyance (SG 18-A-2), was unanimously approved.

5.2 a. The Phalen well project (NG 70), was approved unanimously on one condition, that the required setbacks will be confirmed once deep snow recedes and the site is accessible.

##### **5.3 Community Property - John Carp - Chair**

5.3 a. The Community Property Committee is dormant until April.

##### **5.4 Compliance – Joe Bezotsky - Chair**

5.4 a. No complaints noted.

##### **5.5 Governing Documents – Tim Brockett – Chair**

5.5 a. No committee activity to report.

#### **5.6 Webmaster – Tim Brockett**

5.6 a. Everything is running smoothly. The webmaster quickly posts meeting minutes and other important documents to facilitate landowner's access to the latest information about Board actions.

#### **6.0 New Business - None**

#### **7.0 Landowner Comment - None**

**Adjournment – 9:10 p.m.**

**Closed Session – Adjournment 9:58 p.m.**

#### **8.0 Unfinished Business - Email Motions:**

##### **8.0 a Feb. 2025 BOD Minutes - Feb. 22, 2025:**

**Claudette** – “In the interest of keeping active lines of communication with our constituents, I am presenting the following motion for approval:

“I make a motion to approve the February 18, 2025, BOD meeting minutes and post them to the GLA website. Upon a second, I vote yes.”

Yes votes (6): Tim, Steve, Joe, Claudette, Tyson. Doug.

No votes (1): Debbie.

Motion carries.

##### **8.0 b. Feb. 26, 2025: Motion to Approve 2/12/25 Road Committee Minutes**

**Tyson:** “I make the motion to approve and have the webmaster post the attached Road Committee meeting minutes.”

Yes votes (6): Claudette, Tim, Tyson, Joe, John, and Debbie.

Did not vote (3): Doug, Alicia, and Jaylyn.

Motion carries.

##### **8.0 c. February 28, 2025: Buice Subdivision (SG-85)**

**Tim:** “I make a motion that the GLA Board approve the Buice Subdivision. I vote yes and now open the floor to discussion.” Steve seconded.

Yes votes (7) Tim, Doug, Joe, Claudette, Debbie, Steve.  
Did not vote: (1) Tyson. Motion carries.

**Minutes Taken by:** Tim Brockett and Claudette Dirkers

**Minutes Approved by email vote:** April 02, 2025



## **Glastonbury Landowners Association**

**Monday, April 21, 2025 - 7:00 PM MDT**

**Zoom ID: 619 079 2223 Passcode: 2023 Call in: +1 720 707 2699**

### **Board of Director's Agenda**

**Call to Order**

**Moment of Silence**

**Landowner Open Floor Comment**

**Approval of Minutes – Done and posted 4/2/25**

**Officer Reports**

#### **3.1 President's Report – Douglas Gill**

- 3.1 a. Spring Newsletter
- 3.1 b. Board Vacancies
- 3.1 c. Meeting Recordings
- 3.1 d. Email Voting

#### **3.2 Treasurer's Report – Claudette Dirkers**

- 3.2 a. Overview / Financial Reports - March 2025 - Approve
- 3.2 b. 2<sup>nd</sup> Q Assessment Mailing
- 3.2 c. Unallocated Funds

#### **3.3 Secretary's Report - Seat Vacant**

**Ombudsman Reports**

#### **4.1 North report – Linda Ulrich**

#### **4.2 South report – Miriam Barker**

**Committee Reports**

#### **Roads – Tyson Wright - Chair**

- 5.1 Guardrail Storage Plan in Glastonbury
- 5.2 Spring Road and Culvert Maintenance – Bids
  - a. Potholes and Frost Heaves
- 5.3 Snow Fence Removal & Safety Sign work order/additional signs

#### **Project Review – Seat Vacant**

- 6.1 Candidate for chair
- 6.2 Submitted Applications - Approved by PRC on April 16, 2025
  - a. Mordensky Septic (NG 29-A1)
  - b. Anderson, E. (NG 32 A) - Reapportioned Subdivision
  - c. Kinports, Ryan (NG 63) – Well

- d. Colin Nobil (NG 23-B) – Well
- e. Lach, Dan and Nancy (NG 25-1) Residence, driveway and Septic
- f. Yablonsky, Kim (SG 103) Cabin – pending inspection
- g. Phalen (NG 70) - Site evaluation for well placement

**Community Property – John Carp - Chair**

7.1 Committee Configuration

7.2 Plans

**Governing Docs – Tim Brockett – Chair**

8.1

**Compliance – Joe Bezotsky - Chair**

9.1

**Webmaster's Report – Tim Brockett**

10.1 – New online website

**New Business -**

**Landowner Comment**

**Adjournment**

**Closed Session**

# **Glastonbury Landowners Association | Board of Directors Minutes**

**Monday April 21, 2025 – 7:00 to 9:00 p.m.**

[Join Via Zoom](#) or Dial-In

## **1. Call to Order (7:05 p.m.)**

### **Moment of Silence**

Board Members Present Virtually: Douglas Gill (President), Tim Brockett (Vice President), Claudette Dirkers (Treasurer), Joe Bezotsky, Debbie Newby, and Tyson Wright; Steve Anderson arrived at 7:48.

Landowners Present Virtually: Aija-Mara Accatino, Miriam Barker, John Carp, Chris Dhieux-Fowle, James and Leslie Everett, Lisa Gaskin, Ryan Kinports, Nancy Lach, Scott Stomierowski, Linda Ulrich, and Jewel Wieczorek.

## **2. Landowner Comment Period**

Linda Ulrich – “Thanks to Tim Brockett for all the work he has done in creating the new GLA website. He put many hours and weeks into this because the website crashed. And, I also want to thank Claudette Dirkers, because it would have been hard to replicate certain information and digital materials that she has on record. So, she also contributed mightily”.

### **Approval of Meeting Minutes**

The Board of Directors Meeting minutes from March 19, 2025, were approved by email vote on April 2<sup>nd</sup> and posted to the GLA website.

## **3. Officers, Directors, Ombudsman(s) Reports**

### **3.1 President’s Report – Doug Gill**

#### **Opening Comments:**

“So, I will call this meeting to order. I want to begin by making it clear this is a private meeting for Association members or their representatives. As such, there is no authorization, no consent given to anyone recording this. This is not a public meeting, it is private. The *only* authorized recording is that of the GLA and is being recorded by the GLA for your notification.

“And with that, we will begin with first thanking all our landowners who have taken the time to be present tonight... We are grateful that you are here and would like to hear from you and if you wish to be heard, please identify your name and your parcel number. So, I will open the floor to any landowners who wish to speak.”

**3.1 a. – Newsletter:** We did publish a newsletter in early February. Considerable time and effort went into getting this first one done to get communication out to landowners. The next GLA Community Newsletter is slated for publication sometime in May. If Directors and landowners have

suggested content, please submit articles by April 30<sup>th</sup>.

**3.1 b. – Board Vacancies:** It was determined that the GLA followed the Bylaws when it advertised Board vacancies in the winter newsletter. Within the 30-day deadline to apply, nobody submitted a résumé or stepped forward with an indication of interest.

“The more we ask the community for engagement the better. We need more people, not fewer people on committees, on the Board, and so forth. So, I am in full favor that we notice up the community of vacancies again, do it for a second time and a third time, as often as we send out communications, is fine.”

***Motion:*** *Debbie Newby made a motion, “To put a separate piece of paper with the Board vacancies announcements into the spring newsletter.” The motion failed for lack of a second.*

After detailed discussion, the Board agreed by consensus to include an announcement for Board vacancies in the body of the developing May 2025 GLA Newsletter. Doug asked Claudette to edit the preexisting draft.

**3.1 c. Meeting Recordings:** “The Board became aware that individuals had been recording meetings without notifying the attendees of the meeting that they were making recordings... There is Montana law that makes it a criminal activity to record a conversation or a meeting without all parties having knowledge of that recording.... I have consulted the GLA's legal counsel about this... And if you make a recording of this meeting or any GLA meeting without authorization, without notification to all members and the consent of those members, you just need to be prepared for the potential consequences. That's all.”

**3.1 d. – Email Voting:** Continued discussion on the Email Voting Policy. No Board resolution was reached. Doug suggested codifying the policy for a future board vote.

### **3.2 Treasurer's Report – Claudette Dirkers**

#### **3.2 a. - Overview / GLA Financial Reports for March 2025**

As of the end of March 2025, the total amount of paid assessments was \$128,410.40. We are only in the 2<sup>nd</sup> quarter and land assessments are at 80.93 % of invoiced statements; dwelling assessments are at 78.52% of invoiced statements. In early January, the total invoiced figure was \$190,529.40.

On March 31<sup>st</sup>, we had \$293,516.02 in the Bank of the Rockies; of that, \$205,097.09 is for allocated Reserve Funds. A steady number of payments have arrived since March 31st, totaling an additional \$12, 613.33 to date.

Despite the difficult and expensive snowplowing season, the 2025 Road Grading and Maintenance Budget is fully funded.

The Office of the Treasury is quickly and accurately invoicing landowner construction projects. Before applications are presented to the Project Review Committee, the treasurer promptly deposits payments. Cash flow is improved and uncashed checks are a relic of the past. We are sitting on several thousand dollars of uncashed landowner checks from previous years. Landowners completed their

construction projects, yet payments are still outstanding. We will address this situation as time permits.

We are continuing to streamline GLA subscriptions and automatic recurring payments. We saved landowners several hundred dollars in February and March by tracking down and canceling accumulated unused, dormant services. We will continue this process in the spring and summer.

Property taxes for the four GLA Common Lands are scheduled for payment in early May.

### **3.2 b. Second Quarter Assessment Mailing**

Over the weekend of April 5th, Treasurer Claudette Dirkers dispatched a total of 137 individualized assessment statements, including a half-sheet reminding landowners of the new \$5.00 quarterly service fee that will take effect on July 1<sup>st</sup>. We plan to continue this in-house endeavor by mailing the 3<sup>rd</sup> quarter and 4<sup>th</sup> quarter assessment statements in July and October, respectively.

### **3.2 c. Unallocated Funds**

According to the Balance Sheet Previous Month Comparison issued on January 2, 2025, GLA had \$272,480.83 remaining in Checking/Savings accounts, after 2024 bills were paid. The Allocated Cash Reserves - item #009 - stood at \$200,502.09. By subtracting the allocated funds from the unallocated funds/reserve funds, the total unallocated funds, as of Jan 2nd are \$71,978.74. This amount represents leftover funds from the 2024 Budget, such as the movie money and the previous year's unallocated funds.

**Motion:** *Tim motioned "To approve the GLA March 2025 Financial Reports and to post the Landowner's version on the website." Joe seconded. Unanimously approved.*

### **3.3 Secretary's Report – Seat Vacant**

## **4. Ombudsman's Report**

### **4.1 a. North Report – Linda Ulrich:**

Linda discussed a deceased property owner's estate in North Glastonbury with the heir. It was determined the past due assessments could be satisfied.

### **4.1 b. South Report – Miriam Barker – Present, but no report.**

**Note - Road Use Fee:** Shortly before the Board meeting, President Gill emailed a refined version of a Road Use Fee concept that he previously sent to Board members. The plan calls for reducing normal assessments while instituting a Road Use Fee based on distance that you drive from the entrance to the community to either your driveway or your subdivision road. Eventually, landowners will decide by a community-wide vote. The concept is to align revenues more closely with vital expenditures. Gill will release further details at the next Road Committee meeting on May 14<sup>th</sup> and write an article for the 2025 Spring Newsletter.

## **5. Committee Reports**

## 5.1 Roads Committee - Tyson Wright - Chair

**5.1 a.** Tyson presented quotes for pothole and frost heaving repairs in North and South Glastonbury from Contractor Randy Traucht. Road Contractor Jace Quimby of Twisted Pine was not interested. Discussion had ensued, but no decision was made.

**5.1 b.** Spring grading plans for gravel roads were discussed by Tyson. Previously, John Carp presented a preliminary Road Condition Report for North Glastonbury. Tim Brockett will be submitting a South Glastonbury Report around May 1<sup>st</sup>. At the next Road Committee meeting on May 14<sup>th</sup>, Tyson will present bids. The Board anticipates that road grading will commence in late May or early June.

**5.1 c.** The Road Committee will also discuss a revived 2017 Road Sign Plan at their next committee meeting. Landowners were encouraged to submit road damage reports and road sign requests before May 7<sup>th</sup> to:

[roads@glamontana.org](mailto:roads@glamontana.org)

Randy Traucht is in the process of installing more chevron signs on Hercules Road to be completed by this weekend.

**5.1 d.** Guardrails and associated hardware will soon be transported from the Standish Excavation property in Pray to the GLA-owned Quonset Hut property in North Glastonbury. Tyson is in the process of seeking competitive quotes for the relocation endeavor.

**5.1 e.** John Carp asked about action regarding the Crowley-Fleck road safety opinion. He spoke of a recent visit to High South Glastonbury where he took a fresh look at Sagittarius Skyway and the 300-foot dangerous, unprotected, cliffside section. He was “amazed that no one had yet driven off the cliff.” The road is only 1 ½ lanes wide and sloped outwards towards the cliff. A slide-off could be fatal. John voiced that, “It is just a matter of time and although I do not live in South, I certainly favor getting work done on that road, too, in addition to Gemini Hill.”

Doug also noted that new construction was imminent in High North, the traffic volume is beginning to build and promises to increase dramatically between construction trucks and contractor traffic. “These are all things that the Board has to consider, every day that goes by. *It only takes one, just one accident* and the Association has a significant problem on their hands.... there is a price to pay for safety everywhere... and these roads are becoming more dangerous with more traffic. But, nonetheless, you could be financially impacted... we must take steps as an Association.”

## 5.2 Project Review – Seat Vacant

**5.2 a.** The Project Review Committee (PRC) vetted and approved five (5) construction projects at their meeting on April 16<sup>th</sup>. These were:

- a. Mordensky, Elizabeth (NG 29-A1) - Septic
- b. Anderson, E. (NG 32-A) - Reapportioned subdivision
- c. Kinports, Ryan and Lauren (NG 63) – Well
- d. Nobil, Colin and Lisa (NG 23-B) – Well
- g. Lach, Dan and Nancy (NG 25-1) - Residence, driveway, and septic

Doug Gill, the interim PRC Chair, asked for a motion to approve all five projects.

**Motion** – *Tim presented a motion to approve the above five (5) projects. Joe seconded.*

Discussion ensued with Debbie Newby asking why Form C: Septic was missing from the Lach application. Tim replied that the Lach's included the form and Deb missed it. Then, Deb wanted to know why the septic form was required, because the Lach's were simply connecting to an existing septic system. Tim explained that Park County regulations require a septic permit for any alteration of an existing septic system. By including Form C, we acknowledged Park County requirements and letting future GLA Boards know that we addressed this crucial issue.

Doug, "Let the record stipulate that the Lach's approval is conditional upon the removal of the existing house. What has been termed as the ADU will remain... The DEQ is fine with that, but the main house will go."

*The motion was unanimously approved.*

**5.2 b.** The Phalen well project (NG 70), was not quite ready for staking the precise well location. Thus, Project Review and Board approvals are on hold.

**5.2 c.** The Yablonski Project (SG 103), was inspected by PRC member Phillip Pickens. The Project Review Committee is waiting for the Yablonskis to forward a copy of the approved Park County septic permit.

### **5.3 Community Property - John Carp - Chair**

5.3 a. The first committee meeting of 2025 is scheduled for Saturday, April 26<sup>th</sup>. The committee will review the de-winterizing of both the building and soccer field sprinklers. Also, they are seeking new committee members. The GLA Bylaws require two current Directors on this committee to make it legally viable.

### **5.4 Compliance – Joe Bezotsky - Chair**

5.4 a. No complaints noted.

### **5.5 Governing Documents – Tim Brockett – Chair**

5.5 a. The first Gov Docs Committee meeting is expected to commence in June 2025.

### **5.6 Webmaster – Tim Brockett**

5.6 a. The old GLA website crashed and died on April 3<sup>rd</sup> during routine maintenance; it could not be revitalized. A new website had to be meticulously constructed, and it went live on April 19<sup>th</sup>. It is adaptable for all devices from phones to desktop PCs and written with HTML5 and PHP code. The GLA site is now secure, and communications are encrypted.

Director Brockett stated that 150 hours of volunteer labor went into the creation of the new website. Claudette Dirkers was immensely helpful with both research and gathering important documents. There was absolutely no cost to landowners because all time was donated.

The new website contains a wealth of easily accessible GLA, County and State information. We hope that this resourceful, interactive website will serve landowners well.

Brockett added that GLA Directors now have easy and secure access to Project Review Applications and GLA Financial data. A “Directors” tab on the GLA website menu leads to a password-protected File Sharing application. These files were customarily distributed by email and often too difficult to locate.

Meeting attendees provided positive comments and expressed their appreciation.

## **6.0 New Business – None**

## **7.0 Landowner Comment:**

One landowner commented that she was a little surprised that the structure of the meeting minutes was more like a dialogue in somebody's opinion and would like more factual minutes.

A second landowner thanked the Board for so quickly approving their well drilling project.

The NG Ombudsman thanked all the hardworking Directors, as well as for the efficiency of this meeting.

The concluding comment was to thank the Board of Directors for everything and how very happy she and her husband are to be a part of this wonderful community!

## **Adjournment – 9:15 p.m.**

## **Closed Session – Adjournment 9:23 p.m.**

## **8.0 Finished Business**

### **8.1 – Email votes**

**1. March 25, 2025** - Tim: *“I make a motion to approve the attached cover letter and send it to all landowners with a copy of the Legal Liability question and opinion letter from Crowley-Fleck. Upon a second, I vote YES.”* Claudette seconded. **Motion passed unanimously.**

Yes votes (7): Tim, Joe, Doug, Steve, Claudette, Debbie, Tyson

**2. March 27, 2025** – Tim: *“I make a Motion to accept the attached March 12<sup>th</sup> Road Committee Minutes and post them to the GLA website. Upon a second, I vote yes.”* Claudette seconded. **Motion carried.**

Yes votes (5): Tim, Claudette, Tyson, Joe, Doug

Abstentions (2): Debbie, Jaylyn (both absent)

Did not vote (2): John (absent), Alicia

**3. April 2, 2025** – Tim: *“I make a motion that the BOD approve the attached March 19th, 2025, GLA Board meeting minutes and post them to the GLA website. Upon a second, I vote yes.”* Claudette seconded. **Motion carried.**

Yes votes (6) Tim, Claudette, Doug, Tyson, Joe, Steve.

No vote: (1) Debbie

**4. April 11, 2025** – Tim: *"I make a motion to approve the April 9th Road Committee Meeting Minutes, as attached. Upon a second, I vote YES. I amend my motion to include the edits John suggested, and Claudette added." Claudette seconded. Motion did not carry.*

Yes votes (4) Tim, Claudette, Joe, John

Did not vote (3) Doug, Tyson, Jaylyn

Absent (2) Debbie, Alicia

**5. April 14, 2025** – Claudette: *"I motion to approve the [re]amended Road Committee meeting minutes from April 09, 2025, and post them to the GLA website. Upon a second, I vote yes." Doug seconded. Motion carried.*

Yes (5): Doug, Tim, Claudette, Joe, Tyson

Did not vote (2): John, Jaylyn

Absent (2): Debbie, Alicia

**Minutes Taken by:** Tim Brockett and Claudette Dirkers

**Minutes Approved by email vote:** May 1, 2025

## **Glastonbury Landowners Association**

**Special Meeting of the Board - Monday, May 19, 2025 - 6:40 – 7:00 PM MDT**

**Board of Directors Meeting – May 19, 2025 - 7:00 – 9:00 PM MDT**

**Zoom ID: 619 079 2223 Passcode: 2023 Call in: +1 720 707 2699**

**Landowners are welcome to attend both the Special and monthly Board Meetings**

### **Board of Director's Agenda**

#### **1. Call to Order**

**Moment of Silence**

#### **2. Special Meeting of the Board of Directors**

**a. Vacancies—Board of Directors and Project Review Committee Chair**

#### **3. Commence Board Meeting**

**Landowner Open Floor Comment**

**Approval of April 2025 Board Minutes – Done and posted to website on 5/01/25**

#### **Officer Reports**

##### **4.1 President's Report – Douglas Gill**

4.1 a. Summer Newsletter

4.1 b. Board Vacancies

4.1 c. Change to Assessments

##### **4.2 Treasurer's Report – Claudette Dirkers**

4.2 a. Overview

4.2 b. Financial Reports—April 2025

4.2 c. Collections Mailing—May 2025

4.2 d. Treating unpaid PR Fees the same as Assessments

##### **4.3 Secretary's Report—Seat Vacant**

##### **5.0 Ombudsman Reports**

5.1 North report – Linda Ulrich

5.2 South report – Miriam Barker

#### **6. Committee Reports**

##### **6.1 Roads – Tyson Wright—Chair**

6.1 Spring Road Maintenance

a. Roadside ditching

- b. Culvert cleaning
- c. Potholes and Frost heaves
- 6.2 Guardrail Relocation Update
- 6.3 Road Widening / Safety Sites
- 6.4 Signage
- 6.5 Road Use Fees
- 6.5 Other

**Project Review – Seat Vacant**

- 7.1 Submitted Applications—Approved by PRC on May 07, 2025
  - a. Kinports (NG 65)
  - b. Yablonski (SG 103)

**Community Property – John Carp—Chair**

- 8.1 Committee Configuration
- 8.2 Plans

**Governing Docs – Tim Brockett – Chair**

- 9.1

**Compliance – Joe Bezotsky—Chair**

- 10.1

**Webmaster’s Report – Tim Brockett**

- 11.1

**New Business**

**Landowner Comment**

**Adjournment**

**Closed Session – Pending**

## Glastonbury Landowners Association | Board of Directors Minutes

### Special and Monthly Board Meetings

Monday May 19, 2025 – 6:40 to 9:00 pm

[Join Via Zoom](#) or Dial-In

#### 1. Special Meeting – Call to Order (6:43 pm)

*Board Members Present Virtually:* Douglas Gill (President), Tim Brockett (Vice President), Claudette Dirkers (Treasurer), Joe Bezotsky, Debbie Newby, Tyson Wright, Steve Anderson

*Landowners Present Virtually:* Aija-Mara Accatino, Miriam Barker, James and Leslie Everett, Jaylyn Jensen, Kim Kaiser, Lisa Gaskin, Ryan and Lauren Kinports, Nancy Lach, Scott and Kimberly Stomierowski, Linda Ulrich, Ron Wartman, Ray and Terry Ziemkowski

#### 2. Vacancies—Board of Directors and Project Review Committee Chair

Ryan Kinports introduced himself and answered questions regarding his interest in being elected as a GLA Director by Board appointment. Both Ryan and his wife have a background in architecture, and he, in business. They are interested in being part of the community and in helping to shape it over time.

**Motion:** *A motion was presented by Debbie Newby to add Ryan to the Project Review Committee. Joe Bezotsky seconded. **The motion was unanimously approved.***

Tim Brockett asked to present a motion to elect Ryan as a GLA Director. However, President Gill noted that it was almost time to begin the regular monthly meeting, thus not leaving adequate time for consideration and a vote, so the motion was not entertained.

**Adjourned 7:00 pm**

#### 3. Commence Board Meeting – Call to Order (7:04 pm)

**Opening Announcement – President Doug Gill:**

“I will remind everyone that this meeting is being recorded by the GLA, and the GLA is the *only* party that has consent and is authorized to record our proceedings tonight. Let's go ahead and begin, as we customarily do with a moment of silence.”

**Moment of Silence**

**Landowner Comment Period**

Linda Ulrich urged that, “The meeting should not adjourn until there is a motion and a vote to get a very qualified individual who wants to be on the Board, on the Board ... here is a person ready to go, so find a way somewhere in your agenda to do that. Thank you very much.”

SG Landowner Kim Kaiser questioned information he received that indicated that “road use taxes” would be increased 100% on short-term, commercial rentals. President Gill gave a brief introduction of his idea to closely align annual assessments with administrative and road maintenance expenses. He noted that, “... under no circumstances can the Board raise assessments more than 10% in any given year without every landowner having an opportunity to review and vote on the matter. We do intend to share details with the community as soon as those details are in a presentable format, and rest-assured you will get an opportunity to weigh in another time once you see it.”

## **Approval of Meeting Minutes**

The Board of Directors Meeting minutes from April 21st, 2025, were approved by email vote on May 1st and promptly posted to the GLA website.

## **4. Officers, Directors, Ombudsmen Reports**

### **4.1 President’s Report – Doug Gill**

**4.1 a. Newsletter:** The summer newsletter recently went out. Lots of kudos to everybody who spent significant time in the preparation of the document. In particular, Tim and Claudette spent a lot of writing, editorial, artistic and design time, along with securing the best prices for all necessary components. Thanks to Linda Ulrich and Aija-Mara Accatino for helping Claudette with the community-wide mailing that was dispatched in record time on May 15<sup>th</sup>.

**4.1 b. Board Vacancies:** We did announce Board vacancies back in February; no one stepped forward and the 30-days ran out. We decided to re-advertise and to this date only one individual has stepped forward to fill a Board vacancy. There are two available positions in North and three available positions in South Glastonbury. A vacancy notice was posted on the GLA website and in the June newsletter. Landowners are encouraged to submit their résumés by June 25<sup>th</sup>.

**4.1 c. Change in Assessments:** President Gill further elaborated on his idea “to try to align the Association’s revenue with chief expense and that is the maintenance of the roads – snowplowing, routine maintenance of the roads, safety issues.” Ideas being considered are a road fee based on residential distance from the nearest county road, commercial use of property, square footage of buildings and more. We are still formulating a plan and nothing is ready for a written proposal. When ideas are fully debated, we will share a coherent, presentable format with the community so that misinformation is *not* swirling around.

**4.1 d. Treating Project Review Debts Like Assessments:** President Gill thought that past-due Project Review charges should be treated the same as past-due assessments. “Project Review fees are not set apart in our governing documents as anything special or different. An assessment is an assessment that is levied, fixed or what have you, by the Board of Directors.” Some discussion ensued. The consensus of the Board was, as Doug had stated, that “I don’t think we need any special motion of the Board to charge interest or late fees, potentially, on Project Review fees that go unpaid. An assessment is an assessment, and our governing documents do permit the charging of interest.” *Henceforth, unpaid Project Review charges will be subject to interest and penalties after a 60-day grace period from the date of notification, but not applied retroactively.*

## 4.2 Treasurer's Report – Claudette Dirkers

### 4.2 a. Overview / GLA Financial Reports for April 2025

As of the end of April 2025, \$137,233.78, has been collected in payments for 2025. In early January, \$191,641.80 was invoiced. (Source for both is Profit & Loss Budget Performance – Cash Financial Reports January through April 2025).

On April 30<sup>th</sup>, we had \$308,640.46. in the Bank of the Rockies. (From the Balance Sheet Prev. Month Comparison – Total Checking/Savings line). And, \$205,697.09 is in allocated Reserve Funds. See: Total 009 – Allocated Cash Reserves.

Despite a difficult and expensive snowplowing season, the 2025 Road Grading and Maintenance Budget of 118,192.50. is fully funded. Source: The 2025 GLA Budget on the GLA website.

The Office of the Treasury is quickly and accurately invoicing landowner construction projects. Payments are now deposited before applications are presented to the Project Review Committee. Cash flow is enhanced and uncashed checks are a relic of the past. We are sitting on several thousand dollars of uncashed landowner checks inherited from previous years. The projects were completed, but payments are still outstanding. We will address this situation as time permits.

The GLA property taxes in the amount of \$333.94 on the four Common Lands were paid on May 1<sup>st</sup>.

As of April 30, 2025, the GLA total assets equaled \$4,014,899.15.

### 4.2 b. Second Quarter Collection Mailing

The very latest GLA accounting records were prepared by ATS on May 8<sup>th</sup>. The Office of the Treasury reviewed all past-due accounts and promptly implemented this information for the scheduled 2<sup>nd</sup> Quarter Collections Mailing. A total of 54 individualized Collection Letters were carefully produced, each accompanied by a corresponding assessment statement. The mailing was assembled and dispatched by Claudette on Tuesday, May 13<sup>th</sup>. Of the fifty-four collection letters, 2/3 were addressed to Emigrant residents.

The Office of the Treasury conducts collection mailings four times a year. Each mailing is dispatched one month after quarterly assessment statements are issued in an effort to help landowners remit timely payments rather than incur finance charges. This is the first time in the history of the GLA that collection mailings have been sent on a quarterly basis.

In early July, when 3<sup>rd</sup> quarter landowner statements are scheduled for distribution, the mailing will be done by the Treasurer as another money-saving endeavor for the Association.

The total unallocated funds as of Jan 2nd was \$71,978.74. On February 18, 2025, the Board voted to move \$35,000 out of unallocated funds to the cover snowplowing expenditures.

**Motion:** *Tim Brockett motioned "To approve the GLA April 2025 Financial Reports and to post the Landowner's version on the website." Tyson seconded. Debbie noted that the Snowplow Reserve Fund on the Balance Sheet appeared to be in error. Both Claudette and*

*Tim recognized the error and attributed it to a misplaced expense code. The motion was amended to include the corrected Balance Sheet. **Unanimously approved.***

#### **4.3 Secretary's Report – Seat Vacant**

### **5. Ombudsmen Reports**

#### **5.1 a. North Report – Linda Ulrich:**

Linda had a happenstance meeting with a NG landowner who is interested in committee work and actually running for the GLA Board. The landowner was hesitant primarily due to negative interactions. Likewise, they were disappointed with the disconcerting content of an email promulgated by a former director. The Ombudsman assured the landowner that the email was not an official letter from the current GLA Board. The landowner understood, said that they were impressed with the new GLA website, finding it easy to navigate, full of useful information and noted the timely, well-written Board and committee minutes.

**5.1 b. South Report – Miriam Barker:** Miriam spoke about potholes and deteriorating roads in South Glastonbury.

### **6. Committee Reports**

#### **6.1 Roads Committee – Tyson Wright – Chair**

**6.1 a. 2025 Spring Road Maintenance:** Tyson spoke about spring grading roadwork. Only one contractor has responded with equipment hourly costs: Jace Quimby of Twisted Pine Excavating LLC. Both North and South Glastonbury roads were inspected by Road Committee members. Reports were filed with Tyson and both will be used when a contractor is selected. Road grading is expected to commence in June and stay within the budgeted amounts.

Many questions were raised by Directors and landowners regarding spring grading, paved and gravel road pothole repairs, culvert cleaning and marking them with T-posts, and reflectors. When asked to clarify what SG roads were “deteriorating,” the SG Ombudsman stated, “Arcturus Drive and Leo Drive.”

**6.1 b. Guardrail Relocation Update:** Guardrails and associated hardware will soon be transported from the Standish Excavation property in Pray to the GLA-owned Quonset Hut property in North Glastonbury. Tyson is in the process of seeking competitive quotes for the relocation project.

**6.1 c. Road Signs:** The Road Committee will install new road signs after spring grading is completed. Locations are being determined. “This is a good step in the right direction,” Tyson stated.

**6.1 d. Road Widening / Safety Sites:** Tim Brockett presented an extensive, detailed report on safety sites and road widening. The two safety sites are: Upper Gemini Hill (NG) and Sagittarius Skyway (SG). He analyzed costs, explained Bylaw constraints, and carefully led everyone through a step-by-step analysis. Tim stated that road widening, a capital improvement, would be paid for out of GLA Reserve Funds and that no budget money would be used.

He visited the South Glastonbury safety site with a contractor and explained in detail what needed to be done. The contractor was willing to work on a time-and-materials (T&M) basis, charging just

\$175.00 an hour for his excavator. Tim reasoned that the road could be widened for no more than \$20,000.00. Gravel, grading and ditching would cost another \$9,000.00 and should be done when South Glastonbury roads are graded during 2025 Spring Grading next month.

The floor was opened to questions from landowners and Directors. After serious and lengthy discussion, Joe Bezotsky presented the following motion:

**Motion:** *“To allocate \$29,000.00 for Sagittarius Skyway road widening, gravel, grading, rolling and ditching.” Tim Brockett seconded it. Debbie Newby voted no. Everyone else voted yes. **The motion passed 6 to 1.***

## **6.2 Project Review – Seat Vacant**

**6.2 a.** The Project Review Committee (PRC) vetted and approved two (2) construction projects at their meeting on May 9<sup>th</sup>. These were:

- a. Kinports, Ryan and Lauren, (NG 63) - Residence, driveway and septic
- b. Yablonski, Ryan and Kimberly (SG 103) - Septic and cabin

Doug Gill, the interim PRC Chair, asked for a vote to approve both projects. **Unanimously approved.**

## **6.3 Community Property – Chair absent**

**6.3 a.** President Gill addressed concern regarding the committee’s legal viability since no GLA Director was on it, as required by the GLA Bylaws. For the sake of keeping the Community Property Committee operating, Doug suggested that Ryan Kinports, an urban planner, be considered as an elected Director to serve on that committee. Ryan affirmed his earlier expression of interest in joining that committee.

**Motion:** *Claudette Dirkers made a motion, “To elect Ryan Kinports as a GLA Director by Board appointment.” Tim seconded it. Debbie Newby abstained. Everyone else voted yes. **The motion passed 6 to 1.*** Kinports immediately became a GLA Director and the Community Property Committee was saved from shutting down.

**Note:** Director Kinports was officially voted onto the Community Property Committee subsequent to this May 19, 2025 Board meeting.

## **6.4 Compliance – Joe Bezotsky – Chair**

**6.4 a.** No complaints noted.

## **6.5 Governing Documents – Tim Brockett – Chair**

**6.5 a.** The first Gov Docs Committee meeting is expected to commence in June 2025.

## **6.6 Webmaster – Tim Brockett**

**6.6 a.** Tim Brockett stated that the new website was running well, a few errors were caught by Claudette and corrected. The site was getting a good amount of traffic and landowner comments were categorically positive.

## 7.0 New Business – None

## 8.0 Landowner Comment:

None were presented

**Adjournment – 9:40 pm**

**Closed Session – Adjournment 10:40 pm**

## 9.0 Finished Business

### 9.1 – Email votes (April 21, 2025 – May 19, 2025)

**1. May 1, 2025:** *Tim – “I make a motion to approve the attached April Board Meeting Minutes. Upon a second, I vote yes.” Claudette seconded.*

*Yes votes (5): Tim, Tyson, Joe, Steve, Claudette*

*No vote (1): Debbie*

*Did not vote (1): Doug*

***Motion carries.***

**2. May 13, 2025:** *Doug – “I make a motion that we add Ryan to the PRC and name him Chair effective Monday, May 19th. Upon a second, I vote yes.” Claudette seconded. No one else voted. **Motion expired.***

**Minutes Taken by:** Tim Brockett and Claudette Dirkers

**Minutes Approved by email vote:** May 30, 2025

## **Glastonbury Landowners Association**

**Monday, June 23, 2025 - 7:00 PM MDT**

**Zoom ID: 619 079 2223 Passcode: 2023 Call in: +1 720 707 2699**

### **Board of Director's Agenda**

**Call to Order**

**Moment of Silence**

**Landowner Open Floor Comment**

**Approval of Minutes – Done and posted on website 5/30/25**

**Officer Reports**

#### **3.1 President's Report – Douglas Gill**

3.1 a. Board Vacancies

3.1 b. Committee Absenteeism

3.1 c. Changes to Assessment

Calculations - Proposal

#### **3.2 Treasurer's Report – Claudette Dirkers**

3.2 a. Overview / Financial Reports - May 2025 - Approve

3.2 b. Unallocated Funds Vote

#### **3.3 Secretary's Report - Seat Vacant**

**Ombudsmen Reports**

#### **4.1 North Report – Linda Ulrich**

#### **4.2 South Report – Miriam Barker**

**Committee Reports**

#### **Roads – Tyson Wright - Chair**

5.1 Guardrail Storage Motion

5.2 Spring Road and Culvert Maintenance – Bids / Updates

a. Potholes and Frost Heaves

5.3 Safety Sign work order/additional signs

5.4 Roadside Mowing Motions

5.5 NG Safety Site Allocation

#### **Project Review – Seat Vacant**

6.1 Candidate for chair

6.2 Submitted Applications

a. Phalen (NG 70): Well approval

**Community Property – John Carp – Chair**

7.1 Soccer Feld Mowing

7.2 Plans: De-winterizing sprinklers

**Elections – Tim Brockett – Chair**

8.1 Election Schedule

8.2 Nomination Packet

**Governing Docs – Tim Brockett – Chair**

9.1

**Compliance – Joe Bezotsky - Chair**

10.1

**Webmaster's Report – Tim Brockett**

11.1

**New Business -**

**Landowner Comment**

**Adjournment**

**Closed Session - Pending**

## **Glastonbury Landowners Association | Board of Directors Minutes**

**Monday June 23, 2025 – 7:00 pm to 9:00 pm**

[Join Via Zoom](#) or Dial-In

### **1. Call to Order**

*Board Members Present Virtually:* Douglas Gill (President), Tim Brockett (Vice President), Claudette Dirkers (Treasurer), Steve Anderson, Joe Bezotsky, Ryan Kinports, Debbie Newby

*Board Member Absent:* Tyson Wright (with notice)

*Landowners Present Virtually:* Aija-Mara Accatino, Miriam Barker, Alicia Dearing, James and Leslie Everett, Lisa Gaskin, Leo Keeler, Lauren Kinports, Steve Sirios, Scott Stomierowski, Jack Sutton, Jewel Wieczorek, Linda Ulrich

### **2. Commence Board Meeting – Call to Order (7:04 pm)**

**Opening Announcement – President Doug Gill:**

“I will remind everyone that this meeting is being recorded by the GLA, and the GLA is the *only* party that has consent and is authorized to record our proceedings tonight. Let's go ahead and begin, as we customarily do with a moment of silence.”

**Moment of Silence**

**Landowner Comment Period**

### **3. Approval of Meeting Minutes**

The Board of Directors Meeting minutes from May 19th, 2025, were approved by email vote on May 30th and promptly posted to the GLA website.

### **4. Officers, Directors, Ombudsmen Reports**

#### **4.1 President's Report – Doug Gill**

**4.1 a. Board Vacancies:** We did announce Board vacancies back in February; no one stepped forward and the 30-days ran out. We decided to re-advertise and to this date only one individual has stepped forward to fill a Board vacancy. There are two available positions in North and three available positions in South Glastonbury. A vacancy notice was posted on the GLA website and in the June newsletter. Landowners are encouraged to submit their résumés by June 25<sup>th</sup>.

#### **4.1 b. Committee Absenteeism**

**Motion:** A motion was made by Tim Brockett to remove committee members if they have two consecutive or three overall unexcused absences. Both the respective GLA Committee Chairs and GLA Board must be notified prior to meetings for absences to be excused and it is not retroactive. Joe Bezotsky seconded it. Steve Anderson voted no, all other directors present voted yes. **Motion passed, effective immediately.**

**4.1 c. Change in Assessments:** Ideas for bringing assessment charges more in line with road usage is being discussed. Ryan Kinports created an interactive spreadsheet to test various models. Further discussion with landowners and Board members should result in a written set of ideas by the July 21st Board meeting.

**4.1 d. Collection Policy Changes:** Ideas of hiring a professional HOA Collection Agency were discussed. More research is needed and will be presented at the July 21<sup>st</sup> Board meeting.

#### **4.1 Treasurer's Report – Claudette Dirkers**

##### **4.2a. Overview / GLA Financial Reports for May 2025**

As of the end of May 2025, \$154,714.54 was collected in payments for 2025.

In early January 2025, \$191,641.80 was invoiced. Regarding the collections rate so far this year, we are at 81.98% of invoiced land assessments and 79.35% of invoiced dwelling assessments. Source for both is Profit & Loss Budget Performance – Cash Financial Reports January through April 2025.

On May 31st, we had \$323,446.96 in the Bank of the Rockies. From the Balance Sheet - "Total Checking/Savings" line.

The amount of \$166,092.09 is in allocated Reserve Funds. See line "Total 009 – Allocated Cash Reserves"

Despite having a difficult and expensive snowplowing season, the 2025 Road Grading and Maintenance Budget of \$118,192.50. is fully funded, including insurance. Source is the 2025 GLA Budget on the GLA website.

The Office of the Treasury is quickly and accurately invoicing landowner construction projects. Payments are deposited before applications are presented to the Project Review Committee. Cash flow is enhanced and uncashed checks are a relic of the past. We are sitting on several thousand dollars of uncashed landowner checks from previous years. The projects were completed, and payments are still outstanding. We will address this situation as time permits, likely in August.

As of May 31, 2025, the GLA total assets equaled \$4,013,880.44.

## **Quarterly Collections Mailings**

The Office of the GLA Treasury conducts collection mailings four times a year, each one month after quarterly assessment statements are issued. These timely mailings serve to remind landowners of amounts due prior to finance charges that occur after a period of 60 days, which includes the allotted grace period.

In early July, when 3<sup>rd</sup> quarter landowner statements are scheduled for mailing, the Treasurer will continue to assemble and dispatch them as a money-saving endeavor for GLA, rather than the accounting service. The updated Budget News insert will be included with each statement.

The total unallocated funds as of January 2<sup>nd</sup>, was \$71,978.74.

The Board voted on February 18, 2025, to move \$35,000 out of unallocated to the cover the snowplowing expenditures. The balance as of today is \$36,978.74. However, \$20,000.00 must be saved to cover any budget shortfalls caused by non-payment of 2025 assessments. For the time being, remaining funds will remain intact.

**Motion:** *Debbie Newby motioned “To post unapproved Financial Reports for landowners on the website before each monthly board meeting.” Steve Anderson seconded. Tim, Claudette, Joe and Doug voted no. Ryan abstained. **Motion was defeated.***

**Motion:** *Tim Brockett motioned “To approve the GLA May 2025 Financial Reports and to post the Landowner’s version on the website.” Joe Bezotsky seconded. **Unanimously approved.***

## **4.3 Secretary’s Report – Seat Vacant**

## **5. Ombudsmen Reports**

**5.1 a. North Report – Linda Ulrich:** Landowners reacted positively to the recent GLA Newsletter and new website. Both were timely and full of easy-to-understand information. Some landowners were not happy with the recent roadside ditching in North Glastonbury.

**5.1 b. South Report – Miriam Barker:** Potholes in Arcturus were noted. The road is currently being graded along with all roads in South Glastonbury.

## **6. Committee Reports**

### **6.1 Roads Committee – Tyson Wright – Chair (Absent with notice)**

Claudette Dirkers, Doug Gill and Tim Brockett presented the Road Committee report in Tyson Wright’s absence.

**6.1 a. Guardrail Relocation Update:** Guardrails and associated hardware will soon be transported from the Standish Excavation property in Pray to the GLA-owned Quonset Hut property in North Glastonbury. A bid was secured for \$1,000.00. That was a 50% discount from a previous bid.

**Motion:** *Tim Brockett motioned “To accept the \$1,000.00 bid the Road Committee had approved to relocate the guardrails and hardware. Financing to come from Road Reserve Funds and evenly split between North and South Glastonbury.” Joe Bezotsky seconded. **Unanimously approved***

**6.1 b. Spring Road and Culvert Maintenance:** North Glastonbury 2025 Spring Grading was completed and came in at just under \$20,000.00. This was \$10,000.00 less than anticipated because we used a Time and Materials contract. Grading started in South Glastonbury on Monday, June 23. Culvert cleaning and road sign evaluations will start soon in North Glastonbury. Bids are coming in for both aforementioned projects and also for asphalt road pothole repairs.

**6.1 c. Roadside Mowing:**

**Motion:** *Tim Brockett motioned that, “The Road Committee approval of Greg Sheldon to mow North Glastonbury roads for \$800.00 be accepted by the Board.” Joe Bezotsky seconded. **Unanimously approved.***

**Motion:** *Tim Brockett motioned that, “The Road Committee approval of Byron Kassing to mow South Glastonbury roads for \$1,800.00, be accepted by the Board.” Joe Bezotsky seconded. **Unanimously approved.***

**6.1 d. Road Widening / Safety Sites:** No action was taken for the North Glastonbury safety site funds allocation. It was suggested that we have a full proposal to vote on, as we had done for South Glastonbury.

**6.2 Project Review – Seat Vacant**

**6.2 a.** The Project Review Committee and Board previously gave conditional approval to the NG-70 Phalen well drilling site due to deep snow. The site is snow-free, was duly inspected and the well placement meets all setback requirements.

Doug Gill, the interim PRC Chair, asked for a vote to approve the Phalen well project. **Motion:** *Tim motioned for final approval of the Phalen well. Joe seconded. **Unanimously approved.***

**6.1 Community Property – Chair John Carp (absent w/o notice)**

**6.3 a.** Members were added via the following motion.

**Motion:** *Claudette Dirkers made a motion, “To add landowners Jack Sutton and Dan Lach to the Community Property Committee.” Joe Bezotsky seconded. **Unanimously approved.***

**Motion:** *Ryan Kinports motioned, “To add Director Steve Anderson to the Community Property Committee.” Claudette Dirkers seconded. **Steve Anderson abstained, everyone else voted yes. Motion passed.***

The motion for mowing the soccer field will occur by email.

#### **6.4 Elections – Tim Brockett – Chair**

**6.4 a.** The Election Committee prepared an Election Calendar and Nomination Packet. It was shared with all Board members on Monday June 16<sup>th</sup>. Comments were incorporated into the final copy. The Election Committee voted to move it to the Board.

**Motion:** Tim Brockett *made a motion, “To approve the Election Committee and Board-reviewed calendar and documents.” Joe Bezotsky seconded.* Debbie Newby protested that she was on vacation for the past week and was not able to study the proposal. After some discussion it was agreed that Debbie would be provided with two more days to read the proposal. *A vote will be called by email on Wednesday evening.*

**Motion:** Claudette Dirkers *made a motion, “To add Linda Ulrich to the Election Committee. Tim Brockett seconded.* **Unanimously approved.**

#### **6.5 Compliance – Joe Bezotsky – Chair**

**6.5 a.** No complaints noted.

#### **6.6 Governing Documents – Tim Brockett – Chair**

**6.6 a. Bylaws change.** The change will be discussed by the Governing Documents Committee and placed **a.** A Bylaw was located in another HOA’s Bylaws that will be modified for a proposed GLA Bylaw before the GLA Board in July. Landowners will vote on it at the Annual Election.

#### **6.7 Webmaster – Tim Brockett**

**6.7 a.** Tim Brockett stated that the new website was running well. The site was getting a good amount of traffic and landowner comments were categorically positive.

#### **7. New Business – None**

#### **8. Landowner’s Comment Period:**

Comments were fielded from several landowners regarding roads, tonight’s meeting and Director and Officer’s Insurance.

**Adjournment – 9:40 pm**

**Closed Session – None**

#### **9.0 Finished Business**

## **9.1 Board Email Votes (May 20, 2025 thru June 23, 2025)**

**1. May 29, 2025: Doug** – *“I move that we name Ryan Kinports to the Community Property Committee, effective immediately. Since this topic has already had much debate, I will rule that it needs no additional formal debate before voting commences. On a Second, I vote YES.” Tim seconded.*

*Final vote tally:*

Yes votes (7): Doug, Tim, Claudette, Tyson, Joe, Steve, Debbie

Abstention (1) Ryan

**Motion carries**

**2. May 29, 2025: Tyson** – *I make a motion to approve the attached Spring maintenance contract with Twisted Pines. Upon a second, it can be open for discussion, then voting. Tim seconds.*

*Final vote tally:*

Yes votes (6) Tim, Doug, Claudette, Tyson, Ryan, Joe, Steve

Did not vote (1): Debbie

**Motion carries**

**3. May 30, 2025: Tim** – *I make a motion that the attached May 19th, 2025, Board Meeting Minutes be approved and posted on the GLA website. Upon a second, I vote yes.” Claudette seconded.*

Yes votes (6): Tim, Claudette, Doug, Joe, Ryan, Steve, Tyson

No vote (1): Debbie

**Motion carries**

**Minutes Taken by:** Tim Brockett and Claudette Dirkers

**Minutes Approved by email vote:** July 10, 2025

# **Glastonbury Landowners Association**

**Monday, July 21, 2025 - 7:00 PM MDT**

**Zoom ID: 619 079 2223 Passcode: 2023 Call in: +1 720 707 2699**

## **Board of Director's Agenda**

### **1. Call to Order**

**Moment of Silence**

**Landowner Open Floor Comment**

**2. Approval of Minutes – June 23<sup>rd</sup> Board Meeting Minutes approved and posted on website.**

### **3. Officer Reports**

#### **3.1 President's Report – Douglas Gill**

- 3.1 a. Board Vacancies
- 3.1 b. Important Summer Projects
- 3.1 c. Recordings of GLA Zoom meetings

#### **3.2 Treasurer's Report – Claudette Dirkers**

- 3.2 a. Overview / Financial Reports – June 2025 - Pending
- 3.2 b. 3Q Assessment Mailing

#### **3.3 Secretary's Report – Seat Vacant**

### **4. Ombudsmen Reports**

#### **4.1 North Report – Linda Ulrich**

#### **4.2 South Report – Miriam Barker**

### **5. Committee Reports**

#### **5.0 Roads – Tyson Wright – Chair**

- 5.1 Guardrail Storage
- 5.2 Spring 2025 Road Maintenance Report
  - a. Pothole Repairs
- 5.3 Safety Sign work order/additional signs
- 5.4 Roadside Mowing – NG / SG Updates
- 5.5 Culvert Contract
- 5.6 Safety Sites Motions / Contractors

## **6.0 Project Review – Seat Vacant**

6.1 Candidate for chair

6.2 Submitted Applications -

a. Kassing, Byron (SG-83): Addition to Residence

b. Garner, Andrea (SG 64-B) Driveway Approval

6.3 Fee Increase Motion

## **7.0 Community Property – John Carp – Chair**

7.1 Soccer Field Mowing – Update

7.2 Plans: De-winterizing sprinklers

## **8.0 Elections – Tim Brockett – Chair**

8.1 Election Schedule

8.2 Nomination Packet Mailing / Website Posting

## **9.0 Governing Docs – Tim Brockett – Chair**

9.1 Bylaws Change

9.2 Call for new members

## **10.0 Compliance – Joe Bezotsky – Chair**

10.1

## **11.0 Webmaster's Report – Tim Brockett**

11.1

## **New Business -**

## **Landowner Comment**

## **Adjournment**

## **Closed Session**

# Glastonbury Landowners Association | Board of Directors Minutes

Monday July 21, 2025 – 7:00 pm to 9:00 pm

[Join Via Zoom](#) or Dial-In

*Board Members Present Virtually:* Douglas Gill (President), Tim Brockett (Vice President), Steve Anderson, Joe Bezotsky, Ryan Kinports, Debbie Newby and Tyson Wright.

*Board Member Absent:* Claudette Dirkers (Treasurer), (with notice).

*Landowners Present Virtually:* Aija-Mara Accatino, Miriam Barker, Alicia Dearing, James and Leslie Everett, Lisa Gaskin, Steve Sirios, Scott Stomierowski, Jack Sutton, Linda Ulrich, and Ron Wartman.

## 1. Call to Order (7:03 pm)

### Opening Announcement – President Doug Gill:

“I will remind everyone that this meeting is being recorded by the GLA, and the GLA is the *only* party that has consent and is authorized to record our proceedings tonight. Let's go ahead and begin, as we customarily do with a moment of silence.”

### Moment of Silence

### Landowner Comment Period

## 2. Approval of Meeting Minutes

The Board of Directors Meeting minutes from June 23, 2025, were approved by email vote on July 10th and promptly posted to the GLA website. Debbie wished to change the meeting minutes but declined an offer to have them amended by board vote.

## 3. Officers, Directors, Ombudsmen Reports

### 3.1 President's Report – Doug Gill

**3.1 a. Board Vacancies:** Ryan Kinports was the only landowner in 2025 who volunteered to fill a vacant Director's seat. Ryan was elected by Board appointment on May 19, 2025 during the monthly meeting. The Bylaws state, “If such vacancy occurs less than four months before the next Annual Election, the replacement should be elected in that Election.”

### 3.1 b. Important Summer Projects

Summer 2025 is filled with GLA projects. The Project Review Committee is streamlining applications. The Road Committee is working on safety signs and culvert cleaning projects. The Annual Election process is underway. A newsletter is scheduled for September. This is the busiest time of the year for the all volunteer GLA Board.

**3.1 c. Zoom Meeting Recordings:** A discussion ensued regarding distributing Zoom Meeting recordings

to landowners. Many ideas, pro and con, were presented and discussed. Debbie will bring proposals and details to the next Legal Committee meeting.

**3.2 Treasurer's Report** – Claudette Dirkers was absent due to illness, so no Treasurer's report was given.

**3.3 Secretary's Report** – Seat Vacant

#### **4. Ombudsmen Reports**

**4.1 a. North Report** – Linda Ulrich: No report given.

**4.1 b. South Report** – Miriam Barker: No report given.

#### **5.0 Committee Reports**

##### **5.1 Roads Committee – Tyson Wright – Chair**

**5.1 a. Spring Grading Update:** Spring grading was completed for North and South Glastonbury. The Road Committee employed a Time and Materials contract that saved landowners over \$20,000.00. The roads will be graded again in September which will be an opportunity to address any missed work in spring. Asphalt road pothole repairs will start soon. We are just waiting for a contractor to finish another project.

**5.1 b. Guardrails:** Guardrails, posts and associated material were transported from Standish property to the GLA-owned Quonset hut property in NG. Everything was inventoried by Tim Brockett and Joe Bezotsky.

**5.1 c. Roadside Mowing:** Mowing was completed for North and South Glastonbury. Byron Kassing mowed South Glastonbury while Greg Sheldon completed North Glastonbury.

**5.1 d. Culvert Cleaning and Road Safety Signs:** The Road Committee is preparing to undertake these projects next. Contracts were written and details must be worked out.

**5.1 e.** Both Gemini Hill and Sagittarius Skyway safety sites were ready for a board vote. The Road Committee approved motions for both.

Tyson Wright the Road Committee chair made motions for both projects.

**Motion:** To advance the contract for Sagittarius Skyway be awarded to Rob McDonald for approval by the BOD. The contract is for safety improvements on Sagittarius Skyway on a T&M Basis NTE \$29,000. Funding source will be from SG Reserve Fund which was previously approved by the BOD. *Joe seconded and voted yes. Tim, Tyson, Doug, and Ryan voted yes. Debbie and Steve voted no. Motion passed 5 to 2.*

**Motion:** To advance the contract to Twisted Pine Excavating for approval by the BOD. The contract is for safety improvements on Upper Gemini Hill on a T&M Basis NTE \$29,000. The funding source will be from the North Glastonbury Road Reserve Fund which will require an additional \$7,500 funds be allocated from the 2024 Unallocated Funds. Equal amounts shall be distributed from the Unallocated Funds into both the SG and NG Reserve Funds. *Tim seconded and voted yes. Joe, Tyson, Doug, and Ryan voted yes. Debbie and Steve voted no. Motion passed 5 to 2.*

**Note:** T&M means Time and Materials. NTE means Not to Exceed.

#### **6.0 Project Review – Seat Vacant**

**6.1** The Project Review Committee previously approved two projects. They are as follows:

- a. Kassing, Byron (SG-83): Addition to Residence
- b. Garner, Andrea (SG 64-B) Driveway Approval

Tim Brockett explained the projects in detail and asked for a vote to approve the Kassing Residence Addition project.

**Motion:** *Tim motioned that the Kassing project be approved with the condition that disturbed ground be reseeded. Ryan Kinports seconded. Unanimously approved.*

Tim Brockett asked for a vote to approve the Garner Driveway project.

**Motion:** *Tim motioned that the Garner project be approved with the condition that disturbed ground be reseeded. Joe Bezotsky seconded. Unanimously approved.*

**6.2** The Project Review Committee previously approved a motion to increase Construction Bonds. Seven members voted yes, one abstained. After some discussion the board decided to post the motion on the front page of the GLA website and ask for landowner feedback. The fee increase will be on the August board meeting agenda.

## **7.0 Community Property – Chair John Carp** (absent without notice)

**7.1.** No business was presented as the chair was absent.

## **8.0 Elections – Tim Brockett – Chair**

**8.1.** The Election calendar was reviewed. Nomination packets were sent by email and US Post on July 10<sup>th</sup>. Ballots will be sent by September 15 by US Post only. The Nomination Packet is posted on the front page of the GLA website and a convenient link is included with Board meeting Eblasts.

The complete Annual Election timeline may be viewed at <https://www.glamontana.org/minutes08.php>

## **9.0 Compliance – Joe Bezotsky – Chair**

**9.1** No complaints noted.

## **10.0 Governing Documents – Tim Brockett – Chair**

**10.1** A GLA Bylaw change is moving through the committee. Members have commented on the first draft. A second draft will be sent in a week or so to committee members. A final draft will be shared with the full Board at their August 18<sup>th</sup> meeting.

**10.2** Tim Brockett asked if anyone was interested in joining the GovDocs committee. He was concerned about possible tie votes since the committee had an even number of members. No one volunteered so the committee remains at four members.

## **11.0 Webmaster – Tim Brockett**

**11.1** Tim Brockett stated that the new website was running well. The site was getting a good amount of traffic and landowner comments were categorically positive.

## **New Business – None**

### **Landowner Comment:**

Comments were fielded from several landowners throughout the meeting regarding roads, Sagittarius Skyway easement, Board authority to widen roads, tonight's meeting, landowner participation at GovsDocs and Election Committee meetings, ability of parcel co-owners to run for office, Zoom meeting recordings and Director and Officer's insurance.

**Adjournment – 9:25 pm**

**Closed Session – from 9:30 to 10:28 PM**

## **12. Finished Business**

### **12.1 – Board Email Votes (June 23, 2025 to July 21, 2025)**

**1. June 26, 2025: Tim – *I make a Motion that the below Election Calendar and the attached 2025 Nomination Packet be approved by the GLA Board.***

**Upon a second, I vote yes.**

**June 26 – 27- 28** - The GLA Board approves the Nomination Packet.

**July 10th** - We distribute the Nomination Packet to landowners by email and US Post. The packet will also be posted on the GLA website Election Committee page.

**August 31 at 5 PM Montana Time** - GLA deadline for receiving nominations from landowners.

**September 7** - The BOD approves the Annual Election Ballot Packet.

**September 15** - We distribute the Annual Election Ballot Packet to landowners by US Mail ONLY.

**November 3 at 5 PM Montana Time** - Deadline for ATS to receive mailed or emailed ballots.

**November 15** - The Annual Election results are certified and released to landowners at the Annual Meeting, via email and the GLA website.

*Final Vote Tally:*

Yes votes (8)

**Motion carries unanimously.**

**2. July 10, 2025:** Attached are the June 23, 2025, Board Meeting Minutes. Now that everyone has had a chance to read them, ***Tim motioned that the June 23, 2025, GLA Board Minutes be accepted and posted on the GLA website. Upon a second I vote yes. Doug seconded.***

***Final vote tally:***

*Yes votes ( 5): Tim, Doug, Claudette, Joe, Steve,*

*Abstention (1): Tyson, due to absence*

*Did not vote (2) Debbie, Ryan*

Normally 6 yes votes are needed. But because Tyson abstained, only 5 yes votes are needed.

**Motion passes.**

**Minutes Taken by:** Tim Brockett. Grammar edited and formatting corrected by Claudette Dirkers

**Minutes Approved by email vote:** July\_\_\_\_, 2025

## **Glastonbury Landowners Association**

**Monday, August 18, 2025 – 7:00 PM MDT**

**Zoom ID: 619 079 2223 Passcode: 2023 Call in: +1 720 707 2699**

### **Board of Director's Agenda**

#### **1. Call to Order**

**Moment of Silence**

**Landowner Open Floor Comment**

**2. Approval of Minutes** – July 21<sup>st</sup> Board Meeting Minutes approved 7/29/25 and posted on the GLA website.

#### **3. Officer Reports**

##### **3.1 President's Report – Douglas Gill**

3.1a. \_\_\_\_\_

3.1b. \_\_\_\_\_

##### **3.2 Treasurer's Report – Claudette Dirkers**

3.2 a. Overview / Financial Reports – June 2025 and July 2025

3.2 b. Legal Fund

3.2 c. 3Q Collections Mailing

##### **3.3 Secretary's Report – Seat Vacant**

#### **4. Ombudsmen Reports**

##### **4.1 North Report – Linda Ulrich**

##### **4.2 South Report – Miriam Barker**

#### **5. Committee Reports**

##### **5.0 Roads – Chair – Seat Vacant**

5.1 Safety Site Updates

5.2 Paved Road Repairs

5.3 Road Sign Funding for NG and SG – Motion

5.4 Culvert Cleaning

5.5 Set date for Fall Road Grading

5.6 Snowplowing Contracts

## **6.0 Project Review – Seat Vacant**

6.1 Construction Bond Motion

## **7.0 Community Property – John Carp – Chair**

7.1 Community Picnic

7.2 Mowing Schedule

## **8.0 Elections – Tim Brockett – Chair**

8.1 Election Schedule

8.2 Ballot Mailing

## **9.0 Governing Docs – Tim Brockett – Chair**

9.1 Bylaws Change – email vote

## **10.0 Compliance – Joe Bezotsky – Chair**

10.1

## **11.0 Webmaster’s Report – Tim Brockett**

11.1

**New Business -**

**Landowner Comment**

**Adjournment**

**Closed Session – Pending**

# Glastonbury Landowners Association | Board of Directors Minutes

Monday August 18, 2025 – 7:00 pm to 9:00 pm

[Join Via Zoom](#) or Dial-In

**Board Members Present Virtually:** Douglas Gill (President), Tim Brockett (Vice President), Claudette Dirkers (Treasurer), Steve Anderson, Joe Bezotsky, Ryan Kinports, Debbie Newby, Tyson Wright

**Landowners Present Virtually:** Aija-Mara Accatino, Miriam Barker, John Carp, James and Leslie Everett, Cristin Dhieux-Fowle, Lisa Gaskin, Steve Sirios, Scott and Kimberly Stomierowski, Jack Sutton

## 1. Call to Order (7:04 pm)

### Opening Announcement – President Doug Gill:

“Welcome to all landowners and directors present tonight. I appreciate everyone's presence and attendance here this evening. I will remind everyone that this meeting is being recorded by the GLA, and the GLA is the only party that has consent, and no other recording is authorized. And let's begin with a quick moment of silence.”

### Moment of Silence

### Landowner Comment Period

## 2. Approval of Meeting Minutes

The Board of Directors Meeting minutes from July 21, 2025, were approved by email vote on July 29, 2025, and promptly posted to the GLA website.

## 3. Officers, Directors, Ombudsmen Reports

### 3.1 President's Report – Doug Gill

**3.1 a. Road Committee Chair resignation:** Tyson Wright resigned as Road Committee Chair due to a demanding day job workload. Tyson will remain on the Road Committee and continue to serve as a GLA Director. Doug thanked him for his service to the Glastonbury Community.

**3.1 b. Election Nominations:** President Doug Gill asked landowners to consider running for a seat on the GLA Board or as Ombudsmen. He was hopeful that folks would talk to other landowners, friends and neighbors about running for office. The nomination period ends on August 31 at 5 pm (MDT). The work is difficult, and assistance is needed.

**3.1 c. Newsletter Deadline:** The September newsletter is nearing completion. Directors were reminded that they have one week to submit ideas for articles.

**3.1 d. Meeting Recording Motions:** Debbie Newby presented two motions regarding Zoom meeting recordings that she had emailed to the board three days prior. The full content can be found in endnotes 1 and 2.

**Motion:** Debbie made a motion to provide email links to Directors for all 2025 Zoom Board meeting recordings. Steve seconded.

Final tally -

Yes votes (3): Tyson, Debbie, Steve

No votes (4): Tim, Claudette, Joe, Doug

Abstention (1): Ryan

**Motion failed.**

**Motion:** Debbie Newby presented a motion to provide email links to any landowner upon written email request, for all 2025 Zoom Board meeting recordings. Steve seconded the motion.

Claudette Dirkers and Tim Brockett noted that Debbie Newby's second motion was in violation of the GLA Privacy Policy that was adopted May 18, 2015. That policy prohibits publicly distributing or disseminating meeting recordings without first obtaining the express consent from everyone in attendance at GLA meetings. Claudette questioned the legitimacy of the motion because it clearly violated the privacy policy stating, "I honestly do not see how we can vote on a motion that breaches our own policy for meeting privacy." Tim pointed out that he remembered when the Privacy Policy was created in 2015, the legal opinion written by the attorney that quoted state law and that you cannot distribute recordings of people from meetings without getting everybody's permission. He continued, the GLA Privacy Policy is to protect landowners' privacy, not stifle free speech, that the motion was illegal and should be withdrawn.

At the President's request, pertinent excerpts from the GLA Privacy Policy were read aloud to Directors.

To access the GLA Privacy Policy, please click on this link:

<https://www.glamontana.org/downloads/Privacy.pdf>

Debbie refused to withdraw her motion.

Extended discussion ensued, during which time Doug raised the point that we are protecting people's privacy and the greater GLA from legal liability. If meeting recordings were distributed without restriction, we lose control, we have no idea who could receive them, how they could be distributed, distorted or what they might be used for. In fact, such was the case earlier this year.

Zoom Meeting links were moved to a secure location after it was discovered that an ex-BOD member sent an official looking email to many landowners and GAV, Inc. with copies of Zoom meeting recordings. Her actions exposed a Zoom security breach and violated the GLA Privacy Policy.

Doug continued, "So let's be real, and not try to pretend like the Directors who are opposed to this are opposed to transparency. These meetings are open to all, minutes are published, and if directors don't agree to the minutes, they can challenge the minutes and ask for revisions.

"We as Directors, need to be responsible for the greater Glastonbury Landowners Association. At the end of the day, we have to constantly be fiduciaries, concerned about legal liability, and just distributing to anyone who asks for it, a recording of the meeting, is in my view, not being a prudent fiduciary of the organization."

Then, after the prolonged exchange, Debbie wanted this statement added to her motion: "No, it is not to allow unfettered access. It is to allow their own private access and use of them."

Final tally – Yes votes (2): Debbie, Steve  
No votes (6): Claudette, Tim, Joe, Doug, Ryan, Tyson  
**Motion failed.**

### **3.2 Treasurer's Report – Claudette Dirkers**

#1. As of the end of July 2025, \$165,608.97 was collected for 2025 assessments. Since August 1<sup>st</sup> we have collected an additional \$4,602.88. To date, the grand total is \$170,211.85.

#2. \$192,074.40 was invoiced. Source for both is Profit & Loss Budget Performance – Cash Financial Reports January through July 2025.

The July 2025 Collections Report shows that we are collecting more money than we are budgeted to spend for the first 7 months of the year. *Our collection rate is 115% of the amount budgeted to date. We have collected 90% of 2025 land assessments and 89% of 2025 dwelling assessments.*

#3. On July 31st, we had \$291,228.19 in the Bank of the Rockies. Total From the Balance Sheet Total Checking/Savings line.

#4. The amount of \$180,552.09 is in allocated Reserve Funds. See Balance Sheet, line “Total 009 – Allocated Cash Reserves.”

#5. As of July 31, 2025, the GLA total assets equaled \$4,017,063.30.

#6. In early October, when 4th quarter landowner statements are scheduled for mailing, the Treasurer will continue to assemble and dispatch this mailing as a money-saving endeavor for GLA.

#7. The total unallocated funds as of July 31 were \$21,978.74.

#8. The Board voted on February 18, 2025, to move \$35,000 out of unallocated to the cover the snowplowing expenditures. In July the Board moved \$7,500.00 to the SG Road Reserve Fund and a matching amount to the North Glastonbury Road Reserve Fund. \$20,000.00 must be saved to cover any budget shortfalls caused by non-payment of 2025 assessments.

#9. We are overbudget on legal expenditures because in 2025, we had to pay a substantial amount in *unpaid 2024*, legal fees. Our projected cost for legal fees in the 2025 budget is \$7,210. and as of July 31<sup>st</sup>, we have spent \$7,732.50, which is 107.25% of budget or about \$500.

Therefore, I recommend that a motion be presented to transfer \$5,000. from the Legal Reserve Fund to replenish the Legal Budget.

#10. Over the weekend of August 9/10, the Office of the Treasury updated collections information, printed 40 custom landowner letters and matching statements, assembled the mailing and dispatched at the Emigrant Post Office on Monday, August 11<sup>th</sup>. A total of 27 were sent locally and the remaining 13 were sent to other locales.

This number is a significant reduction from the 2<sup>nd</sup> Q Collections Mailing that hovered around 100 statements. A significant trend is that landowners are choosing to pay in full, rather than waiting until the

4<sup>th</sup> quarter in October.

Claudette added that she is diligent about updating the GLA Landowner Database that also increases the efficient receipt of assessment payments.

**Motion** – Tim motioned to move \$5,000.00 from Legal Reserves to the Legal Budget line item 1300. Steve seconded. **Unanimously approved.**

**Motion** – Tim motioned that the June25\_GLA Financial Reports be approved and posted on the GLA website. Joe seconded. **Unanimously approved.**

**Motion** – Tim motioned that the July25\_GLA Financial Reports be approved and posted on the GLA website. Joe seconded. **Unanimously approved.**

### **3.3 Secretary's Report – Seat Vacant**

### **4. Ombudsmen Reports**

**4.1 a. North Report – Linda Ulrich:** No report given (absent).

**4.1 b. South Report – Miriam Barker:** No report given.

### **5.0 Committee Reports**

#### **5.1 Roads Committee – Seat Vacant**

Tim thanked Tyson for his service as GLA Road Chair, and for staying on the road committee, and Board.

**5.1 a. Safety Sites Update:** Jace Quimby of Twisted Pine Excavating LLC, is expected to start widening the road on Upper Gemini Hill, August 25<sup>th</sup>. The job is expected to take 3 to 5 days before funds are depleted. The Sagittarius Skyway road-widening project is waiting to be professionally surveyed, so dates have yet to be confirmed. The cost of surveying will be deducted from the road-widening contract.

**5.1 b. Paved Road Repairs:** Sirius and Capricorn Drives were patched and inspected. Payment was approved.

**5.1 c. Road Safety Signs:** The Road Committee approved the installation of 30 signposts and road safety signs for Glastonbury. Most are STOP and Speed Limit signs; 15 are to be installed in North, and 15 in South Glastonbury. The labor to affix the road signs to the posts will be generously donated by a road committee member. Funding sources are derived from the 2025 Road Sign Budget and NG/SG Road Maintenance Budget.

**Motion** – Tim made a motion to approve funding of \$4,950. for the installation of thirty (30) 4x4x10-foot-long posts, set in concrete for road safety signs. Claudette seconded.

Final tally -

Yes votes (7): Doug, Tim, Steve, Claudette, Ryan, Tyson, Joe

No vote (1): Debbie

**5.1 d. Culvert Cleaning:** Randy Traucht offered the option to inspect culverts for free while he is installing signposts, if a

road committee volunteer would accompany him. Once inventoried, the clogged culverts would be cleaned on a Time and Materials Contract, with Mr. Traucht supplying his own water truck. Culvert cleaning will follow 2025 Fall gravel road grading.

**5.1 e. Fall Grading:** The Road Committee was unable to agree upon a date for fall grading. Tyson and Tim will check with contractors to see what dates are open in their respective schedules.

**5.1 f. Snowplowing:** Snowplowing was briefly discussed at the last Road Committee meeting. Specific contractors will be talked about at the September Road Committee meeting. Contracts will follow.

## **6.0 Project Review – Chair Pro Tem Doug Gill**

**6.1 Construction Bonds and Impact Fees:** Doug revised the original proposal in response to landowner comments. He shared his modified motion with the Board earlier via email. The full content was presented during the Board meeting and is included in its entirety in the endnotes, number 3.

**Motion** – Doug made a motion to adopt this new fee schedule for replacing the current Construction Bond and Impact Fees. Ryan seconded. **Unanimously approved.**

*Note:* Construction bonds are fully refundable once projects pass final approval. However, impact fees are non-refundable, that is landowner's payment to GLA for time and energy to review and manage the project, and most importantly, the wear and tear on our infrastructure, the roads.

## **7.0 Community Property – Chair John Carp**

**7.1. Soccer Field Mowing:** The number of mowings was reduced from five (5) to three (3) due to the late start of initial work. That saved landowners \$280.

**7.2. Community Picnic:** Due to time constraints, John talked about a new concept of combining GLA's Annual Community Picnic with both Church Universal & Triumphant North Glastonbury Teaching Center and Golden Age Village Annual Picnics, with possible supplementary funding from GLA. Personal donations and potluck ideas were offered by several Directors as an alternative means of funding. The issue was left for email discussion and resolution. Webmaster Tim Brockett offered to send an E-blast to notify landowners of the event.

## **8.0 Elections – Tim Brockett – Chair**

**8.1.** The GLA Election Calendar was reviewed. Nomination packets were sent by email and US Post, per the Bylaws, on July 10, ahead of schedule. The deadline for submitting nominations is August 31<sup>st</sup> at 5 pm, (MDT). Ballots will be sent by September 15, by US Post *only*, in accordance with the GLA Bylaws.

The full Nomination Packet is currently posted on the front page of the GLA website and convenient links are also included with Board meeting Eblasts; every Eblast invites people to sign up to be candidates.

The complete 2025 Annual Election timeline may be viewed at:

<https://www.glamontana.org/minutes08.php>

## **9.0 Compliance – Joe Bezotsky – Chair**

**9.1** No complaints noted

## **10.0 Governing Documents – Tim Brockett – Chair**

**10.1** The GLA Bylaws change was ready for attorney input and approval.

**Motion** – Tim made a motion that both versions of the Bylaws change language be submitted to our attorney, that we accept her decision as final and once we have the precise language, that the Board agrees on, that we will, in fact, present this to landowners for ratification with the ballot package. Debbie seconded.

**Unanimously approved.**

## **11.0 Webmaster – Tim Brockett**

**11.1** Tim Brockett stated that the new website was running well. The site was getting a good amount of traffic and landowner comments were categorically positive. He mentioned that there is a new, informative report on the road page about the design and maintenance of gravel roads, with a section that deals with mag. chloride.

## **New Business – None**

### **Landowner Comment Period:**

A landowner asked if the cost to survey Sagittarius Skyway safety site would be deducted from the \$29,000.00 contract amount. Doug replied, “Yes, the Board voted to reduce the contract for the excavator contractor amount to equal that of the surveyor costs.”

Doug thanked landowners and directors, one and all, for their participation tonight.

## **Adjournment – 9:36 pm**

## **Closed Session – from 9:30 to 10:26 PM**

## **12. Finished Business**

### **12.1 – Board Email Votes (July 21, 2025, to August 18, 2025)**

#### **1. July 27, 2025:**

**Tim motioned:** Attached are the revised July 21st BOD Meeting Minutes. Therefore, I make a motion that the attached BOD July 21 minutes be approved and posted to the website. Upon a second, I vote yes. Joe seconded.

*Final tally -*

Yes votes (5): Tim, Joe, Tyson, Doug, Ryan, Steve

Abstention: (1) Claudette, due to absence

No vote (1): Debbie

**Motion carries**

#### **2. July 27, 2025:**

**Steve motioned:** I am making a motion to set the remainder of the Board meetings for 2025 on the 3rd Monday of the month. That would be October 20, November 17 and December 15. Upon a second, I vote yes. Debbie seconded.

*Final tally -*

Yes votes (2): Steve, Debbie

No votes (2): Tim, Claudette

Abstention (1): Ryan

Did not vote (3): Joe, Tyson, Doug

**Motion fails**

### **3. August 6, 2025:**

**Doug motioned:** I move that we have GLA legal counsel send correspondence to Steve Sirios as outlined in my previous notice to the Board regarding this matter. On a second, I vote yes.

*Final tally:*

Yes votes (6): Doug, Tim, Ryan, Tyson, Claudette, Joe

No vote (1): Debbie

Did not vote (1): Steve

**Motion carries**

### **4. August 13, 2025:**

**Doug motioned:** I make the motion that Gaston be hired to survey the indicated section of Sagittarius Skyway to ensure easement boundaries, with funding coming from the \$29,000 approved project budget. The amount being spent on Rob McDonald's contract is reduced by the final actual invoice from Gaston. Upon a second, I vote yes.

*Final tally:*

Yes votes (7): Doug, Tim, Ryan, Steve, Claudette, Joe, Tyson

Voted after the motion expired (1): Debbie

**Motion carries**

**Endnotes** – Full content of motions presented:

**1) Debbie Newby:** “I moved to reinstate access (providing email links) to Zoom meeting recordings of every 2025 GLA Board Meeting to all GLA Board Members, including the April-July 2025 Board Meeting recordings, which the distribution of those four meeting recordings to Board Members was cut off without a vote nor notice beginning April 2025. It is unknown which GLA Officer(s) - (President Doug Gill, VP Tim Brockett, or Treasurer Claudette Dirkers), are responsible for this change in the Administration of the GLA without a Board vote, in violation of Bylaws Article VI. B. – Directors shall in all cases act as a Board. Do I have a second?” **Motion failed**

**2) Debbie Newby:** “I move to provide email links to Zoom meeting recordings of any 2025 GLA Board Meeting to any Landowner upon written email request. No Formal Document Request would be necessary. Access to these recordings have been requested by Landowners in past meetings, but have not been forthcoming in a transparent way, that serves the Landowners of our Association. Do I have a second?” **Motion failed**

**3) Doug Gill:** “To replace in its entirety the current Impact Fee calculation methodology and replace it as follows...

A. "For projects involving the construction of a structure the fee shall be \$.25 per square foot under roof. (e.g. 2,500 sq ft house would be assessed a fee of \$625).

B. "For projects not involving a structure, the fees shall be fixed per type of project as follows:

"Well \$500

Septic \$750

Driveway \$750 plus \$1.00/per linear foot longer than 750'

"To replace in its entirety the current Construction Bond calculation methodology and replace it as follows...

"A. For projects involving the construction of a structure the bond required shall be \$.75 per square foot under roof. (e.g. 2,500 sq ft house would post a refundable bond of \$1,875).

"B. For projects not involving the construction of a structure the bond required shall be a fixed amount per type of project as follows:

"Well \$500

Septic \$750

Driveway \$750."

**Motion passed**

**Minutes Taken by:** Tim Brockett and Claudette Dirkers

**Minutes Approved by email vote:** September 8, 2025

# **Glastonbury Landowners Association**

**Monday, September, 15, 2025 – 7:00 PM MDT**

**Zoom ID: 619 079 2223 Passcode: 2023 Call in: +1 720 707 2699**

## **Board of Director's Agenda**

### **1. Call to Order**

**Moment of Silence**

**Landowner Open Floor Comment**

**2. Approval of Minutes** – August 18<sup>th</sup> Board of Directors Meeting Minutes approved 9/8/25 and posted on the GLA website.

### **3. Officer Reports**

#### **3.1 President's Report – Douglas Gill**

3.1a. 2025 September Newsletter

3.1b. Sunwest Payment Portal

3.1 c. Candidates for the Board

#### **3.2 Treasurer's Report – Claudette Dirkers**

3.2 a. Overview / Financial Reports – August 2025

3.2 b. Real Estate Transfer Fee

3.2 c. 4th Quarter Assessment Mailing

#### **3.3 Secretary's Report – Seat Vacant**

### **4. Ombudsmen Reports**

#### **4.1 North Report – Linda Ulrich**

#### **4.2 South Report – Miriam Barker**

### **5. Committee Reports**

#### **5.0 Roads – Chair – Seat Vacant**

5.1 Safety Site Updates

5.2 Road Signs Update

5.3 Culvert Cleaning / Snow Fences

5.4 Fall Road Grading Approval

5.5 Snowplowing Contracts

5.6 Other

#### **6.0 Project Review – Seat Vacant**

6.1 Projects -

6.1 a. Bennett, Robert & Mary (SG 57-AC) Garage w/ Bonus Room

**7.0 Community Property – John Carp – Chair**

7.1 Picnic Report

**8.0 Elections – Tim Brockett – Chair**

8.1 Election Schedule

8.2 Ballot Vote and Mailing

**9.0 Governing Docs – Tim Brockett – Chair**

9.1 See above – 8.1

**10.0 Compliance – Joe Bezotsky – Chair**

10.1 Newby Complaint

**11.0 Webmaster’s Report – Tim Brockett**

11.1

**12.0 New Business**

**Landowner Comment**

**Adjournment**

# Glastonbury Landowners Association | Board of Directors Minutes

Monday, September 15, 2025 – 7:00 pm to 9:00 pm

[Join Via Zoom](#) or Dial-In

**Board Members Present Virtually:** Douglas Gill (President), Tim Brockett (Vice President), Claudette Dirkers (Treasurer), Steve Anderson, Joe Bezotsky, Ryan Kinports, Debbie Newby, Tyson Wright

**Landowners Present Virtually:** Aija-Mara Accatino, Miriam Barker (SG Ombudsman), James and Leslie Everett, Chris Farrar, Cristin Dhieux-Fowle, Haylee Hall, Kate Thorpe Kipkemoi, Nancy Lach, Scott Stomierowski, Jack Sutton, Linda Ulrich (NG Ombudsman), Ron Wartman, Jewel Wieczorek

## 1. Call to Order (7:04 pm)

### Opening Announcement – President Doug Gill:

“This is Doug Gill, President of the GLA, on Monday, September 15th, Board of Directors meeting. Welcome, all landowners and directors alike to this Board of Directors meeting. The GLA is recording this meeting, and it is the only authorized recording of this meeting. I would like to begin tonight with a moment of silence.”

### Moment of Silence

### Landowner Comment Period

## 2. Approval of Meeting Minutes

The Board of Directors Meeting minutes from August 18, 2025, were approved by email vote on September 8, 2025, and posted on the GLA website. Doug thanked the team for getting that important task done.

## 3. Officers, Directors, Ombudsmen Reports

### 3.1 President’s Report – Doug Gill

**3.1 a. 2025 September Newsletter:** The newsletter was dispatched earlier this week. Another great effort that's a lot of work to publish, but we think it is worth the effort and expense to do it. It's important to try to keep the landowners as informed as possible.

On that note, Doug reminded everyone to mark your calendars for the GLA Annual Meeting on Saturday, November 15<sup>th</sup>, in-person at Emigrant Hall.

**3.1 b. SunWest Payment Portal:** SunWest has created an HOA service which is free to us as the Association and free to landowners to use just like a checking account. We can set up direct access to it on our website and each landowner would have their own personal account. SunWest provides personal security through their own private server. We can link up SunWest to our QuickBooks system with our accountants directly, as well. It's a great payment vehicle that will save time and money for landowners and the GLA. There are various payment options: ACH transfers are free; debit card charge is \$4.95; credit card payment is at 2.95%, lower than the 3.7% that PayPal charges. We do not have to close down anything else we are doing; this is a trial run.

**Motion:** Doug motioned, “That we set up a GLA account to receive payments from landowners, and that we initiate communication to the community that this is available, and that, we link it to our website, we give this a provisional run, see how well it works, and make sure it is as advertised. And the we can go from there.” Tim seconded.

*Final vote tally:*

Yes votes (6): Doug, Tim, Joe, Ryan, Tyson, Debbie, Claudette

Abstention (1): Steve

**Motion carries**

**3.1 c. Candidates for the Board** – One of our candidates submitted their nomination on time, but was not a recognized legal fiduciary representative of the property held in a trust, upon which the candidate was running. In order to run for the board, it is required that a Designation of Legal Fiduciary Representative form is filed with the GLA. Once the candidate was notified of the oversight, the candidate took care of it in a timely manner. The consensus was that this is one of those gray areas in the governing documents, and therefore, the candidate should remain on the ballot.

After further studying the governing documents, Claudette also commented that there are some contradictions surrounding the issue and it’s not entirely clear.

**Motion:** Doug motioned, “The candidate's candidacy should go forward, and that person should be an official nominee.” Steve seconded.

Unanimous voice vote.

**Motion carries**

### **3.2 Treasurer’s Report – Claudette Dirkers**

#### **3.2 a. Overview / Financial Reports – August 2025**

**#1.** As of the end of August 2025, \$169,329.88.was collected for 2025 assessments. Since September 1st to this afternoon, we have brought in an additional \$7,157.84 between assessments and PR fees.

**#2.** \$192,074.40 was invoiced. Source for both is Profit & Loss Budget Performance – Cash Financial Reports January through August 2025

**#3.** The August 2025 Collections report shows that we are collecting more money than we are budgeted to spend for the first 9 months of the year. Our collection rate is 102.67% of the amount budgeted to date. We have collected 91.48% of 2025 land assessments and 90.85% of 2025 dwelling assessments.

**#4.** On August 31st, we had \$281,280.26 in the Bank of the Rockies. Total From the Balance Sheet Total Checking/Savings line.

**#5.**The amount of \$178,304.09 is in allocated Reserve Funds. (Have Balance Sheet handy). See line “Total 009 – Allocated Cash Reserves”

The August Balance Sheet shows the Lawsuit Fund at \$35,000. The \$5,000. transfer from Legal Reserves to the 2025 Legal Budget authorized by the Board in August should have been deducted from the fund rather than added to it.

On the P&L Budget Performance – Cash, January through August, line 1300 Legal Costs, documents

\$7,807.50, and the budgeted amount as \$7,210, which is 108.29% of Budget. The Legal Budget should say, \$12,210, reflecting the \$5,000. transfer. So, the aforementioned Balance Sheet and P&L, both need to be adjusted accordingly. When the reports are revised by our accountant, I will send the reports to the board for review and approval by email vote.

**#6.** The Office of the Treasury was budgeted \$18,282.50 for 2025 for ATS services. We are happy to announce that nine months through our budget cycle we only used 49.9% of the funds allocated. We saved thousands of landowner dollars by efficiently assigning accounting work to ATS and handling labor-intensive mailings by ourselves and with volunteers.

**#7.** As of August 31, 2025, the GLA total assets equaled 4 million and 3 thousand, six hundred and one dollars and 74 cents. (\$4,003,601.74)

**#8.** During the first week of October, when *4th quarter* GLA landowner assessment statements are issued, the Treasurer will continue to administer and dispatch the assessment mailing as a money-saving endeavor for the Association.

**#9.** The total unallocated funds as of August 31 was \$21,978.74.

**#10.** The Board voted on February 18, 2025, to move \$35,000 out of unallocated to cover the unprecedented snowplowing expenditures. In July, the Board moved \$7,500.00 to the SG Road Reserve Fund and a matching amount to the North Glastonbury Road Reserve Fund. A safety net of \$20,000.00 must be saved to cover any budget shortfalls caused by non-payment of 2025 assessments.

**3.2 b. Real Estate Transfer Fee –** On a regular basis, title companies send standardized forms asking if the GLA charges real estate transfer fees. A well-seasoned, active local real estate agent said it is common practice because there is a lot of detailed paperwork and time involved. He said that our Board should really consider this due to the fact that more and more people are moving into Glastonbury and we need to take care of our infrastructure – our roads, and people are building here. This flat fee does *not* impact assessments, and it is typically due at the closing of a real estate transaction.

**Motion:** Tim motioned: That the GLA adopt a real estate transfer fee of \$250 for every property that is sold from this day forward in Glastonbury. Doug seconded.

*Final vote tally*

Yes votes (7): Doug, Tim, Tyson, Claudette, Ryan, Joe, Debbie

Abstention (1): Steve

**Motion carries**

Our accounting firm, ATS, to be notified to set up a new line item in the GLA financial reports.

### **3.3 Secretary's Report – Seat Vacant**

## **4. Ombudsmen Reports**

**4.1 a. North Report – Linda Ulrich:** No report given

**4.1 b. South Report – Miriam Barker:** No report given

## **5.0 Committee Reports**

## 5.1 Roads Committee – Seat Vacant

## 5.2 Safety Sites Update:

**Upper Gemini Hill** – Jace Quimby of Twisted Pine Excavating LLC, has completed the widening of Upper Gemini Hill for \$29,000. The approach to upper Gemini Hill was made less steep and part of the road has been broadened commensurate with GLA Road Standards. Additionally, an incorrectly built section of original road at the end of Caspari Way East, was relocated from a landowner's private property to the appropriate site. There is still work to be done on Gemini Hill, but that will have to wait until next year, if funds are available.

**Sagittarius Skyway** – We are waiting for confirmed dates from the contractor when he can begin the road widening project. Sagittarius Skyway has been professionally surveyed and the location of existing easement boundaries and property lines are verified. The cost of surveying will be deducted from the SG road-widening contract.

**5.3 Road Safety Signs:** The Board and Road Committee approved the installation of 30 signposts and road safety signs for Glastonbury; 15 in NG and 15 in SG. This contract was awarded to Randy Traucht, who is currently mapping the locations for the electric company to mark underground cables before drilling postholes.

**5.4 Culvert Cleaning / Snow fences:** We have agreed on the amount \$7,000. for culvert cleaning, divided equally between NG and SG. It will be done on a Time and Materials contract and is scheduled to follow 2025 Fall Gravel Road Grading.

Snow fences will be on the Road Committee Agenda in November and will be a similar procedure to road signs and culvert cleaning.

**5.5 Snowplowing Contracts:** Snowplowing was briefly discussed at the last GLA Road Committee meeting. Three different contractors will be discussed at the next meeting. Competition yields better prices. The committee will draft, discuss and refine contracts for presentation to the Board of Directors.

**5.6 Fall Grading:** The 2025 GLA Road Policy stipulations, in stated order are that arterial roads are maintained first, followed by roadside ditches, filling potholes, and grading wash-boarded roads. In NG, the arterial roads are Capricorn Drive to Venus Way and Gemini at Capricorn to Orion Way; Arterial Roads in SG are Arcturus Drive to Sunshine Place, Hercules Road to Scorpio and Polaris Ways. The road committee discussed and agreed to spend \$20,000 on fall grading in NG and \$20,000. in SG, leaving \$12,000 for snowplowing for the last three months of 2025.

**NG Note:** The money that is left over in NG after the arterial roads are ditched, potholes filled and graded, will be split 50-50 between two other jobs. The first one will be the application of mag. chloride on Gemini Road from Capricorn Drive to junction at Orion Way. The other 50% will be for roadside ditching along paved Capricorn Drive.

**SG Note:** In SG, the situation is very similar. Arterial roads, which are the first mile of Arcturus Drive and the first 2.3 mile of Hercules Road, the most heavily-traveled roads in South Glastonbury. Once the ditches are done, potholes filled, the severe wash-boarding graded out and smoothed down, we need to apply a lot of mag. chloride on those two arterial roads, contingent upon the amount of left over funds, to be split 50-50.

It is important for everyone to bear in mind that mag. chloride gets expensive at approximately \$7,000./mile.

**Motion:** Tim motioned: “That we amend the South Glastonbury Fall Road Grading Contract to reorder priorities. Filling potholes is number one, grading and washboards is number two and ditching, only as required. Upon a second, I vote yes. Joe seconded.  
Unanimous approval. **Motion carries**

**Motion:** Tim motioned, “That we approve the North Glastonbury contract as the road committee presented it. Upon a second, I vote yes.” Claudette seconded.  
Unanimous approval.  
**Motion carries**

**Motion:** Debbie motioned, “To amend the South Glastonbury contract to use the full remaining budgeted amount for road maintenance of \$25,782. towards the fall maintenance in 2025, as budgeted.” Tyson seconded.

*Final vote tally:*

Yes votes (3): Debbie, Tyson, Steve

No votes (5): Joe, Ryan, Claudette, Tim, Doug

**Motion fails**

**Motion:** Tim motioned, “That we approve the amended South Glastonbury Fall Road Grading Contract in the amount of \$20,000.” Joe seconded.

*Final vote tally:*

Yes votes (7): Tim, Joe, Ryan, Doug, Tyson, Steve, Claudette

No vote (1); Debbie

**Motion carries**

**Motion:** Tim motioned, “That the order of operations start with Sagittarius Skyway road widening, move onto South Glastonbury Fall Road Grading and North Glastonbury Fall Grading as the road committee requested. And, also sticking with the road committee’s recommendation that Steel Creek Construction perform all three operations.” Joe seconded.

*Final vote tally:*

Yes votes (7): Doug, Tim, Tyson, Joe, Claudette, Ryan, Steve

No vote (1): Debbie

**Motion carries**

For further information, here is a link to the 2025 GLA Road Policy:

<https://www.glamontana.org/downloads/2025RoadPolicy.pdf>

## **6.0 Project Review – Chair Pro Tem Doug Gill**

### **6.1 Projects – Bennett, Robert & Mary (SG 57-AC, Lot 3): Final Approval of 2018 Residence**

**Motion:** Tim motioned, “That the Board approve Mr. Bennett’s Final Project Approval request for his 2018 house.” Steve seconded.  
Unanimous approval.

**Motion carries**

Bennett, Robert & Mary (SG 57-AC, Lot 3): Garage with 2<sup>nd</sup> story bonus room.

**Motion:** Tim motioned, “To give preliminary approval for the Bennett garage with a bonus room.” Steve seconded.

Unanimous approval.

**Motion carries**

## **7.0 Community Property – Chair John Carp (absent without notice)**

7.1 Picnic Report – Committee member and Director Ryan summarized the picnic saying that they ended up having about a 120 people in attendance, people flew through the food and overall, it was very pleasant.

## **8.0 Elections – Tim Brockett – Chair**

8.1. Election Schedule: The GLA Election Calendar was reviewed. Nomination packets were sent by email and US Post, per the Bylaws, on July 10, ahead of schedule. The deadline for submitting nominations was August 31<sup>st</sup> at 5 PM (MDT).

8.2. Ballot Vote and Mailing: We are planning to send the GLA Election Ballot Packets to all landowners by US Post on September 19th, 2025, in accordance with the GLA Bylaws. There is a separate ballot packet for NG and a separate ballot for SG, each also has a ballot for the bylaws change vote. The ballot packets were a combined effort by the GLA Election & and GovDocs Committees. Our President Doug Gill, brought the GLA Bylaws to the attention of our attorney, who added very precise and minor edits reflected on the bylaws’ changes ballot. All Directors received this final version for review.

**Motion:** Tim motioned that Election Ballot Packets that the election committee approved, be approved by the Board. Claudette seconded.

Unanimous voice vote.

**Motion carries**

The Election Ballot Packet mailing is scheduled for dispatch on September 19th; Claudette to assist with the postal mailing.

The complete 2025 Annual Election timeline may be viewed at:

<https://www.glamontana.org/minutes08.php>

Discussion ensued about periodically sending GLA Election Eblasts to let landowners know who the official candidates are, voting reminders with instructions, between now and the voting deadline on Monday, November 3<sup>rd</sup> at 5:00 PM (MST). Thus, a formal motion was presented:

**Motion:** Tim motioned that we have a minimum of 3 Eblasts dedicated to election coverage and outreach, getting out the vote. Joe seconded.

Unanimous approval.

**Motion carries.**

## **9.0 Governing Documents – Tim Brockett – Chair**

9.1 Governing Docs: An explanation of the Bylaws’ changes is in the Election Packet, as previously mentioned, accompanied with a corresponding ballot. The committee worked in concert to refine the language for the proposed bylaws’ changes and finished well ahead of schedule.

The cover letter and content of the Bylaws’ changes can be accessed here:

<https://glamontana.org/downloads/2025BylawEdits.pdf>

## **10.0 Compliance – Joe Bezotsky – Chair**

10.1 Newby Complaint – Joe is working on a letter to the concerned party.

## **11.0 Webmaster – Tim Brockett**

**11.1** Tim Brockett stated that the new website was running well. The site has excellent use and landowner comments were consistently positive. A Former GLA Board Member complimented the thorough Project Review page and also took note of the ways in which the Board has changed: “The website's changed, the minutes have changed, the meetings have changed, and she saw that the whole process has changed – it’s much more positive.”

**New Business** – No new business

## **Landowner Comment Period**

**Adjournment** – Doug thanked Directors for their hard work and landowners for their attendance and participation in tonight’s meeting. The meeting was adjourned at 9:56 PM.

**Closed Session** – None

## **12. Finished Business**

### **12.1 – Board Email Votes (August 18, 2025, to September 15, 2025)**

#### **1. September 7, 2025:**

Claudette motioned: In the interest of informing our constituents in a timely manner, I make a motion to approve the *revised* Board of Directors meeting minutes from August 18, 2025, and post them on the GLA website. Upon a second, I vote yes. Tim seconded.

*Final vote tally:*

Yes votes (7): Claudette, Tim, Joe, Ryan, Doug, Steve, Tyson

No vote (1): Debbie

**Motion carries**

**Minutes Taken by:** Tim Brockett and Claudette Dirkers

**Minutes Approved by email vote:** October 10, 2025

**Glastonbury Landowners Association, Inc.**

**Monday, October 20, 2025 – 7:00 PM MDT**

**Zoom ID: 619 079 2223 Passcode: 2023 Call in: +1 720 707 2699**

**Board of Director's Agenda**

**1. Call to Order**

**Moment of Silence**

**Landowner Open Floor Comment**

**2. Approval of Minutes** – September 15<sup>th</sup> Board of Directors Meeting Minutes approved 10/10/25 and posted on the GLA website.

**3. Officer Reports**

**3.1 President's Report – Douglas Gill**

3.1a. Sagittarius Skyway Road Widening Update

3.1b. Sunwest Payment Portal

3.1c. Annual Meeting Details/Election

**3.2 Treasurer's Report – Claudette Dirkers**

3.2 a. Overview / Financial Reports – September 2025

3.2 b. 4th Quarter Assessment Mailing – 10/3

**3.3 Secretary's Report – Seat Vacant**

**4. Ombudsmen Reports**

**4.1 North Report – Linda Ulrich**

**4.2 South Report – Miriam Barker**

**5. Committee Reports**

**5.0 Roads – Chair – Seat Vacant**

5.1 Safety Site Updates

5.2 Road Signs Update

5.3 Culvert Cleaning

5.4 Fall Road Grading

5.5 Snowplowing Contracts

**6.0 Project Review – Seat Vacant**

6.1 Projects -

- 6.1 a. Lance Rushmeyer (NG 42-D)
- 6.1 b. Davis, Thomas (SG 46-C1) Shed mileage fee
- 6.1 c. Projects approved by BOD via email

#### **7.0 Community Property – John Carp – Chair**

- 7.1 Final Mowing + Winterizing

#### **8.0 Elections – Tim Brockett – Chair**

- 8.1 Ballots Mailed, email voting
- 8.2 GAV, Inc. - Committee's decision

#### **9.0 Governing Docs – Tim Brockett – Chair**

- 9.1 See above – 8.1

#### **10.0 Compliance – Joe Bezotsky – Chair**

- 10.1 Newby Complaint

#### **11.0 Webmaster's Report – Tim Brockett**

- 11.1 Visitor Statistics

#### **12.0 New Business**

**Landowner Comment**

**Adjournment**

**Closed Session**

# Glastonbury Landowners Association

## *Board of Directors Draft Meeting Minutes*

*October 20 2025*

Monday, October 20, 2025 | Zoom | Scheduled for 7:00 p.m. MDT

Draft for Board review and approval. Motions below are summarized from the meeting discussion unless quoted. Statements concerning legal requirements, governing documents, finances, and disputed projects are recorded as participants' reports, not independent findings.

### **1 Call to Order and Opening Comments**

President Douglas Gill called the meeting to order at 7:15 p.m. Mountain Time on October 20, 2025. The meeting was recorded by the GLA. A moment of silence followed the opening guest participation vote.

Directors identified as present: Douglas Gill, Claudette Dirkers, Tim Brockett, Joe Bezotsky, Debbie Newby, Steve Anderson, Ryan Kinports, and Tyson Wright.

Other participants identified in the agenda or transcript included North Ombudsman Linda Ulrich; Benjamin Buford; Paul Buford; William Gifford; Lisa Gaskin; Zane Curry; James Everett; Ron Wartman; Scott and Kim Stomerowski; Jack Sutton; Jewel Weizorck; Leslie Everett; and Courtney Llewellyn. Miriam Barker and John Carp were not present when their reports were called.

Guest participation motion: Debbie Newby moved to allow Courtney Llewellyn, a non-landowner and attorney for Park County, attending at Benjamin Buford's invitation, to remain on the call. Steve Anderson seconded. Benjamin Buford described her as a friend and mentor. Directors discussed guest access and the absence of a written invitation policy identified during the meeting. Douglas Gill announced 2 in favor, 2 opposed, and 4 abstentions, counting his own abstention, and declared the motion failed. Steve Anderson and Debbie Newby voted in favor; Tim Brockett and Joe Bezotsky opposed. Ryan Kinports, Claudette Dirkers, Tyson, and Douglas Gill abstained.

Opening landowner comments: Linda Ulrich described repeated busy signals when attempting to join GLA telephone meetings. Tim Brockett offered to help on October 21, 2025. Jack suggested that access to recordings could assist people unable to join. Scott requested in-person Board meetings. Linda Ulrich discussed past rental costs and low attendance and supported a community meeting place. Benjamin Buford requested consideration of landowners' ability to invite guests. No further motion was recorded on these subjects.

### **2 Approval of Minutes**

The September 15, 2025 Board meeting minutes had already been approved and posted on October 10, 2025.

### **3 Officer Reports**

#### **3 1 President Report Douglas Gill**

Sagittarius Skyway widening: Douglas Gill reported delays associated with landowner objections, a road survey, and weather. He stated that adjacent landowner Guy Gravert had filed a court petition against the GLA. The active legal matter was reserved for closed session. No open-session decision on the petition was recorded.

Sunwest payment portal: Work continued on an account-based ACH payment portal for assessments and other GLA payments. Douglas Gill reported that the service would be free to the Association and less expensive for landowners than PayPal.

Annual meeting and election: The annual meeting was scheduled for Saturday, November 15, 2025, from 11:00 a.m. to 2:00 p.m. at Emigrant Hall. Election results were to be announced there. Douglas Gill cited limited volunteer staffing and meeting setup requirements as obstacles to additional in-person meetings.

### **3 2 Treasurer Report Claudette Dirkers**

Claudette Dirkers presented the September 2025 financial report, with balances as of September 30, 2025. She reported the following figures:

- 2025 assessments collected: \$174,618.77.
- Amount invoiced: \$192,259.80.
- Collections as a percentage of the amount budgeted to date: 92.92%; land assessments collected: 93.15%; dwelling assessments collected: 92.22%.
- Bank of the Rockies checking and savings: \$262,149.99.
- Allocated reserve funds: \$142,716.69; unallocated funds: \$21,978.74.
- Total assets: \$3,983,049.74.
- Accounting services budget: \$18,282.50; 61.63% used according to the report presented.

She also reported \$2,838.21 received between October 1 and October 20, 2025, mainly assessments with some small project review fees. She prepared the fourth-quarter assessment mailing, sending 40 statements locally and 25 elsewhere; the agenda identifies October 3, 2025 as the mailing date. She reported improved collections and a customer balance summary reduced to one page.

Claudette Dirkers recalled the February 18, 2025 Board decision to move \$35,000 from unallocated funds for snowplowing, and July 2025 transfers of \$7,500 each to the North and South road reserve funds. She stated that \$20,000 should remain available as a safety net for assessment shortfalls. She also reported insurance savings after policy corrections.

Financial questions and follow-up: Debbie Newby questioned the approximately \$1,705 North road reserve balance and the approximately \$2,596 remaining in the North road maintenance budget, given proposed culvert cleaning and grading expenditures. Claudette Dirkers believed balance-sheet line 014B and potentially other reserve figures needed correction. Tim Brockett stated that bank funds were accounted for and attributed confusing allocations to fund accounting issues. No finding of missing funds or corrected reserve balance was adopted.

Claudette Dirkers planned to review the reports with accountant Elena at ATS on Thursday, October 23, 2025, then submit corrected September financial reports to the Board for approval by email. No motion approving the September financial packet was made at this meeting. She also planned to verify whether recently received legal bills from 2020 and 2023 had already been paid. Douglas Gill suggested that the 2026 Board examine a simpler cash accounting approach; no accounting change was adopted.

### **3 3 Secretary Report**

The Secretary's seat was vacant. No separate report was presented.

### **4 Ombudsman Reports**

North Glastonbury: Linda Ulrich reported favorable comments from the residents she had spoken with about the election materials and commended the Election Committee's work.

South Glastonbury: Miriam Barker was not on the call when the report was requested. No South report was presented.

## **5 Road Committee Report**

Tim Brockett reported as interim acting chair. The agenda listed the chair position as vacant.

### **5 1 Safety Site Updates**

Gemini Hill: Jace Quimby and Twisted Pine had completed four days of work at a reported cost of \$29,000, using the available 2025 project budget. The upper section remained narrow and required additional work when future capital improvement funding became available.

Sagittarius Skyway: Tim Brockett estimated the widening project was approximately two-thirds complete, with two workdays remaining. He described landowner opposition and contractor harassment as obstacles. These were his reported concerns; related legal matters were deferred to closed session.

### **5 2 Road Signs**

Posts for 30 approved signs, 15 in North Glastonbury and 15 in South Glastonbury, had been installed by Randy Trout of High Country Excavations. A volunteer had offered to install the signs after the posts' concrete cured, with an estimated labor saving of \$500.

### **5 3 Culvert Cleaning**

Tim Brockett moved to approve the culvert cleaning contract and award it to Randy Trout of High Country Excavations. Joe Bezotsky seconded. The proposed total was \$7,000, allocated \$3,500 to North and \$3,500 to South. The contract included inspection and cleaning of culverts within the road easements.

Debbie Newby questioned the North allocation because the financial report showed less available in the road maintenance budget. Douglas Gill proposed an amendment making the North portion contingent on ATS correcting the financial reports, the Board approving the September financial reports and the corrected figures confirming that the work was within budget. Tim Brockett and Joe Bezotsky accepted the amendment. The amended motion was declared approved unanimously; no numerical tally was stated.

### **5 4 Fall Road Grading**

Tim Brockett reported that fall grading had already been approved to follow the Sagittarius Skyway widening. The planned sequence was South Glastonbury first, beginning with Hercules and then Arcturus, followed by North Glastonbury. He expected approximately seven business days for South grading, subject to completion of the widening and suitable weather. He planned to review maps and contract requirements with Rob McDonald. No new grading approval vote was recorded.

### **5 5 Snowplowing Contracts and Sand**

South contract: Tim Brockett moved to approve the South Glastonbury snowplowing contract and award it to Rob McDonald of Steel Creek Construction. Joe Bezotsky seconded. Steve Anderson proposed changing the mandatory wording for drift removal. The accepted wording replaced "must be plowed" with "should be plowed" for drifts over 3 inches on pavement and over 4 to 6 inches on gravel roads. Discussion confirmed the snowplow coordinator's role in dispatching drift removal. No distinct final amendment authorizing landowners to dispatch contractors was adopted.

The contracts were described as running from November 1, 2025 through October 31, 2026. Debbie Newby questioned funding for November and December 2025 after substantial earlier snowplowing expenses. Tim Brockett and Claudette Dirkers stated that approximately \$12,000 in road grading savings was available, although the account location was not resolved during the meeting. The South contract motion, as amended, carried. Debbie Newby voted against it; no complete numerical tally was announced.

North contract: Tim Brockett moved to approve the North Glastonbury snowplowing and sanding contract and award it to Mike Dirkers. The motion incorporated the South contract wording change and a condition that ATS confirm available funds before the contract took effect. Joe Bezotsky seconded. The motion passed by the announced vote of 5 in favor, 1 opposed, and 1 refusal. Debbie Newby opposed; Claudette Dirkers refused.

Tim Brockett reported that both contractors were willing to assist one another in emergencies, with their own assigned roads taking priority. Mike Dirkers would provide sanding in North and could assist South when needed.

Sand allocation: Tim Brockett moved to allocate \$2,200 for a sand purchase after the North and South fall grading bills and the culvert cleaning bill were paid. Douglas Gill recognized Claudette Dirkers as the seconder, although Joe Bezotsky also offered a second. The funding account would be determined later, with purchase anticipated in late November or early December 2025. The motion was declared passed, with an announced count of 6 in favor, Debbie Newby opposed, and Steve Anderson abstaining. The affirmative count was initially unclear and should be confirmed.

Snow dispatch: Claudette Dirkers requested identification of a lead dispatcher and snow scouts. Tim Brockett volunteered to dispatch through Thanksgiving or until the new Board was seated, with a successor to be identified. No formal appointment vote was recorded.

## **6 Project Review Committee**

Douglas Gill reported as interim chair; the agenda listed the chair position as vacant.

### **6 1 Lance Rushmeyer NG 42 D**

Douglas Gill moved to grant final approval to Lance Rushmeyer's residential project on North Glastonbury 42-D without requiring a culvert at this time because of the current driveway and road topography. He noted that later ditching or road improvements could make a culvert necessary. Tim Brockett seconded. The motion was declared approved unanimously.

### **6 2 Thomas Davis SG 46 C1 and Mileage Fees**

Douglas Gill moved to amend the mileage fee policy to exempt small sheds or portable structures of 500 square feet or less that did not involve excavation, a concrete or basement foundation, septic, or plumbing, and to waive Thomas Davis's \$50 shed mileage fee retroactively. Joe Bezotsky seconded. Discussion clarified that project review would still be required and that projects requiring the identified heavier work would remain subject to mileage fees.

An affirmative vote was taken, and the meeting proceeded on the basis that the motion had passed.

### **6 3 Projects Previously Approved by Email**

Tim Brockett reported prior Board email approval of Thomas Davis's shed project on SG 46-C1 and Byron Kassing's house and driveway project on SG 84-A. These approvals had been expedited to allow work before worsening fall weather. No new approval votes were taken. Exact email approval dates and vote counts were not stated.

### **6 4 Buford Family Conveyance**

Although not listed as a decision item on the agenda, Douglas Gill invited Benjamin Buford to present the family conveyance application. Benjamin Buford requested a Board decision and reported completed state and county approvals, access and utility easements, and a Paradise Valley Fire Department letter addressing safety concerns. Paul Buford also participated.

Debbie Newby reported a GLA application date of June 30, 2025, deed transfers on June 28, 2025, county approval on July 10, 2025, and a Project Review Committee site inspection on September 3, 2025. She also stated that the new parcels had been assessed and paid through the end of 2025.

The discussion addressed preliminary versus final approval; parcel boundaries; an existing driveway proposed to be widened to 14 feet for three parcels; separate Capricorn access for a fourth parcel; sight distance; emergency turnarounds; utility installation; possible future residences and guest houses; and the applicability of GLA subdivision standards. Ryan Kinports confirmed that inspected boundary pins matched the submitted maps and stated that remaining concerns could be addressed before final approval. Douglas Gill, Claudette Dirkers, and Tim Brockett raised concerns about access plans and compliance with GLA standards. Participants disagreed about when these requirements had to be satisfied.

Tim Brockett acknowledged that requesting assessments on the new lots before final GLA approval was an error, accepted responsibility, and proposed a full refund of those assessments and no further assessments until final approval. No Board motion or vote authorizing a refund was recorded.

Motion: Debbie Newby moved to approve the preliminary Buford family conveyance application submitted June 30, 2025. Steve Anderson seconded. After an initial voice count was corrected by a roll call, the motion passed 4–3, with 1 abstention. In favor: Ryan Kinports, Debbie Newby, Tyson, and Steve Anderson. Opposed: Tim Brockett, Joe Bezotsky, and Claudette Dirkers. Abstaining: Douglas Gill. Douglas Gill stated that additional work remained before final approval. The motion granted preliminary approval only. Tim Brockett had recommended further review at the October 28, 2025 Project Review Committee meeting.

A five-minute recess followed. On reconvening, Douglas Gill confirmed the presence of Debbie Newby, Ryan Kinports, Claudette Dirkers, Steve Anderson, Tim Brockett, Joe Bezotsky, and Tyson Wright.

## **6 5 Motions Concerning Project Information**

Distribution of applications: Debbie Newby moved to distribute preliminary and final project review applications and all associated documentation to the entire Board when project review fees were invoiced or three days before the next Project Review Committee meeting, whichever occurred first. Joe Bezotsky seconded. Discussion addressed directors' access to information, committee workload, and changing application materials. The motion failed on the announced vote of 3 in favor, 3 opposed, and 2 abstentions. Tim Brockett, Claudette Dirkers, and Douglas Gill opposed; Ryan Kinports and Tyson abstained. The third affirmative voter was not separately identified during the tally; Debbie Newby, Steve Anderson, and Joe Bezotsky were the apparent supporters.

Outstanding project updates: Debbie Newby moved to require the Project Review Committee chair, or reporting person if no chair served, to report monthly on outstanding projects not yet brought to site inspection or committee discussion, including reasons for delay. No second was offered; the motion was not considered further. Douglas Gill asked that both proposals be brought to the Project Review Committee.

## **7 Community Property Committee**

John Carp was absent. Ryan Kinports reported that winterization of the soccer field was on schedule at an expected cost of approximately \$150, with John Carp arranging the work. Claudette Dirkers confirmed receipt of a corrected, legible mowing invoice after removal of Golden Age Village Green mowing charges. She planned to submit it to ATS for payment on October 23, 2025. No motion was recorded.

## **8 Election Committee Tim Brockett**

Ballots were mailed September 22, 2025. Requested replacement copies and website links had been provided for email voting; replacement ballot envelopes were not available. The candidate ballot and bylaw ballot were provided either on separate sheets or as a double-sided ballot depending on North or South mailing format.

Tim Brockett reported an issue involving a candidate's legal representative form and stated that a bylaw change made in 2023 had not been adequately communicated to landowners. He recommended follow-up in 2026; no Board action was taken on that recommendation.

GAV Inc: Tim Brockett reported that all four Election Committee members had unanimously concluded that Golden Age Village Inc did not have a membership interest under the covenants and therefore was not eligible to vote. The decision had been communicated to GAV Inc. He suggested a future covenant amendment campaign to establish membership rights. Debbie Newby objected that the committee should have advised the Board and that the Board should have made the decision. No Board motion ratifying or reversing the committee determination was recorded.

## **9 Governing Documents Committee Tim Brockett**

No separate report was presented. Election-related governing document matters were discussed under item 8.

## **10 Compliance Committee Joe Bezotsky**

Douglas Gill presented the report with Joe Bezotsky's concurrence. The committee reviewed Debbie Newby's complaint about a neighboring dwelling's installation, including retained wheels, running gear, and its attachment to a foundation. Douglas Gill reported ambiguity in governing document terminology concerning mobile homes, manufactured homes, and tiny homes and stated that the committee would take no action on the complaint.

Debbie Newby maintained that the installation violated the requirements for removal of running gear and secure attachment to a permanent foundation. Claudette Dirkers raised the property's tax classification and emphasized that voting rights could not be removed without due process. Douglas Gill agreed regarding due process and suggested that the Governing Documents Committee clarify the language. No motion directing enforcement, changing the governing documents, or suspending voting rights was made or adopted.

## **11 Webmaster Report Tim Brockett**

Tim Brockett reported that the website had operated since May 2025, with 3,644 sessions since launch, approximately two page views per session, and 309 sessions during October 2025 as of the meeting. He estimated approximately 500 sessions for the full month. No motion was recorded.

## **12 New Business and Closing Landowner Comments**

No separate new business item was taken up. Additional items addressed during the meeting included sand, the Buford application, and Debbie Newby's information-sharing motions, recorded above in their related sections.

Linda Ulrich asked about snow dispatch discretion, recommended detailed drawings for subdivision applications, and requested clarification of dwelling definitions. Tim Brockett described available definitions and identified possible additional governing document work.

Zane Curry requested that South fall grading proceed, noting that Sagittarius Skyway widening reportedly stopped on October 10, 2025 while other construction continued. Linda Ulrich cited 3.5 inches of rain during that period. Zane Curry also expressed concern about meeting management, repeated comments, and directors' treatment of one another. No resulting motion was recorded.

## **Adjournment and Closed Session**

At 11 PM Douglas Gill adjourned the open session and announced that the Board would proceed to closed session after a short break.

Because some non-director connections remained on the call, Douglas Gill said he would email a separate Zoom invitation to the Board. The supplied transcript ends with that transition and contains no substantive closed-session proceedings or decisions.

## GLA Board of Directors Special Meeting (CLOSED)

November 19, 2025

### AGENDA

#### Call to Order

1. Director Newby has violated her pledge to keep the Association's legal matters confidential. She has made public her assertions that actions taken in the Gravert matter were not authorized by the Board and shared this untrue claim with individuals outside the Board. This has not only served to undermine the GLA, but it has jeopardized the GLA's legal position in an ongoing legal matter. Such behavior cannot be permitted. It violates fiduciary duty to the landowners. This matter should be taken up by the Board in closed session to determine the appropriate response.
2. On November 15, two Directors participated in a meeting at Emigrant Hall at the time the canceled Annual Meeting was to have been held. While free assembly is the bedrock of a free society, the use of Emigrant Hall is not free. These two Directors spent Association money without authority. The matter should be taken up by the Board in closed session to determine the appropriate response.
3. The accounting firm retained by the Association to tabulate the Annual Election made an error and mixed ineligible ballots in with eligible ballots in the North counting process. Due to the very close vote count, which included the ineligible votes, the election cannot be deemed fair and cannot be certified. While the South vote did not have controversy, it has not been certified, nor announced, due to the fact that knowledge of the South outcome could compromise the outcome in North. This matter should be taken up by the Board in closed session to determine the appropriate response.
4. The GLA will participate in a mediation forum with litigant Guy Gravert on Monday November 24, 2025. Often in mediation cases the desire is to settle the matter during the mediation so as to bring resolution and stop further legal expenses. The Board should decide, in advance, who is authorized to settle the matter on behalf of the Association.
5. Although filled with conflicts of interest by including active litigants, threatened litigants, and director-elect candidates in their petition, there is, nonetheless, a petition for the removal of four directors. The Board needs to take up this matter in closed session and determine the appropriate response.

#### Adjournment

# Glastonbury Landowners Association

## *Draft Minutes of the Closed Session Board Meeting*

*November 19 2025*

Called meeting held by Zoom | Confidential Board Record | Draft for review and approval

These minutes record the Board's actions and summarize discussion. Disputed allegations and interpretations of legal duties or governing documents are attributed to the speakers. The meeting did not independently establish all of the allegations discussed.

### **1. Call to Order and Attendance**

President Douglas Gill called the November 19, 2025 Board of Directors meeting to order at 7:05. Douglas Gill stated that the meeting was a called, closed, confidential meeting; that only the GLA was authorized to record it; and that matters discussed were not to be shared outside the directors until the Board authorized disclosure.

Directors present: Douglas Gill, Claudette Dirkers, Tim Brockett, Joe Bezotsky, Debbie Newby, Steve Anderson, Ryan Kinports, and Tyson Wright. Douglas Gill asked whether the Board was at full strength, and Claudette Dirkers confirmed that it was.

The Board proceeded through five numbered subjects: proposed censure of Debbie Newby; Emigrant Hall rental costs; the 2025 election; authority for the Guy Gravert mediation; and a petition for a special membership meeting to remove directors.

### **2. Proposed Censure of Debbie Newby**

Douglas Gill alleged that Debbie Newby had disclosed confidential information concerning the Guy Gravert legal matter at the November 15, 2025 landowner gathering at Emigrant Hall and had incorrectly stated that the Board had not authorized the legal action taken. He stated that the disclosures jeopardized the Association's legal position and violated a director's confidentiality and fiduciary obligations.

Debbie Newby disputed the allegations. She distinguished the Board's October 20, 2025 authorization to obtain counsel and respond to a temporary restraining order from authorization to file a counterclaim. She stated that she first learned of the counterclaim on November 13, 2025, ten days after its reported November 3, 2025 filing, and promptly sent it to the Board. She said her comment at Emigrant Hall was that she had not known about the counterclaim and therefore could not have approved it, rather than a discussion of confidential legal strategy.

Debbie Newby presented a chronology that included an October 31, 2025 legal billing entry; her November 2, 2025 request for counsel's advice before the November 3 hearing; distribution of Judge Gilbert's mediation order on November 4; and discussion of the road matter at the November 12 Board meeting. She asserted that the counterclaim had not been disclosed to her through those events.

Douglas Gill displayed and discussed Debbie Newby's November 13 email describing the earlier authorization to work with counsel. He maintained that responding to the summons and temporary restraining order included seeking recovery of legal expenses and possible remobilization costs. Debbie Newby and Douglas Gill also disagreed over whether approximately \$1,100 in legal charges represented drafting the counterclaim or the broader response to the case. No reconciliation of the billing was adopted at this meeting.

Tim Brockett and Claudette Dirkers supported Douglas Gill's confidentiality concerns. Tyson Wright expressed support for the President's work with counsel under the prior authorization and asked what censure would

accomplish. Douglas Gill explained that censure would involve publication to the community of the Board's disapproval and its reasons; it would not remove Debbie Newby from office. Possible restrictions on further case information were mentioned as a separate issue but were not included in the motion.

**Motion:** Douglas Gill moved to censure Director Debbie Newby for what he characterized as an intentionally misleading statement to the community that the Board had not authorized the legal action, and for discussing the active legal matter at the open landowner gathering. Tim Brockett seconded. Debbie Newby disputed the characterization and reiterated that her objection concerned the counterclaim specifically.

**Result:** Douglas Gill recorded 5 in favor, 2 abstentions, and 1 recusal and declared the motion passed. Ryan Kinports and Steve Anderson abstained. Debbie Newby recused herself. The five affirmative voters were not individually called by roll; the count leaves Douglas Gill, Claudette Dirkers, Tim Brockett, Joe Bezotsky, and Tyson Wright as the remaining directors. Although the chair's closing shorthand was "5-2 with a recusal," the preceding exchange identified the two votes as abstentions, not opposition.

### **3. Emigrant Hall Rental for November 15, 2025**

Douglas Gill raised whether the GLA had incurred unauthorized costs because current Directors Steve Anderson and Debbie Newby attended a landowner gathering at the time and location of the canceled GLA Annual Meeting.

Steve Anderson stated that the rental charge resulted from cancellation on less than 24 hours' notice, rather than the directors' attendance. He reported speaking with hall manager Sonya on November 19, 2025, and said she was willing to return the GLA payment if provided a mailing address.

Debbie Newby stated that the group convened by Zane Curry had separately paid for its use of the hall. She identified her husband, Kevin Newby, as an Emigrant Hall director who opened the building and received the payment from the landowners. She stated that she had not organized a collection or paid the rental herself. She also reported that the hall manager told her Douglas Gill and Holly Gill had agreed that the original GLA check could be cashed because of the short-notice cancellation.

Douglas Gill stated that he had not participated in that conversation and would verify with Sonya what Holly Gill had said and whether the separate payment had reached the hall. Steve Anderson reiterated that a refund could be requested. No motion assigning reimbursement responsibility, authorizing a payment, or censuring either director concerning the hall rental was made or adopted.

### **4. The 2025 Election**

#### **4.1 Reported Ballot Error and Options**

Douglas Gill reported that four ineligible ballots had been included in the North Glastonbury tally and that the error could affect closely ranked candidates. Tim Brockett stated that the ballots represented four people and had been mixed with eligible ballots. Once the ineligible ballots entered the good ballot mix, it was impossible to remove them. Claudette Dirkers reported that ATS acknowledged an unintended counting error and had counted the ballots twice.

Directors considered accepting the tabulated results, repeating the North election only, or conducting a new election for both North and South. Discussion included the effect of announcing South results before a North re-vote, the treatment of write-in candidates, costs and possible litigation, equal representation, and the need to confirm candidates' eligibility.

Ryan Kinports, Tyson Wright, and Steve Anderson expressed support for moving forward with the existing results rather than repeating the election. Debbie Newby objected to repeating South's election because no comparable counting defect had been identified there, and said she could support either acceptance of North

or a North-only re-vote. Tim Brockett favored a new election for both areas. Douglas Gill and Claudette Dirkers raised concerns about accepting the North tally and the effects of alternative remedies.

Douglas Gill and Ryan Kinports said they did not intend to seek a new vote for their own benefit. Ryan Kinports also stated his intention to leave the Project Review Committee. No effective date or separate Board action on his committee departure was recorded.

#### **4.2 Motion for a New Election in North and South**

Tim Brockett moved to conduct a new election in North and South Glastonbury, beginning the process in January 2026. Joe Bezotsky seconded. During discussion, the motion was clarified to cover directors and ombudsmen only, excluding the GLA Bylaw amendments. Douglas Gill stated that the bylaw results were unambiguous despite the four ineligible ballots. Claudette Dirkers proposed including ombudsmen, and that addition was accepted.

Debbie Newby requested separate North and South motions. Tim Brockett and Joe Bezotsky declined to divide their proposal. Suggestions to require candidate biographies or advance declarations were discussed.

A five-minute recess occurred during the election discussion. On resumption, Douglas Gill checked attendance, and all eight directors were accounted for.

Result: The new-election motion failed on a 4–4 tie. The chair confirmed the four opposing directors as Steve Anderson, Debbie Newby, Ryan Kinports, and Tyson Wright. The remaining four directors—Douglas Gill, Claudette Dirkers, Tim Brockett, and Joe Bezotsky—constituted the affirmative side by the announced tie and full attendance. No abstentions were recorded for this motion.

#### **4.3 South Certification Motion and North Straw Poll**

Debbie Newby moved to certify the South Glastonbury results. No second was offered, and the proposal did not proceed to a vote.

Douglas Gill then conducted a nonbinding straw poll comparing acceptance of the North results without a re-vote to a North-only re-vote. He announced four preferences for acceptance and two for a re-vote, with two directors not expressing a preference. He expressly stated that the poll was not a motion or final Board action.

#### **4.4 Withdrawn North Certification Motion**

Steve Anderson moved to certify the North results on the basis described by Douglas Gill, accepting the concessions of Ryan Kinports and Douglas Gill and the ATS tally despite the four ineligible ballots. Joe Bezotsky seconded. The four leading North candidates discussed were Walter Wunsch, James Timmer, Jaylyn Jensen, and Claudette Dirkers.

Tim Brockett opposed certification without candidate vetting and alleged that Walter Wunsch's business employee count, and vehicles or other conditions at Jaylyn Jensen's property violated governing documents. Those alleged violations were disputed or questioned during discussion and were not adjudicated at this meeting. Debbie Newby asked whether those candidates had been permitted to vote and requested Board access to the voter check-in sheets.

Douglas Gill proposed separating acceptance of the election outcome from eligibility review and final certification. At his request, Steve Anderson withdrew his motion, and Joe Bezotsky agreed to the withdrawal. No vote certifying North was taken on that motion.

#### **4.5 Adopted Motion Accepting the Leading Candidates Pending Review**

Douglas Gill moved to accept the candidates with the most votes in South and North as candidates-elect, recognizing the North irregularity and the concessions by the fifth- and sixth-ranked North candidates, Ryan

Kinports and Douglas Gill, who were not seeking a re-vote. The motion expressly withheld final election certification until the Board reviewed the individuals' financial and covenant standing and certified them as eligible. Results would then be released to the community without unreasonable delay. Steve Anderson seconded.

During discussion, Douglas Gill clarified that he and Ryan Kinports were conceding a challenge to the four ineligible ballots, rather than permanently withdrawing from consideration. He stated that if a higher-ranked candidate was found ineligible, they remained in the order of election. Asked whether he would serve in that event, he declined to decide at that time. This clarification differed from the earlier references to withdrawal and is part of the record of the motion as discussed before the vote.

Result: Douglas Gill declared the motion passed. Tim Brockett and Claudette Dirkers voted against it. Joe Bezotsky did not give an audible response when called, and the chair stated that the motion carried with or without his vote. A complete numerical tally was not announced. The recorded exchange indicates five affirmative votes, two opposed, and one unrecorded vote, subject to confirmation from the original recording. Final certification and seating of the new Board did not occur at this meeting.

#### **4.6 Eligibility Review and Community Notice**

Douglas Gill stated that four candidates in North and four in South needed eligibility review. Tim Brockett emphasized due process and a separate meeting at which affected candidates could respond. Douglas Gill agreed that vetting would not occur during this session and proposed beginning discussion of the process by email on November 20, 2025. No fixed review deadline or hearing date was adopted.

Debbie Newby renewed her request that ATS provide the voter check-in sheets to the full Board. Claudette Dirkers objected on confidentiality grounds and questioned whether the particular bylaw language regarding disqualification of candidates on the ballot also applied to write-ins. Apart from this, Douglas Gill disagreed with the view that write-ins need not be vetted. No motion granting access to the sheets or resolving that bylaw dispute was adopted.

Douglas Gill proposed notifying the community that neither North nor South would have a re-vote and that eligibility review, certification, and seating would follow. Ryan Kinports agreed. Debbie Newby agreed subject to her request for access to the sheets; Claudette Dirkers maintained her bylaw concerns. These exchanges did not constitute a second certification vote.

### **5. Authority for the Guy Gravert Mediation**

Douglas Gill reported that mediation in the Guy Gravert matter was scheduled for Monday, November 24, 2025. He outlined options to authorize him, the Legal Committee, or the full Board to approve a settlement. Tim Brockett stated that, because Guy Gravert was his neighbor, others might perceive a conflict; he preferred leaving settlement authority to Douglas Gill and Claudette Dirkers, while still attending mediation.

Debbie Newby asked whether other directors could attend. Douglas Gill stated his personal objection to her attendance because of the disclosures discussed under the censure item and said the other directors should be permitted to attend. No separate motion excluding her from mediation was taken.

**Motion:** Douglas Gill moved to empower Douglas Gill and Claudette Dirkers to sign off on a final mediated settlement agreement with Guy Gravert on November 24, 2025, if a settlement was reached. Steve Anderson seconded.

**Result:** Douglas Gill declared the motion passed. Debbie Newby voted against it. No complete affirmative count, abstention count, or roll call was recorded. No settlement terms or financial limit were specified in the motion, and no actual settlement was approved during this session.

## **6. Petition for a Special Membership Meeting**

The Board discussed a petition seeking a special membership meeting to remove four directors. The discussion identified Douglas Gill, Claudette Dirkers, Joe Bezotsky and Tim Brockett as targets. The complete petition may be downloaded at [by clicking here](#).

Douglas Gill stated that the Board, rather than the four targeted individuals acting alone, needed to respond to the request for a membership meeting. He maintained that the requested three-day response was not binding and that the bylaws allowed 30 days to respond. Other statements during the meeting referred to different intervals for holding the meeting. These were participants' interpretations; no definitive timetable was formally adopted.

Tim Brockett recommended waiting approximately 25 days before deciding how to respond, giving election review priority. Claudette Dirkers raised concerns about petition signers who were candidates-elect or involved in threatened litigation. Douglas Gill also questioned potential conflicts and the petition's unsubstantiated allegations. No motion rejecting the petition, excluding signatures, scheduling a special meeting, or adopting the proposed 25-day delay was made or passed. The Board left the response unresolved.

## **7. Follow Up and Closing**

Douglas Gill agreed to draft a community announcement and circulate it to the Board. Tim Brockett offered to prepare an email blast, allow directors several hours to review it, send it on the evening of November 20, 2025, and post it on the website. Douglas Gill stated that the announcement would describe the decision against a re-vote and the next eligibility-review steps; candidate names and vote totals would be published after certification. Claudette Dirkers planned to give ATS a similar update when she attended her weekly meeting at the accounting office on November 20, 2025.

Douglas Gill asked whether there was further business and thanked the directors. He stated that he would distribute the minutes and wording for the community announcement. The meeting adjourned at 11:05 Mountain time.

# Glastonbury Landowners Association

## *Draft Minutes of the Closed Session Board Meeting*

*December 1, 2025*

Zoom meeting | Confidential Board record | Draft for review and approval

### **1. Opening and Attendance**

President Douglas Gill began the proceedings at approximately 7:06 PM Mountain Time. He stated that the GLA was recording the closed session, that no other recording was authorized, and that the proceedings were confidential.

Directors present: Douglas Gill, Claudette Dirkers, Tim Brockett, Joe Bezotsky, Debbie Newby, Steve Anderson, Ryan Kinports, and Tyson Wright. Steve Anderson joined before proceedings began; Tim Brockett joined during the opening confidentiality statement, before the first substantive report. All eight directors were accounted for after the recess.

The principal subjects were the Guy Gravert mediation and the 2025 GLA Board Election, including eligibility review, certification, and transition to the new Board.

### **2. Guy Gravert Mediation Report**

Douglas Gill reported on mediation held Monday, November 24, 2025. He identified John Hess as counsel for Guy Gravert and Kelsey Bunkers as counsel for the GLA. He recalled that Douglas Gill and Claudette Dirkers had been authorized to negotiate and settle for the GLA, with Tim Brockett recused from that settlement role.

Douglas Gill described the negotiated outcome as allowing the GLA to proceed with widening Sagittarius Skyway and agreeing to restore any encroachment onto the Gravert property identified at the end of the project, including adding topsoil where appropriate. He stated that the GLA had not conceded an encroachment and that no hard evidence of one had been presented. These statements were his report of the mediation, rather than a new finding or settlement vote at this meeting.

Douglas Gill estimated total legal expenses at \$5,000–\$6,000 once all bills were received. He reported that the written settlement terms remained under negotiation on December 1, 2025, after a draft expected on November 25 had not been provided. He anticipated lifting the temporary restraining order and dismissal of the case with prejudice.

The roadwork was expected to proceed if weather permitted; otherwise, it could be delayed until spring 2026. No new motion concerning settlement terms, legal expenditures, or roadwork was made.

### **3. Election Eligibility Review**

#### **3.1. Financial Standing and Election Background**

Treasurer Claudette Dirkers reported that the leading directors-elect were, to her knowledge, in good financial standing. She had sent the Board an email several days earlier. She noted that accountant Elena was expected to issue updated financial reports on Thursday, December 4, 2025, and that a rare late-posted interest charge could affect an account.

Claudette Dirkers identified two lower-ranked exceptions: a candidate transcribed as John Carp, with one vote and approximately \$12.49 due, and Martin Hildreth, with five votes, whom she said was neither a landowner nor a designated fiduciary representative of a North Glastonbury owner. No separate motion on these individuals was recorded.

The Board revisited the four ineligible North Glastonbury ballots reportedly included in the ATS tally and the prior decision to accept the leading candidates pending eligibility review. Discussion addressed the distinction between ATS certification of ballot counts and Board determination of candidate eligibility, separate North and South certification, release of results, and the effect of write-in candidacies. Douglas Gill and Ryan Kinports stated that they did not intend to serve on the incoming Board or advance as replacement candidates.

### **3.2. Covenant Concerns and Due Process**

Directors discussed alleged current violations involving North write-in candidates Walter Wunsch and Jaylyn Jensen. Walter Wunsch's business was alleged to employ more than the number permitted without Board approval under the GLA Master Plan. Discussion included whether he needed a variance or authorization, and additional assessments, or road-use payments. Employee totals and any amount owed were not independently established or calculated during the meeting.

Jaylyn Jensen's property was alleged to contain nuisance or eyesore conditions, including excess or inoperable vehicles, and a shed constructed without proper Project Review Committee approval. Claudette Dirkers also raised concerns involving Alicia Roskind, but no separate violation motion concerning her was adopted; she was later included among the South candidates certified by the Board.

Debbie Newby questioned whether the Board had investigated or formally determined violations, whether affected members had received notice and an opportunity to cure, and whether disqualification after the election was appropriate. She cited Covenant 10.02 and requested access to election check-in information. Tim Brockett, Claudette Dirkers, and Douglas Gill emphasized candidate compliance with governing documents. Tyson Wright, Ryan Kinports, and Steve Anderson supported giving the affected candidates an opportunity to respond or correct the issues rather than immediate disqualification.

Claudette Dirkers read the due-process provisions of Article XI of the GLA Bylaws, including reasonable written notice, an opportunity to be heard, fact-finding, and abstention where personal involvement impaired impartiality. Directors disagreed over the applicability of Covenant 10.02's notice periods and the relationship between eligibility review and covenant enforcement. No amendment to the governing documents or general election rules was adopted.

A short recess was proposed with reconvening announced for 8:35 PM Mountain Time. All eight directors were accounted for when discussion resumed.

## **4. Motion Concerning Walter Wunsch and Jaylyn Jensen**

Claudette Dirkers moved that the Board determine that Walter Wunsch and Jaylyn Jensen had covenant violations. At Douglas Gill's request, she specified the alleged violations and amended the Walter Wunsch portion to include seeking Board approval or a variance to continue with more than seven employees, as well as payment of back dues associated with those employees. The Jaylyn Jensen portion concerned nuisance or eyesore conditions and a shed not properly applied for before construction. Joe Bezotsky seconded and agreed to the amendment.

No precise covenant citation, employee assessment formula, quantified back-dues amount, or final variance terms were incorporated into the recorded wording. The motion was treated by the chair as the Board's determination of active violations for purposes of the subsequent eligibility and due-process discussion.

Result: Douglas Gill announced two abstentions and one opposing vote and declared the motion carried. Debbie Newby voted no. Steve Anderson audibly abstained; the second abstaining director was not clearly identified in the transcript. With eight directors present, the announced result implies five affirmative votes, one opposed, and two abstentions.

## 5. Certification of Six Directors-Elect

Tim Brockett moved to certify four South Glastonbury candidates as winners of the 2025 Board election—Alicia Roskind, Scott Stomierowski, Christine Farrar, and Zane Curry—and two North Glastonbury candidates, Claudette Dirkers and James Timmer. Joe Bezotsky seconded. The motion did not certify Walter Wunsch or Jaylyn Jensen.

During discussion, Tyson Wright asked whether certification should await resolution of the two remaining North candidates. Debbie Newby distinguished ATS certification of accurate counting from Board action and objected to withholding vote totals and delaying seating of the six candidates. Claudette Dirkers recommended that Julie Indreland at ATS arrange notarization and return the certification record.

Before the vote, Douglas Gill summarized the action as certifying the four South and two North directors-elect, having ATS notarize the relevant vote counts, publishing their names to the community, and explaining that two North write-in candidates had covenant issues and would have an opportunity to address them. Ryan Kinports requested that the notice explicitly identify the unresolved candidates as write-ins so the community would not infer that he or Douglas Gill had violations.

Result: A voice vote was taken. Debbie Newby voted no; no abstention was audibly recorded. No complete numerical tally was announced. Tyson Wright subsequently stated that the motion had passed, and the Board proceeded with implementation.

Douglas Gill had described seating the new Board after the two remaining North seats were resolved. After the vote, Debbie Newby stated that this delay was part of the motion as she had recorded it; Douglas Gill stated that seating timing had been discussion rather than part of the motion. These minutes preserve that ambiguity. No new directors were seated during this meeting, and notarization or ATS completion was not established by the transcript.

## 6. Notice, Response Period, and Transition Plans

Douglas Gill stated that he heard consensus to notify Walter Wunsch and Jaylyn Jensen of the Board's determination and allow 48 hours to state whether they wished to dispute it, seek a cure, or decline to serve. The 48 hours were expressly for an initial response, not completion of corrective work. A separate fully formulated motion and vote adopting this process were not recorded.

At the close, Douglas Gill proposed allowing five additional days after a candidate notified the Board of an intent to challenge the determination to present the challenge to the Board—approximately seven days from the original notification if the initial response used the full 48 hours. Tim Brockett expressed agreement. No separate vote on this five-day period was recorded, and no final cure deadline was set.

The discussion also referenced at least 10 days after personal service or 15 days after posting and mailing under Covenant 10.02. Directors differed over whether those periods applied to this eligibility review. The proposed 48-hour response and five-day presentation periods should therefore be recorded as the announced follow-up plan, with the governing-document interpretation unresolved in the transcript.

Douglas Gill undertook to draft separate notices to the two candidates and a community email announcement. Claudette Dirkers requested Board review before distribution and offered to handle distribution once the announcement was written. Douglas Gill expected notice to be sent Tuesday, December 2, 2025, with initial responses anticipated Thursday, December 4, 2025. These were intended dates, not proof of delivery or receipt.

The Board was asked to reserve Monday, December 8, 2025, for a possible follow-up meeting, depending on responses and notice requirements. Douglas Gill targeted Monday, December 15, 2025, for the transition

meeting and official seating of the incoming Board, subject to resolution of the remaining candidate issues. Neither meeting was definitively scheduled by a recorded motion.

Tim Brockett discussed possible candidate presentations followed by Board deliberation without the candidates present. A suggested presentation limit and earlier suggestion of a Friday meeting were not adopted as binding hearing procedures or dates.

A petition seeking director removal was mentioned, including a reported November 18, 2025 submission and a possible December 18 response deadline. Douglas Gill stated that the petition was not the business before the Board that evening. No action on the petition was taken.

## **7. Closing**

Douglas Gill asked for any further business, thanked the directors, and closed the substantive proceedings at approximately 9:00 PM Mountain Time. The meeting is recorded under its called date of December 1, 2025.

# Glastonbury Landowners Association

## *Draft Minutes of the Closed Session Board Meeting*

*December 15, 2025*

Zoom meeting | Confidential Board record | Draft for review and approval

The Board voted separately on Walter Wunsch and Jaylyn Jensen, approved certification of specified election results, and set an annual and special membership meeting for January 17, 2026. Legal interpretations and disputed allegations are attributed to speakers.

### **1. Opening and Attendance**

President Douglas Gill opened the called December 15, 2025 Board meeting at approximately approximately 7:05 PM Mountain Time. He stated that the meeting was in closed session because of election controversies and threatened lawsuits, that the GLA was recording it, and that no other party was authorized to record the proceedings.

Directors present: Douglas Gill, Claudette Dirkers, Tim Brockett, Joe Bezotsky, Debbie Newby, Steve Anderson, Ryan Kinports, and Tyson Wright. Douglas Gill stated that the Board was at full strength.

### **2. Counsel Memorandum and Gravert Case Report**

Douglas Gill reported receiving a [memorandum from GLA counsel Kelsey Bunkers](#) shortly before the meeting and forwarding it to the directors. He highlighted its discussion of the Board's authority and duty to implement governing documents and review candidates' good standing before finalizing an election. He described counsel's advice as supporting exclusion of votes for candidates found ineligible and proceeding to the next candidates by vote rank.

Douglas Gill reported that the Guy Gravert matter had been settled, that the court had disposed of the temporary restraining order and case, and that requirements remained for both parties. He said court documents had been sent to the Board. No order date, complete settlement terms, or new settlement motion was recorded.

Douglas Gill initially announced that he would recuse himself from voting on Walter Wunsch and Jaylyn Jensen because disqualification of both could place his wife, Holly Gill, next in line for a director's seat. Tim Brockett stated that the first disqualification would advance Lance Rushmeyer and only the second could advance Holly Gill. Douglas Gill accepted that distinction and later voted on Walter Wunsch, while recusing from the Jaylyn Jensen vote.

### **3. Candidate Compliance Discussion**

The Board discussed correspondence with Walter Wunsch and Jaylyn Jensen and whether they had remedied the violations previously identified by the Board. Douglas Gill referred to an intervening meeting "last Monday," corresponding to December 8, 2025, and prior actions that had allowed time to cure.

For Jaylyn Jensen, Douglas Gill described a Thursday response requirement and a cure deadline of 5:00 PM on December 15, 2025. Tyson Wright asked whether her outstanding questions had been answered and whether anyone had inspected the property to verify its condition. Claudette Dirkers reported driving by today at approximately 12:30–12:45 PM on December 15. She observed slight improvement or repositioning of vehicles but said the shed, numerous vehicles, and scattered debris remained. She had not returned after that visit.

For Walter Wunsch, Tyson Wright asked about the claimed prior permission to operate with up to 33 employees. Directors discussed correspondence asserting permission from former CUT Vice-President Edward

Francis when Glastonbury was church-owned, the absence of a written agreement presented to the Board, and whether the GLA Master Plan required approval or assessments for more than seven employees. Douglas Gill cited counsel's discussion of written-contract requirements. Claudette Dirkers said she did not know the exact employee count but believed it exceeded seven. Neither the historical employee count nor the current count was independently established during this session.

Tim Brockett and Claudette Dirkers discussed project review requirements for sheds, referring to GLA Covenant 3.24 and the Master Plan. Tim Brockett described a 2014 clarification concerning structures under 200 square feet. These were participants' interpretations and historical recollections; no new project review rule was adopted.

Tyson Wright expressed concern about further dispute and potential litigation while acknowledging the compliance issues. Douglas Gill, Tim Brockett, and Claudette Dirkers emphasized the Board's obligation to enforce governing documents.

#### **4. Walter Wunsch Motion**

Tim Brockett first proposed finding Walter Wunsch not in good standing and ineligible for certification. Debbie Newby requested clarification because Douglas Gill had described the effect as not counting his votes. Tim Brockett withdrew the earlier wording and made a new motion: that votes cast for Walter Wunsch not be counted because the Board had found him not in good standing. Joe Bezotsky seconded.

Steve Anderson asked whether this was a vote solely to exclude the votes after the earlier standing determination. Douglas Gill stated that the candidates had been given an opportunity to cure and that the present action was the final determination of ineligibility.

Result: The motion passed with 4 in favor, 2 opposed, and 2 abstentions. Affirmative votes: Douglas Gill, Tim Brockett, Joe Bezotsky, and Claudette Dirkers. Opposed: Debbie Newby and Steve Anderson. Abstained: Ryan Kinports and Tyson Wright. Douglas Gill announced the result at approximately 7:30 and stated that Walter Wunsch was disqualified and his votes would not be counted.

#### **5. Jaylyn Jensen Motion and Recusal**

Douglas Gill handed the chair to Vice President Tim Brockett for the Jaylyn Jensen item. Tim Brockett moved that votes for Jaylyn Jensen not be counted because the Board had found her not in good standing. Joe Bezotsky seconded. No further substantive debate was recorded before the vote.

Result: The motion passed with 3 in favor, 1 opposed, 3 abstentions, and 1 recusal. Affirmative votes: Tim Brockett, Joe Bezotsky, and Claudette Dirkers. Opposed: Debbie Newby. Abstained: Steve Anderson, Ryan Kinports, and Tyson Wright. Recused: Douglas Gill. Tim Brockett declared passage at approximately 8:17 and returned the chair to Douglas Gill.

#### **6. Remaining North Candidates and Outreach**

Claudette Dirkers reported that Lance Rushmeyer had 36 votes, Holly Gill had 2 votes, and Tim Dillard, Scott Wheeler, and Linda Ulrich each had 1 vote. She said Martin Hildreth, with 5 votes, was not a landowner and had no notarized fiduciary designation from an owner. She reported that John Carp owed \$12.69 and had been notified well *before* the election.

Ryan Kinports questioned excluding someone for approximately \$12 and offered to pay the balance. Tim Brockett said the payment deadline had been midnight October 31, 2025, and later payment would not restore eligibility for this election per the governing documents. Douglas Gill invited a motion concerning John Carp; none was made. No payment or restoration of eligibility was established.

Claudette Dirkers raised a concern about Scott Wheeler's construction project. Tim Brockett said the prior Board had approved it despite incomplete paperwork, and he would treat Scott Wheeler as in good standing. No motion disqualifying Scott Wheeler was made.

Tim Brockett, as Election Chair, agreed to contact the eligible North candidates in descending vote order on Tuesday, December 16, 2025, until two accepted or the list was exhausted, and report back. He also agreed to notify Walter Wunsch and Jaylyn Jensen of the boards' decisions and contact the four South candidates to confirm their willingness to serve. The Board discussed possible ties, coin tosses, runoff elections, and vacancies to be addressed by the incoming Board; no specific tie was resolved and no replacement candidate accepted a seat during this meeting.

## **7. Certification of Election Results**

Tim Brockett moved to recognize the following North Glastonbury candidates and vote totals as eligible for consideration for director positions in the 2025 election. Joe Bezotsky seconded. Douglas Gill proposed including the South results and asking ATS to certify the numbers; Tim Brockett and Joe Bezotsky accepted the addition.

North Glastonbury: James Timmer, 43 votes; Claudette Dirkers, 42 votes; Lance Rushmeyer, 36 votes; Holly Gill, 2 votes; Scott Wheeler, 1 vote; Tim Dillard, 1 vote; Linda Ulrich, 1 vote.

South Glastonbury: Christine Farrar, 94 votes; Zane Curry, 75 votes; Scott Stomierowski, 72 votes; Alicia Roskind Dearing, 70 votes.

The chair characterized the combined motion as certification of the vote results, with ATS asked to certify the stated numbers. It excluded Walter Wunsch, Jaylyn Jensen, John Carp, and Martin Hildreth from the eligible North list. The discussion distinguished certification of results from acceptance of office or seating of the incoming Board.

Debbie Newby requested separate North and South motions because she wished to support one and oppose the other. The motion remained combined.

Result: The motion passed with 6 in favor, 1 opposed, and 1 abstention. Debbie Newby voted no; Tyson Wright abstained. The announced count and attendance identify the affirmative side as Douglas Gill, Claudette Dirkers, Tim Brockett, Joe Bezotsky, Steve Anderson, and Ryan Kinports. Douglas Gill announced the result at approximately 8:40 PM.

Election Chair Tim Brockett agreed to notify ATS of the certification vote. No notarization or completed ATS certification was established during the session, and no new directors were formally seated.

## **8. Ombudsman Results**

The Board discussed North and South ombudsman results and availability. Miriam Barker was reported to have 12 votes in South, followed by Lester Seago with 2. In North, Linda Ulrich was described as the leading candidate, followed by Benjamin Buford with 6 and Olaf Nordemann with 4. Linda Ulrich's total was stated as 12 by Claudette Dirkers and 10 by Tim Brockett; the official tally is needed to resolve that discrepancy.

Tim Brockett said he would contact Linda Ulrich and, if necessary, subsequent North candidates. He stated that the bylaw change prevented simultaneous service as director and ombudsman. Directors also noted that candidates must qualify for the relevant portion of the community. No separate motion certifying ombudsman results or seating an ombudsman was recorded.

## 9. Community Announcement and Transition Meeting

Douglas Gill agreed to draft a community email announcement, leaving details open until Tim Brockett reported candidate responses. Tim Brockett offered to collaborate and distribute the announcement. Douglas Gill expected a draft for Board review and edits on December 16, 2025.

Douglas Gill checked availability for Monday, December 22, 2025, and stated that he would call a transition Board meeting to seat the incoming directors. Steve Anderson and Ryan Kinports said they could attend at least the beginning; no director said they could not attend. The current Board would convene the meeting and hand authority to the incoming Board, which would elect officers for 2026. No meeting start time or separate scheduling vote was recorded.

## 10. Annual and Special Membership Meetings

Douglas Gill proposed holding a brief annual meeting immediately before the December 22 transition meeting. Claudette Dirkers read Article 5D as requiring notice of an annual or special membership meeting at least 30, and no more than 60 days, beforehand. Tim Brockett argued that notice of the postponed November annual meeting already met the requirement. Directors then considered combining the annual meeting with the special membership meeting requested by a petition to remove four directors.

Claudette Dirkers and Douglas Gill stated [that the petition](#) required a response by Thursday, December 18, 2025. Discussion of signer eligibility or possible withdrawal did not result in a decision rejecting or rescinding the petition.

Motion: Tim Brockett moved to hold the annual meeting and the special membership meeting to consider removal of four directors on Saturday, January 17, 2026, from 11:00 AM to 2:00 PM. Joe Bezotsky seconded. A location was expressly left out of the motion. Zoom was discussed, with Emigrant Hall a possibility if available.

Result: Douglas Gill declared the motion carried at approximately 9:01 PM. Claudette Dirkers abstained.

Douglas Gill agreed to notify the petitioners. Tim Brockett agreed to prepare the community notice. Douglas Gill stated that notice to the community should be provided by Wednesday, December 17, 2025. December 22 would be a transition Board meeting only, with the two membership meetings on January 17, 2026. No removal vote was taken at this closed session.

## 11. Road Maintenance and Closing

Debbie Newby requested a response to John Carp's inquiry about North Glastonbury road maintenance. Tim Brockett stated that the work was already scheduled for the end of the week and that contractor Rob McDonald, might begin Thursday, December 18, or Friday, December 19, 2025, weather permitting. No new expenditure or maintenance motion was made.

Claudette Dirkers asked whether counsel's memorandum would be released to the community. Tim Brockett suggested asking Attorney Kelsey Bunkers for her view. No final release decision or assignment to obtain that advice was recorded.

Douglas Gill thanked the directors and closed the substantive proceedings at approximately 9:05 PM Mountain time.

# **Glastonbury Landowners Association | Board of Directors**

**Agenda Monday – December 22, 2025 – 7:00 PM**

**[Join Via Zoom](#) or Dial In**

**Call In: +1 720 707 2699 Meeting ID: 879 1933 7183 Password: 2023**

## **Call to Order (7:08pm)**

### **1. Board Members Present-**

**North:** Lance Rushmeyer, James Timmer, Claudette Dirkers, Holly Gill, Doug Gill (Outgoing), Joe Bezotsky, Tyson Wright, Ryan Kinports (Outgoing)

**South:** Alicia Roskind Dearing, Zane Curry, Scott Stomierowski, Christine Farrar, Debbie Newby, Tim Brockett (Outgoing), Steve Anderson

**2. Landowners Present-** Neil Kremer, Val O’Connell, Linda Ulrich, Currey and Hailey Hall, Guy Gravert, William Bufurd, Jaime Rambo, Leslie and James Everett, Regina and Walter Wunsch, Chris Fowle, Jewel Wieczorek, Kevin Newby, Lisa Gaskin, Steve Sirois, Miriam Barker, Ben Bufurd, Cohutta Grindstaff, Jack Sutton, Jaylyn Jensen, Ron Wortman, Linda Kremer, James Dearing

### **3. Seating of 2026 Directors Elect**

#### **3.1**

**South:** Christine Farrar, Scott Stomierowski, Zane Curry, Alicia Dearing

**North:** Claudette Dirkers, Holly Gill, James Timmer, Lance Rushmeyer.

Remaining Directors Already Elected:

**North:** Joe Bezotsky, Tyson Wright, Claudette Dirkers

**South:** Debbie Newby, Steve Anderson

### **4. Seating Officers**

#### **4.1 President**

**Zane Curry. Nominated** by Alicia Dearing. **Seconded** by Lance Rushmeyer.

**Discussion:** Zane has served on the local Arrowhead School Board. He is excited to work on the Board, turn a page on the past, and get to the task at hand. Tim Brockett asked about rescission of the petition for removal of Claudette Dirkers and Joe Bezotsky. Zane Curry feels it is not appropriate for us to discuss that topic due to the fact that it was not on the agenda and not all of the landowners who signed the petition are present. Claudette speaks of not knowing Zane and being unable to vote at this time without knowing him prior to this evening.

**In Favor:** Alicia Dearing, Zane Curry, Scott Stomierowski, Christine Farrar, Debbie Newby, Steve Anderson, Tyson Wright, James Timmer, Lance Rushmeyer

**Not In Favor:**

**Abstain:** Joe Bezotsky, Holly Gill, Claudette Dirkers

**Motion Carries.**

#### **4.2 Vice President**

**Lance Rushmeyer. Nominated** by Alicia Dearing. **Seconded** by Debbie Newby.

**Discussion:** Lance was in law enforcement for 29 years. Served 20 years as a part-time insurance agent. Lance served as president of his homeowner association in a previous neighborhood for 10

years. He has experience doing research with district attorneys and would like to help in whatever way he can.

**All those in Favor:** Alicia Dearing, Zane Curry, Scott Stomierowski, Christine Farrar, Debbie Newby, Steve Anderson, Tyson Wright, James Timmer, Lance Rushmeyer

**All Not In Favor:**

**Abstain:** Joe Bezotsky, Holly Gill, Claudette Dirkers

**Motion Carries**

#### 4.3 Treasurer

**Claudette Dirkers. Nominated** by Joe Bezotsky. **Seconded** by Debbie Newby.

**Alicia Dearing. Nominated** by Christine Farrar. **Seconded** by Lance Rushmeyer

**Debbie Newby. Nominated** by Alicia Dearing. **Seconded** by Scott Stomierowski

**Discussion:** Claudette would like to continue being Treasurer. Alicia is not interested in the role unless Debbie is unable to serve as Treasurer. Claudette withdrew her desire for the role after further discussion.

Debbie Newby for Treasurer

**In Favor:** Alicia Dearing, Zane Curry, Scott Stomierowski, Christine Farrar, Debbie Newby, Steve Anderson, James Timmer, Lance Rushmeyer

**Not In Favor:** Holly Gill, Joe Bezotsky

**Abstain:** Tyson Wright, Claudette Dirkers

**Motion Carries.**

#### 4.4 Secretary

**Alicia Dearing. Nominated** by Scott Stomierowski. **Seconded** by Debbie Newby.

**Discussion:** Alicia would like to take on the role. She did some of the Secretary's roles in the past on the Board and has a background in business management that she feels will be helpful for the role. She has never served formally as a Secretary and would like some patience as she learns the entirety of the role.

**In Favor:** Alicia Dearing, Zane Curry, Scott Stomierowski, Christine Farrar, Debbie Newby, Steve Anderson, Tyson Wright, James Timmer, Lance Rushmeyer, Holly Gill

**Not In Favor:** Joe Bezotsky, Claudette Dirkers

**Motion Carries.**

### 5. Seating Committees

#### 5.1 Roads

**5.1a. Scott Stomierowski. Nominated** by Zane Curry. **Seconded** by Alicia Dearing

**In Favor:** Alicia Dearing, Zane Curry, Scott Stomierowski, Christine Farrar, Debbie Newby, Steve Anderson, James Timmer, Lance Rushmeyer

**Not In Favor:**

**Abstain:** Holly Gill, Tyson Wright, Claudette Dirkers, Joe Bezotsky

**Motion Carries.**

**5.1b. Zane Curry. Nominated** by Scott Stomierowski. **Seconded** by James Timmer.

**All in Favor.**

**Motion Carries.**

**5.1c. Joe Bezotsky. Self-nominated. Seconded** by Tyson Wright

**In Favor:** Christine Farrar, Debbie Newby, Steve Anderson, Tyson Wright, Holly Gill, Joe Bezotsky, Claudette Dirkers

**Not In Favor:** Scott Stomierowski, Zane Curry

**Abstain:** Alicia Dearing, Lance Rushmeyer, James Timmer

**Motion Carries.**

**5.1d. Tyson Wright. Self-nominated. Seconded** by Joe Bezotsky

**In Favor:** Alicia Dearing, Christine Farrar, Debbie Newby, Steve Anderson, Tyson Wright, Lance Rushmeyer, Holly Gill, James Timmer

**Not In Favor:** Scott Stomierowski, Zane Curry

**Abstain:**

**Motion Carries.**

**5.1e. Zane self-nominated as South dispatcher. Seconded** by Debbie Newby

**Discussion:** NG will need a dispatcher.

**All in Favor.**

**Motion Carries.**

## **5.2 Governing Docs**

**5.2a. Alicia Roskind Dearing. Nominated** by Lance Rushmeyer. **Seconded** by James Timmer

**In Favor:** Alicia Dearing, Zane Curry, Scott Stomierowski, Christine Farrar, Debbie Newby, Steve Anderson, James Timmer, Lance Rushmeyer

**Not In Favor:** Claudette Dirkers, Joe Bezotsky

**Abstain:** Holly Gill, Tyson Wright

**Motion Carries.**

**5.2b. Lance Rushmeyer. Nominated** by Alicia Dearing. **Seconded** by James Timmer

**In Favor:** Alicia Dearing, Zane Curry, Scott Stomierowski, Christine Farrar, Debbie Newby, Steve Anderson, Tyson Wright, James Timmer, Lance Rushmeyer, Holly Gill

**Not In Favor:**

**Abstain:** Claudette Dirkers, Joe Bezotsky

**Motion Carries.**

**5.2c. James Timme. Nominated** by himself. **Seconded** by Zane Curry.

**All in Favor**

**Motion Carries.**

**NOTE:** At some point during the meeting, Claudette Dirkers exited the meeting without notifying the Board and her voting was not recorded.

### 5.3 Finance Committee

**5.3a.** Debbie Newby becomes Finance Committee Chair as newly elected Treasurer and by requirement of Bylaw VI. I. 4

**5.3b. Christine Farrar. Self-nominated. Seconded** by Zane Curry.

**All In Favor. Motion Carries.**

**5.3c. Alicia Dearing. Nominated by** Debbie Newby. **Seconded** by Lance Rushmeyer.

**All in Favor. Motion Carries.**

**5.3d. James Timmer. Self-nominated. Seconded** by Zane Curry.

**All in Favor. Motion Carries.**

### 5.4 Project Review Committee

**5.4a. Scott Stomierowski. Nominated by** Zane Curry. **Seconded** by Lance Rushmeyer

**All In Favor.**

**Motion Carries**

**5.4b. Steve Anderson. Self-nominated. Seconded** by Debbie Newby.

**All those in Favor.**

**Motion Carries.**

### 5.5 Election Committee

**4.5a. Lance Rushmeyer. Self-nominated. Seconded** by James Timmer

**All In Favor.**

**Motion Carries.**

**5.5b. Debbie Newby. Nominated by** Alicia Dearing. **Seconded** by James Timmer

**In Favor:** Alicia Dearing, Zane Curry, Scott Stomierowski, Christine Farrar, Debbie Newby, Steve Anderson, Tyson Wright, James Timmer, Lance Rushmeyer, Joe Bezotsky, Claudette Dirkers

**Not In Favor:** Holly Gill

**Motion Carries.**

**5.5c. Tyson Wright. Nominated by** himself. **Seconded** by Steve Anderson

**In Favor:** Alicia Dearing, Zane Curry, Scott Stomierowski, Christine Farrar, Debbie Newby, Steve Anderson, Tyson Wright, James Timmer, Lance Rushmeyer, Holly Gill, Claudette Dirkers

**Not in Favor:**

**Abstain:** Alicia Dearing, Scott Stomierowski

**Motion Carries.**

**5.5d. Zane Curry. Nominated by** himself. **Seconded** by Lance Rushmeyer.

**All In Favor.**

**Motion Carries.**

**5.5e. Holly Gill. Nominated by** Tyson Wright. **Seconded** by Lance Rushmeyer

**Note:** This vote occurred towards the end of the meeting when Claudette Dirkers was absent. Added here for consistency in viewing committees.

**Discussion:** Zane Curry shares that he struggles with having Holly serve on this committee due to the nature in which she was elected to the Board.

**In Favor:** Steve Anderson, Tyson Wright, Joe Bezotsky, Holly Gill, Lance Rushmeyer

**Not in Favor:** Alicia Dearing, Zane Curry, Scott Stomierowski, Christine Farrar, Debbie Newby, James Timmer

**Absent:** Claudette Dirkers

**Motion Fails.**

## **5.6 Community Property Committee**

**5.6a. Steve Anderson. Nominated** by himself. **Seconded** by Joe Bezotsky

**All in Favor.**

**Motion Carries.**

**5.6b. Christina Farrar. Nominated** by herself. **Seconded** by Steve Anderson

**All in Favor.**

**Motion Carries**

**5.6c. Holly Gill. Nominated** by Tyson Wright. **Seconded** by James Timmer

**In Favor:** Alicia Roskind Dearing, Zane Curry, Christine Farrar, Debbie Newby, Steve Anderson, Tyson Wright, James Timmer, Lance Rushmeyer, Holly Gill, Joe Bezotsky, Claudette Dirkers

**Not In Favor: Abstain:** Scott Stomierowski

**Motion Carries.**

**5.6d. Joe Bezotsky. Nominated** by himself. **Seconded** by Steve Anderson

**In Favor:** Zane Curry, Christine Farrar, Debbie Newby, Steve Anderson, Tyson Wright, James Timmer, Lance Rushmeyer, Holly Gill, Joe Bezotsky, Claudette Dirkers

**Not In Favor:**

**Abstain:** Alicia Dearing, Scott Stomierowski

**Motion Carries.**

## **5.7 Compliance Committee**

Question asked by James Timmer as to whether Directors have policing responsibilities with the consensus arriving that this is not a requirement or responsibility, but rather the committee is to address any governing doc violations arising from complaints made by landowners.

**5.7a. Zane Curry. Nominated** by himself. **Seconded** by Lance Rushmeyer

**All in Favor. Motion Carries.**

**5.7b. Christine Farrar. Nominated** by herself. **Seconded** by Zane Curry

**All in Favor. Motion Carries.**

**5.7c. Discussion:** After voting for committee assignment, discussion ensues in regards to the requirement of an officer filling two committee roles, at that time Holly Gill and Claudette Dirkers were

only placed on one committee. Claudette shared that it depended on what landowners were added to committees. Discussion paused until after landowners were added to committees.

**5.7d. Holly Gill Self-nominated. Seconded by Zane Curry**

**Note:** This vote occurred towards the end of the meeting when Claudette Dirkers was absent. Added here for consistency in viewing committees.

**All those in Favor:** Alicia Dearing, Zane Curry, Scott Stomierowski, Christine Farrar, Debbie Newby, Steve Anderson, Tyson Wright, James Timmer, Lance Rushmeyer, Holly Gill, Joe Bezotsky

**Not In Favor:** Debbie Newby

**Absent:** Claudette Dirkers

**Motion Carries.**

**5.8 Emergency Road Management Committee**

**5.8a.** Discussion was brought to the floor by Zane Curry questioning the purpose of this committee and its function. Claudette Dirkers responded that it was a committee granted authority by the Board to meet immediate needs such as the icy conditions that were present on Dry Creek Rd in early 2025. Claudette was not clear on the maximum allowed spending budget of this committee but mentioned both \$2,500 and \$5,000. Christine Farrar and Zane Curry both expressed a view that that emergency road spending authority and threshold should be at the discretion of the Road Committee pending Board approval. Suggestion was made that the newly formed Road Committee take this matter up promptly to resolve.

**5.9 Legal Committee**

**5.9a.** Zane Curry as newly elected President and by requirement of Bylaws VI. I. 4 becomes Chair of the Legal Committee.

**5.9b. Christine Farrar. Self-nominated. Seconded by Debbie Newby**

**All in Favor.**

**Motion Carries.**

**5.9c. Claudette Dirkers. Self-nominated. Seconded by Joe Bezotsky.**

**In Favor:** Christine Farrar, Debbie Newby, Steve Anderson, Tyson Wright, James Timmer, Claudette Dirkers, Holly Gill, Joe Bezotsky.

**Not In Favor:** Alicia Dearing, Lance Rushmeyer, Scott Stomierowski, Zane Curry

**Motion Carries.**

**5.9d. Debbie Newby. Self-nominated. Seconded by Alicia Dearing**

**In Favor:** Christine Farrar, Debbie Newby, Steve Anderson, Tyson Wright, James Timmer, Joe Bezotsky, Alicia Dearing, Lance Rushmeyer, Scott Stomierowski, Zane Curry

**Not In Favor:** Claudette Dirkers, Holly Gill

**Motion Carries.**

**5.9e. Alicia Dearing. Self-nominated. Seconded by Christine Farrar**

**In Favor:** Christine Farrar, Debbie Newby, Steve Anderson, Tyson Wright, James Timmer, Joe Bezotsky, Alicia Dearing, Lance Rushmeyer, Scott Stomierowski, Zane Curry, Holly Gill

**Not In Favor:** Claudette Dirkers

**Motion Carries.**

**5.9f. Lance Rushmeyer. Self-nominated. Seconded by Alicia Dearing.**

**All in Favor.**

**Motion Carries.**

**5.9g. Alicia Roskind Dearing. Self-nominated. Seconded by James Timmer**

**In Favor:** Alicia Dearing, Zane Curry, Scott Stomierowski, Christine Farrar, Debbie Newby, Steve Anderson, Tyson Wright, James Timmer, Lance Rushmeyer, Holly Gill. **Abstain:** Alicia Roskind Dearing, Scott Stomierowski

**5.9h. Discussion:** Zane Curry, as President, presents to Directors the concept of allowing committees to vote on their own chairpersons, to be affirmed by vote of the Directors at the next Board meeting. Christine Farrar comments that she agrees chairpersons should be determined by the committee and affirmed by a Board vote.

**The last recorded time Claudette spoke was right after approval of Directors to committees. She left the meeting without announcement and has not provided confirmation of when her absence occurred. It is believed she was absent for voting on landowners to committees and any further votes in the meeting that proceeded.**

## **5. Addition of Landowners to Committees**

**5.1.** Zane Curry as President proposes that the Board vote on compiled names of landowners in a batch rather than each individual landowner at a time. Should it fail as a batch vote, then the Board would vote on each individual.

**5.2. Motion to Approve Landowners to Road Committee:** Guy Gravert, Walter Wunsch, Jack Sutton  
**Nominated by Zane Curry Seconded by Alicia Roskind Dearing**

**In Favor:** Alicia Dearing, Zane Curry, Scott Stomierowski, Christine Farrar, Debbie Newby, Steve Anderson, James Timmer, Lance Rushmeyer

**All Not In Favor:** Joe Bezotsky, Holly Gill

**Abstain:** Tyson Wright

**Absent:** Claudette Dirkers

**Motion Carries.**

**5.3. Motion to Approve Landowners to Governing Documents:** Leslie Everett, Steve Sirois, Ben Bufurd, Jewel Wiczorek

**All those in Favor:** Alicia Dearing, Zane Curry, Scott Stomierowski, Christine Farrar, Debbie Newby, Steve Anderson, Tyson Wright, James Timmer, Lance Rushmeyer

**Not In Favor:**

**Abstain:** Joe Bezotsky, Holly Gill

**Absent:** Claudette Dirkers

**Motion Carries.**

**5.4. Motion to Approve Landowners to Finance Committee:** Currey Hall, Regina Wunsch, Jewel Wieczorek

**All those in Favor:** Alicia Dearing, Zane Curry, Scott Stomierowski, Christine Farrar, Debbie Newby, Steve Anderson, Tyson Wright, James Timmer, Lance Rushmeyer, Joe Bezotsky

**Not In Favor:**

**Abstain:** Holly Gill

**Absent:** Claudette Dirkers

**Motion Carries.**

**5.5. Motion to Approve Landowners to Project Review Committee:** Ryan Kinports, Jack Sutton, Val O'Connell, Steve Sirois, James Everett, Phil Pickens

**Discussion:** James Timmer, Linda Kremer, and Ben Buford expressed interest in joining the committee but were not ready to commit.

**All those in Favor:** Alicia Dearing, Zane Curry, Scott Stomierowski, Christine Farrar, Debbie Newby, Steve Anderson, Tyson Wright, James Timmer, Lance Rushmeyer

**Not In Favor:**

**Abstain:** Joe Bezotsky, Holly Gill

**Absent:** Claudette Dirkers

**Motion Carries.**

**5.6. Motion to Approve Landowners to Election Committee:** Ben Buford, Linda Kremer, Jewel Wieczorek

**All those in Favor:** Alicia Dearing, Zane Curry, Scott Stomierowski, Christine Farrar, Debbie Newby, Steve Anderson, James Timmer, Lance Rushmeyer, Joe Bezotsky, Holly Gill, Tyson Wright

**Absent:** Claudette Dirkers.

**Motion Carries.**

**5.7. Motion to Approve Landowners to Community Property Committee:** Ryan Kinports, Jack Sutton, John Carp

**All those in Favor:** Alicia Roskind Dearing, Zane Curry, Scott Stomierowski, Christine Farrar, Debbie Newby, Steve Anderson, Tyson Wright, James Timmer, Lance Rushmeyer, Holly Gill, Joe Bezotsky

**Not In Favor: Absent:** Claudette Dirkers.

**Motion Carries.**

**5.8. Motion to Approve Landowners to Compliance Committee:** Val O'Connell

**All those in Favor:** Alicia Dearing, Zane Curry, Scott Stomierowski, Christine Farrar, Debbie Newby, James Timmer, Lance Rushmeyer, Holly Gill

**Not In Favor:** Joe Bezotsky, Steve Anderson, Tyson Wright

**Absent:** Claudette Dirkers

**Motion Carries.**

**6. Discussion:** Claudette was absent but Zane did not want to conclude the meeting until she was properly added to two committees, per the Bylaws. Given that she was the previous Treasurer she was nominated to the Finance Committee.

**7. Claudette Dirkers nominated to the Finance Committee. Nominated** by Alicia Dearing. **Seconded** by Lance

Rushmeyer.

**All in Favor. Motion Carries.**

**NOTE:** Claudette was not in attendance to accept nomination.

**8.** Alicia will communicate with the committees to schedule meetings to seat chairs and get agendas set.

**9. Alicia Dearing nominated as webmaster. Nominated** by James Timmer. **Seconded by** Zane Curry

**In Favor:** Alicia Roskind Dearing, Zane Curry, Scott Stomierowski, Christine Farrar, Debbie Newby, Steve Anderson, Tyson Wright, James Timmer, Lance Rushmeyer, Holly Gill

**Abstain:** Joe Bezotsky

**Absent:** Claudette Dirkers

**Motion Carries.**

**10. Miriam Barker** is Ombudsman from South Glastonbury. **Linda Ulrich** is Ombudsman for North Glastonbury.

**11. Tyson Wright motions to adjourn. Seconded by Zane Curry. Motion Carries. Adjourned at 11:02pm MST**

# Official 2025 GLA Board News

GLA Directors: President Doug Gill, VP Tim Brockett, Treasurer Claudette Dirkers, Joe Bezotsky, Debbie Newby, Tyson Wright, Steve Anderson, and Ryan Kinports.

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## *~ 2025 President's Report and Farewell Address ~*

When the 2025 Board got ramped up in January, we had a number of challenges. Our long-time GLA legal counsel resigned in January, requiring us to find and retain new representation. Mother Nature had her plans for us, too. Unprecedented snowfall led to record spending on snowplowing in the first half of the year. There were unrecoverable problems with the GLA website, necessitating a complete rebuild of the website by GLA VP Tim Brockett. We faced a large number of past-due assessment balances and a slow and inefficient collection process, demanding tremendous time and attention to detail from GLA Treasurer Claudette Dirkers to sort through. In the midst of all of these things, we had to work with a brand-new road contractor for snowplowing and maintenance, who just replaced someone after the sale of his decades-long business, and who had been handling year-round GLA road maintenance for many years.

I had several key objectives for 2025. I wanted to obtain the road liability opinion from legal counsel who was authorized by the 2024 Board. I believed then, and still believe, that road safety liability could be ruinous for the Association. I wanted to materially improve the documentation of the project review process. For too long, committee turnover and poor record-keeping made it all but impossible to manage and enforce the Master Plan and collect the proper amount of fees. I wanted to increase assessments and overhaul how the GLA determines its assessments and charges fees for project review. If we do not keep pace with inflation, we will fall behind in all areas and jeopardize road safety and quality, which in turn creates life safety and wildfire risks, and reduces property values. I wanted to forward a Bylaw change to close a dangerous voting loophole created by the 2024 Board. Lastly, I wanted to modernize the 2008 Road Policy. It had not been updated in 17 years and failed to reflect the increased traffic on feeder roads resulting from years of active development in Glastonbury.

How did we do? Well, as is often the case, it depends on whom you ask. When my wife and I were looking for property in the valley, we encountered several people who did everything from rolling their eyes to outright warning us about the GLA. I remember thinking to myself, "How bad could it be?" The first red flag was the amount of unpaid assessments on the balance sheet. The second was the lack of basic maintenance on roads. But the unparalleled views hooked me. Once I was a landowner, I started to attend committee and board meetings. Needless to say, my eyes were opened and I then knew what everyone warned me about. Rather than flee, I decided to volunteer, first on committees, then to run for the board. I thought I could make a positive difference, bringing my business and non-profit experience to the table.

What I did not fully appreciate then was just how entrenched the establishment was in GLA governance and the lengths to which they would go to protect their power. From the very beginning of last year, my first year on the board, it was clear the path ahead would be an arduous, uphill battle. The duplicity ran deep. But in a weird confluence of events, in November 2024, the landowners delivered a majority vote to those who wanted progress and positive change.

As this year began to unfold, it was very certain the clique would not go quietly into the night. They launched personal attacks, made legal threats, and engaged in character assassination. Sadly, rather than get involved, many landowners bought into malicious rumors.

The 2025 Board would not be deterred. Despite constant attacks on our motives and character, we moved forward to do the work of the Association. This unwavering commitment to delivering value for landowners drove me and other board members to ignore the barrage from this small, but organized and relentless group. We cut wasteful spending, implemented new treasury procedures increasing collections, completed work on dangerous road safety sites, reducing liability for all, ratified a new Road Policy, created a project management database, simplified and increased project review fees, which means more revenue without impacting assessments, and passed an important Bylaw change. There were also a lot of small victories as well, like getting meeting minutes published on time, something the 2024 Board could not manage. All in all, an exceptional year!

Knowing that you have likely heard all kinds of fanciful tales about conflicts of interest or the board not following the Bylaws, I want to make sure you know the facts. Not for vindication, but rather so you can make informed decisions in the future about who runs your Association and their motives.

*False Claim One:* The Board fired its legal counsel to find counsel to give it the sought-after opinion it desired regarding road safety. That malicious rumor was dispelled when I circulated the resignation email from Attorney Seth Cunningham to those spreading this untruth. No apology was forthcoming.

*False Claim Two:* Changing the Road Policy will bankrupt the GLA. That fearmongering was dispelled when no money was spent on feeder road maintenance in 2025.

*False Claim Three:* The board, at all times must have an equal number of representatives from North and South. A landowner hired a lawyer to assert this claim. So, we wasted valuable time and resources refuting this. Read Article VI of the Bylaws. The language is abundantly clear, so this issue went nowhere. Just another waste of time and energy not spent on solving real challenges.

*False Claim Four:* Landowner Gravert in High South sued the Association and filed a TRO to halt road work on Sagittarius Skyway, which he opposed, that was within the Association's legal easement. Read GLA Covenant 8.01. This cost landowners a mere \$10,000. The GLA prevailed and moved forward with the work after significant delays, which caused a domino effect on the entire fall gravel road grading schedule. Beyond the colossal waste of landowner money and board focus, this should serve as a stark warning to anyone who claims road safety is just "a special interest matter." I want that figure of \$10,000 to sink in. Imagine what it will cost all landowners if someone dies on a

dangerous road, or a propane truck crashes and bursts into flames, burning down homes. These are serious matters that require serious people to address them.

*False Claim Five:* The Board has mismanaged the 2025 Annual Election. For those of you who do not know, the accounting firm hired to count the votes had a misstep. It was material and required careful handling. What is more, there were a number of non-balloted candidates who, rather than being transparent and declaring their candidacies, ran an underground campaign. The board has the duty to ensure candidates' eligibility before, during, and after an election. It became known to the 2025 Board that a couple of these write-in candidates, who would have otherwise been elected, had violations of the Covenants. Ultimately, the Board determined that four candidates were disqualified from serving. One had an eyesore condition of their parcel, one employs more non-family members than the Master Plan allows for Light Manufacturing 1.7, one was delinquent financially, and one is a non-landowner resident in GAV, who was not counted. The Board followed the governing documents and fulfilled its fiduciary responsibility. It should be noted that in two cases, the Board gave the candidates an option to cure their violations.

The landowners should consider reforming the election Bylaws. Only when there are not enough declared ballot candidates to fill open board seats should a write-in candidate be considered. There should be full transparency for ALL landowners to know who is running for the board as THEIR duly elected representatives. It is ironic that a number of these same folks crying lack of transparency by the 2025 Board were involved in this election artifice.

Much work lies ahead. There are long-term issues facing the GLA. We are doing nothing to get ahead of road issues. Continuing to put a band-aid on an infected wound will not work much longer. The laws of economics cannot be suspended.

I was called "nefarious" and "slimy," among many other names, for the first time in my life. That is not the way volunteers should be treated. It is one thing to disagree with a decision or a philosophy; it is another thing to attack one's character. Rather than focus on the individual and what group they belong to, or don't belong to, the community would be better served by applying energy toward solutions and creative problem-solving. Serving this community should not be a bloodsport. Landowners have lost, and will continue to lose, the time, talents, and energy of some very fine people who want nothing but the best for Glastonbury. What a shame.

I urge each of you to pay close attention. Get involved. Attend meetings. Read minutes. Ask questions. Only when all landowners engage can we make sustainable progress.

Thank you for the opportunity to serve you this year.

**The best to you and your family for the holidays.**

***Douglas W. Gill***  
***President, GLA Board***



**Glastonbury Landowners Association | Board of Directors  
Meeting Agenda January 27, 2026**

**Please note landowner comments will be invited and encouraged at the following times:**

- A) After the intentional Moment of Silence – on non-agenda items only (1-3 minute limit per presiding officer pre-determined length to be announced at the beginning of the meeting)**
- B) After motions are made, seconded, and BOD discussion has concluded, but before a BOD vote is taken on Agenda items only (1-3 minute limit per presiding officer pre-determined length to be announced at the beginning of the meeting)**
- C) At the conclusion of the meeting before Adjournment (1-3 minute limit per presiding officer pre-determined length to be announced at the beginning of the meeting)**

**1. Call to Order**

**2. Moment of Silence – With Intention**

**3. Landowner Comment – Non-Agenda Items**

**4. Approval of Minutes** – December 22, 2025 GLA Board of Directors meeting, and all email voting minutes since the last GLA Board of Directors meeting (to be posted on GLA Website following approval)

**5. Officer Reports**

- a. President – Zane Curry
- b. Vice-President – Lance Rushmeyer
- c. Treasurer – Debbie Newby (report covered by Zane Curry in Debbie Newby absence)
- d. Secretary – Alicia Roskind-Dearing

**6. Ombudsmen Reports**

- a. North Glastonbury – Vacant (Linda Ulrich resigned on 1/6/2026)
- b. South Glastonbury – Miriam Barker

**7. Committee Reports**

- a. Vote on Committee Chairpersons
- b. Announce new Committee Member(s): Neil Kremer – Compliance Committee
- c. Roads
  - i. Snow Removal Dispatcher
  - ii. NG Road Maintenance
  - iii. Safety Signs
  - iv. Snow Removal Contracts
  - v. Snow Fence Repair

- vi. Emergency Road Management
  - 1. Board vote on how to manage Emergency Road Management
- d. Governing Docs**
  - i. Discussion of Governing Docs proposed Code of Conduct and Ethics Policy
  - ii. Board Vote on Code of Conduct and Ethics Policy
  - iii. Discussion on meeting recording policy
- e. Election Committee**
  - i. Discussion of Election Committee recommendation on 2025 election materials
  - ii. Board vote on releasing and publication of 2025 election results
- f. Project Review**
- g. Compliance**
  - i. Discussion of Compliance Committee findings re: Walter Wunsch/Spec Tec
  - ii. Board vote on Compliance Committee recommendation re: Walter Wunsch/Spec Tec
  - iii. Discussion of Compliance Committee findings re: Jaylyn Jensen
  - iv. Board vote on Compliance Committee recommendation re: Jaylyn Jensen
- h. Finance Committee**
  - i. Discussion of 2025 Year End financials
  - ii. Board vote on approving 2025 Year End financials
- 8. Meeting Recording Policy** – Board vote on revising language to allow for sharing meeting recordings with Members
- 9. Brenda Ernst** – Potential landowner discussion
  - a. Board vote on providing documentation to Brenda Ernst
- 10. Final Landowner Comments**
- 11. Adjournment**

**Upcoming Meetings:**

January 29, 2026 – Governing Documents Committee – 6:30 P.M. MST

February 3, 2026 – Road Committee - 6:00 P.M. MST

February 5, 2026 – Special Meeting to Fill Vacant NG Director Position – 6:00 P.M. MST

February 14, 2026 – Special Meeting for Director Removal – 11:00 A.M. MST

February 23, 2026 – Special Meeting to Fill Vacant NG Ombudsman Position – 6:30 P.M. MST

**Please see GLA website at [www.montanagla.org](http://www.montanagla.org) for meeting details and agendas. Note that meeting times and venues are subject to change, and as such the GLA website at [www.montanagla.org](http://www.montanagla.org) will be the official record of where and when all meetings will be held.**

**Next GLA Board Meeting:**

February 24, 2026 6:00 P.M. MST

All GLA Board of Directors meetings will be conducted in accordance with the 05.18.2015 [Conduct of a Meeting Policy](#). This policy can be found on the GLA website ([www.montanagla.org](http://www.montanagla.org)) under Governance > Policies > Conduct of Meeting

# **Glastonbury Landowners Association**

## **BOD Meeting Minutes**

**Monday – January 27, 2025 – 7:00 PM**

**[Join Via Zoom](#) or Dial In**

**Call In: +1 720 707 2699 Meeting ID: 879 1933 7183 Password: 2023**

- 1. Call to Order (7:08pm)**
- 2. Board Members Present** - Christine Farrar, Lance Rushmeyer, Alicia Dearing, Zane Curry, Scott Stomierowski, Debbie Newby, Jim Timmer, Tyson Wright (joined at 7:18pm; left at 9:04pm)
- 3. Absent:** Holly Gill, Steve Anderson
- 4. Landowners Present** - Jack Sutton, Byron Kassing, Jaylyn Jensen, Ryan Kinports, Lisa Gaskin, Jewel Weiczorek, Kelly Kearney, Miriam Barker, Currey Hall, Aija-Mara Accantino, Neil Kremer, James Dearing, Linda Kremer, James Everett, Regina Wunsch, Walter Wunsch, Leslie Everett, Steve Sirois
- 5. Joe Bezotsky resigned in an email to the Board at 6:28pm MST**
- 6. Landowner Comment – Non-Agenda Items**
- 7. Approval of Minutes** – December 22, 2025 GLA Board of Directors meeting, and all email voting minutes since the last GLA Board of Directors meeting (to be posted on GLA Website following approval)
  - a.** Discussion about adding email votes that align with the month. So January email votes would go with January for ease to find in the future. The December minutes currently have January email votes on them. Alicia says we can either amend these minutes to remove email votes for January or just keep on both minutes.
  - b.** Email votes have to be  $\frac{2}{3}$  to meet the threshold to pass. With 11 Board members, it is 7.3. Originally we were rounding down to closest to  $\frac{2}{3}$ , but we will round up moving forward for clarity to 8. Now the numbers will be different with the resignation of Joe Bezotsky.
- 8. Officer Reports**
  - a. President – Zane Curry**

Zane discusses his intention and motivation to move here with his wife, his son, Luka, and his daughter, Marley. Discusses his professional past and how important team work is, overcoming adversities, putting in the extra effort hours and time. He believes this community is a team and we have a choice to decide what kind of team we are. We have a choice to be a team together or a team divided. He encourages Board members and landowners to come together as a team. The 2026 Board has been seated in a shorter time frame than typical. Usually the Board would be seated in early December; this year the Board was seated December 22nd in the middle of holiday season adding to the already big task of being seated with almost no support from the 2025 Board. There have already

been 7 committee meetings. He encourages people to join committees and work as team players with solutions to help us solve our problems and work together.

**b. Vice-President – Lance Rushmeyer**

Lance and his wife always wanted to live here. He was in law enforcement for 33 years in Kansas. He wants to work as a backstop for this Board and pick up on things that may be missed. He works full-time, and he tries to look at things and see what the community needs. He wants to focus on roads.

**c. Treasurer – Debbie Newby (report covered by Zane Curry in Debbie Newby absence)**

Debbie and Kevin Newby bought their lot in 2010. They both have two children. They love living here. Her first two weeks were very challenging due to lack of information from the previous 2025 Treasurer. She has been able to successfully fulfill her duties from the support of ATS. Thank you to Jewel Wiczorek for providing a budget template. Regina Wunsch helped for two days at New Years to help put the budget together. The budget was approved by the first week of January in time for ATS to send out assessments out on time on January 14th. Her first two weeks she was on the job and the second two weeks, she was out of town on their yearly trip to California. Zane has been filling in for her while on vacation

**d. Secretary – Alicia Roskind-Dearing**

Alicia moved here in 2019. She lives there part-time with her husband, James Dearing. They now have to live there part-time because of her father's health and the need to manage their business in NC. She built a new GLA website, created a new email server, organized all committee meetings because the Chair of committees had not been assigned. She hosted many of these meetings and took minutes for PRC, Governing Docs, and Finance. She has been unable to get access to key logins and access accounts for many of GLA owned accounts, like the website, email server, PayPal, and Ooma phone service from Tim Brockett, previous Board member and webmaster. He continues to refuse to handover access unless paid for his time at \$40 per hour. This has created significant challenges this year, but they are being overcome and the Board now has a new website at [www.montanagla.org](http://www.montanagla.org). Zoom access was acquired by Zane Curry working with Zoom and ATS to acquire access. Tim continues to use and update the email server and website at glamontana.org. We hope to get that back shortly.

**9. Ombudsmen Reports**

- a. North Glastonbury – Vacant (Linda Ulrich resigned on 1/6/2026)**
- b. South Glastonbury – Miriam Barker**

**10. Committee Chairs**

- a. Vote on Committee Chairpersons**
  - i. Road Committee: Walter Wunsch**
  - ii. PRC: Ryan Kinports**
  - iii. Governing Docs: Alicia Dearing**
  - iv. Compliance: Chris Farrar with Zane Curry as Co-Chair.**

- v. **Election Committee: None at this time.** Scheduled to meet in February and establish a chair at that meeting.
- vi. **Community Property:** No chair until their first meeting in April / May 2026

**MOTION: Alicia Dearing motions to approve all of the proposed committee chairs. Lance Rushmeyer seconds.**

**Discussion:** Zane believes that all of these chairs are well suited for their positions. Walter Wunsch lives full-time and has employees on the roads early for both North and South. Ryan Kinports is currently building in NG and going through the PRC process. Chris Farrar is in law enforcement. Landowner question: is Walter Wunsch able to serve as a Chair since he is not in compliance. Zane explains that a) A landowner deemed not in good standing is still allowed to serve on a committee or as the chair of a committee, per the lack of any guidance of GLA Governing Documents. b) Later in the meeting we will discuss Walter Wunsch's compliance status.

**All in Favor. Motion Passes.**

**b. Announce new Committee Member(s): Neil Kremer – Compliance Committee**

**11. Roads**

**a. NG Road Maintenance.**

1. Walter Wunsch, as Chair, reports there have been 3 snow occasions in January that have had the snow plow dispatched in both North and South. He spoke to Mike Dirkers about using more sand. He had a long talk with Randy Traucht for spring grading. Walter and Regina Wunsch will consider loaning Randy Traucht the funds necessary to purchase equipment which will allow Randy to perform Glastonbury road maintenance. The Road Committee will discuss contractor selection at the February Road Committee meeting.
2. Rob McDonald is still poised to do the road maintenance in North Glastonbury. He had his graders parked in the North and missed the opportunity to do work in the North with the favorable weather. He is not communicating very well. He is supposed to communicate to Walter when he has started and completed work, but that is not happening. All the other major work has to be done in the spring.
3. Ryan Kinports asked if the Board had spoken to Twisted Pine. Zane has spoken with them and wants to continue to keep communications open for working with them in the future.
4. **Emergency Road Management.** Zane explains that at times this has been an active committee but not always a staple of the Board. Christine Farrar asked why this could not be taken up by the Board itself rather than as a separate committee. Tyson Wright agrees that it should be managed by the Board and agrees that up to \$5,000 makes sense. This budget could be used without approval in cases of emergencies that work must be done in a timely manner.

**MOTION: Zane motions to give the authority of emergency of road management spending to the Road Chair, Walter Wunsch, and President, Zane Curry, and the amount not to exceed \$5,000.**

**Discussion:** Jack Sutton suggests that the whole Board be texted and see if they are available to participants. Zane Curry says he likes the idea when possible and makes sense. Zane Curry will let all directors know when they need to use these funds immediately upon spending. Tyson Wright, as previous Road Chair, believes it is unrealistic to engage everyone in times of emergency.

**All in Favor. Motion Passes.**

- ii. **Safety Signs.** Walter Wunsch reports that it is suggested that there be signs at all entry points to arterial roadways noticing travelers that they are proceeding at their own risk, rather than suggestion signs.
- iii. **Snow Fences.** Walter has told the contractors to finish the critical snow fencing. Zane explains that Randy completed snow fencing work and we have received the invoice for this work.
- iv. **Snow Removal Contracts.** Randy Traucht in South Glastonbury as the preferred contractor. Rob McDonald who previously was given the contract in the South is aware of this. The contracts are non-exclusive, so there is no reason that we cannot go with a lower cost operator and use Rob on other occasions. Mike Dikers has the contract in North Glastonbury.

## **12. Governing Docs**

### **c. Discussion of Governing Docs proposed Code of Conduct and Ethics Policy**

- i. Leslie Everett put together a more robust Code of Conduct and Ethics Policy for the Gov Docs to consider. As Leslie considered the issues in the past, she believes better policies could help prevent mismanagement in the future. Leslie used other HOA, Montana State Law, and Non-Profit policies as a model for these policies. This work was done in the series of two public committee meetings and edits from committee members within the document. These policies are modeled more specifically with HOA in mind and address transition issues in these documents.
- ii. Zane feels like some of the language could be too restrictive in some areas. He feels it is important to have full policies, but he also doesn't want them to be so restrictive that they could scare potential Board members away in the future because they are too restrictive.
- iii. The Board is not ready at this time to vote on these documents. Board members need time to review these documents further.

**ACTION ITEM: Board members** will review the documents and provide comments prior to the next Gov Docs meeting on January 29th at 6:30pm.

## **13. Election Committee**

### **a. Discussion of Election Committee recommendation on 2025 election materials.**

Without a Chair, Zane Curry, leads this discussion. Voter check-in sheets, the tally sheets, all of the results, the three rounds of results, a timeline, cover sheet that was developed to fully disclose all of the events with the 2025 Election. A cover letter helps clarify what

happened and why. Zane believes we should post on the website election results for any historical years that we have data for.

b. **2025 Physical Election Materials Not in the Possession of the 2026 GLA Board.**

Alicia Dearing asks if we have the physical materials from the election. Zane Curry explains that the Board does not have the physical materials. The physical materials were produced by ATS and given to the 2025 Board. On December 22nd, 2025 these materials were shipped to a mailbox in Tempe, Arizona. The shipment was made to the former election chair, Tim Brockett, by Claudette Dirkers. When asked why this action was taken, Claudette Dirkers explained that it was requested by the committee chair, Tim Brockett.

c. Scott Stomierowski feels the Election Packet materials are a lot of information and could be overwhelming to the general landowner. He would like more time to understand the materials better. Zane believes the cover letter would head up the materials as an explanation to all the materials. Scott still feels it's too much. A few landowners and Board members feel that although it's a lot of information, they would like information published for greater transparency and further understanding.

d. **No public 2025 Election Committee meetings.** There were no Election Committee Meetings held/noticed or work sessions with the 2025 Election committee members. The work was apparently done by the committee chair, Tim Brockett, possibly with assistance with other Board members or landowners.

e. **2025 NG Vote Tallying Error** - Scott requested an explanation on this matter. Debbie responded: ATS identified 4 ineligible ballots from the Return Address Label and the NG Voter Check-In Sheet. Those 4 ballots were inadvertently merged with eligible ballots. When the error was detected, the 4 ineligible ballots were no longer identifiable in order to be removed from the tally and counts.

**MOTION: Alicia Dearing motions to approve the Election Packet materials for landowners and to be added as a tab on the website. Debbie Newby seconds.**

**Discussion:** Most Board discussion occurred before the motion. Leslie Everett believes this publishing of materials is a good practice. Linda Kremer does think it will be overwhelming for the general landowners, but she approves the intent and does believe the Board should share it. Jewel Weiczorek suggests having each document having a label explaining what it is. Tyson was not in favor, feeling that the cover letter does a great job describing the election issues but the timeline does not appropriately portray other factors, such as the legal matters with Sag Skyway project, that were attributed to some delay in election communication and resolution.

**In Favor:** Christine Farrar, Lance Rushmeyer, Alicia Dearing, Zane Curry, Scott Stomierowski, Debbie Newby, Jim Timmer

**Not In Favor:** Tyson Wright

**Motion Passes.**

#### **14. Project Review**

a. Ryan Kinports, approved Chair, reports that they have almost no previous information of PRC documents due to them being withheld by the previous 2025 Board. The PRC has put together a statement for a future EBlast asking for documentation from landowners.

Alicia Dearing set-up Dropbox for PRC to use. Debbie Newby asked if PRC has noted the approved changes to the PRC fees. Zane notes that these changes are already on the forms on the website. Debbie wants to ensure the PRC will supply her, the Treasurer, this information. Ryan feels confident PRC can provide this information. Ryan would like to give the Board at least a week to review PRC information, per the request of Board members.

## **15. Compliance**

### **a. Discussion of Compliance Committee findings re: Walter Wunsch/Spec Tec**

The discussion in the committee was that this is an issue that has come up multiple times over the past couple of years, but never really had a resolution. The committee thinks SpecTec should be grandfathered in with the number of employees pre 2007 Master Plan because he was doing business with this number of employees prior to the creation of the Covenants / Master Plan. This is inline with MCA 70-17-901. When Walter / SpecTec was grandfathered in before the current governing documents creation, they had 21 employees, they have 21 employees now. Every year Walter will produce how many employees they have, if it is over 21, then he will pay additional road usage fees for those employees. Walter was found by the committee to be in compliance and makes the suggestion to the Board to vote him back into compliance. This process will only continue if Walter and Regina Wunsch are in ownership of the business. The grandfathering is only with the owner of the property at that time. Walter and Regina Wunsch are in agreement with this recommendation.

**MOTION:** Alicia Dearing motions to approve the Compliance Committee recommendation for Walter and Regina Wunsch/Spec Tec with the statement that Walter and Regina were never out of compliance with the Master Plan. Debbie Newby second.

**Discussion:** Zane Curry explains that Crowley and Fleck expressed in their legal opinion and Montana State Law states that they were grandfathered in.

**In Favor:** Christine Farrar, Lance Rushmeyer, Alicia Dearing, Zane Curry, Scott Stomierowski, Debbie Newby, Jim Timmer

**Absent:** Tyson Wright

**Motion Passes.**

### **b. Discussion of Compliance Committee findings re: Jaylyn Jensen**

Jaylyn Jensen was noticed on Dec 3 about her violation. Jaylyn was given until Dec 4 to respond to notice. Basically, as Zane explains, a very short timeline. She was not given a remedy to the “other items” that needed to be resolved by the 2025 Board. Jaylyn felt she was not given proper Due Process. The committee believes that she was never out of compliance. There are multiple nearby properties very similar in nature that are not out of compliance. No complaint was ever made by a landowner about Jaylyn’s property. Debbie believes both of these complaints were completely election related. Debbie suggests that an amendment be considered to the Bylaws that compliance issues cannot be initiated as a result of an election. Rather, the Compliance Committee may be consulted to determine if there were any issues already actively under investigation. This

process would strive to prevent undue “vetting” to disqualify landowners from serving. Jaylyn Jensen is in agreement with the committee findings.

**MOTION: Zane Curry makes a motion to take her from out of compliance with an eye sore back into compliance on her property. Debbie Newby seconds.**

**In Favor:** Christine Farrar, Lance Rushmeyer, Alicia Dearing, Zane Curry, Scott Stomierowski, Debbie Newby, Jim Timmer

**Absent:** Tyson Wright

**Motion Passes.**

## **16. Finance Committee**

### **a. Discussion of 2025 Year End financials**

Finance Committee occurred on January 19, 2026 to review the 2026 Budget using a document created by Currey Hall that compared 2025 Actuals with 2026 Budget to identify where the key discrepancies occurred. There were a number of items on the road maintenance that were inappropriately recorded as road maintenance when they were road improvements and they went over what was originally approved and contracted. This inaccuracy occurred on both safety sites. Zane says we should approve these with the contingent that these items be corrected.

- b.** Zane encourages landowners to prefer email assessments to save time and money for the GLA. Landowners must email the Board to make this change.
- c.** The GLA are still unsure of all the liens that may have occurred at this time due to information not being transferred from the previous 2025 Board to the 2026 Board. Debbie shared that there are 3 new liens that need to be filed since December 2025.
- d.** The financial statements need to be corrected for the South Glastonbury road maintenance. Zane believes it's important to distinguish if the actual legal expenses should be line itemed should be included that say initiated or responded.
- e.** An explanation of why these are preliminary as well as an explanation on the EBlast where they are shared and why. In order to get these financials out in a timely manner, Zane suggests we publish them as preliminary financial statements.

**MOTION: Zane Curry motions to approve these preliminary financials on the website with a note as to why they are preliminary and an EBlast with these with the deliverable corrected date of end of first quarter. Lance seconded.**

**In Favor:** Christine Farrar, Lance Rushmeyer, Alicia Dearing, Zane Curry, Scott Stomierowski, Debbie Newby, Jim Timmer

**Absent:** Tyson Wright

**Motion Passes.**

**NEXT STEPS: Zane Curry** will schedule a Legal Committee meeting to discuss some of these liens.

The **Finance Committee** has a sit down meeting with ATS to make sure this gets corrected when Debbie Newby returns. This could take until late February or early March before these get resolved.

**17. Meeting Recording Policy – Board vote on revising language to allow for sharing meeting recordings with Members**

- a. From the Privacy Policy in the last bullet: “The GLA prohibits the publishing of members’ images taken while at a meeting, or audio or video recordings of the meetings to the general public, including the internet, without the express **written** permission of all of the parties who are recorded.” Zane believes if we remove the word “written” from this statement then we could disclose this in the meeting to members of the meeting that by attending meetings you are giving permission to release recordings to landowners.
- b. There will need to be an element that should be added that these recordings can only be provided for landowners.
- c. Ryan Kinports brings up the concern about AI impersonations of recordings.

**NEXT STEP: Alicia and Zane look into how to automatically forward all recordings to all Board meetings immediately after meetings.**

**MOTION: Zane Curry makes the motion to remove the word “written” from the Privacy Policy. Lance Rushmeyer seconds.**

**In Favor:** Christine Farrar, Lance Rushmeyer, Zane Curry, Scott Stomierowski, Debbie Newby, Jim Timmer

**Absent:** Tyson Wright

**Abstain:** Alicia Dearing

**Motion Passes.**

**18. Brenda Ernst – Potential landowner discussion**

An existing landowner is trying to sell a parcel. The person looking to purchase the property wants to put a tiny house on the parcel. A question arose on whether or not a structure could be put on this parcel due to the size because it had already been subdivided so many times. It was identified by the PRC team that this parcel was subdivided pre-Master Plan. Zane suggests that the Board provide her a GLA letter saying that she was grandfathered in so that she can provide it to her lender. Only one structure would be allowed on this property, not a primary and a guest home.

**NEXT STEPS:** This item will be moved to **PRC by Ryan Kinports** and brought to the Board with more information. The Board and PRC are being asked to move swiftly so that the seller can take action.

**18. Final Landowner Comments**

Leslie Everett expresses that there is nothing precluding her from building a dwelling on that lot because the subdivision itself was grandfathered in, so the minor Covenants need to be reviewed to see what was allowed to be built.

**Lance Rushmeyer makes the motion to adjourn the meeting. Zane Curry seconds. Meeting adjourned at 10:32pm**



**Glastonbury Landowners Association | Board of Directors  
Meeting Agenda February 24, 2026**

**Please note landowner comments will be invited and encouraged at the following times:**

- A) After the intentional Moment of Silence – on non-agenda items only (1-3 minute limit per presiding officer pre-determined length to be announced at the beginning of the meeting)**
- B) After motions are made, seconded, and BOD discussion has concluded, but before a BOD vote is taken on Agenda items only (1-3 minute limit per presiding officer pre-determined length to be announced at the beginning of the meeting)**
- C) At the conclusion of the meeting before Adjournment (1-3 minute limit per presiding officer pre-determined length to be announced at the beginning of the meeting)**

**1. Call to Order**

**2. Moment of Silence – With Intention**

**3. Landowner Comment – Non-Agenda Items**

**4. Approval of Minutes** – January 27, 2026 meeting minutes were approved via an email vote process and are posted on the GLA website at [www.montanagla.org/board-minutes](http://www.montanagla.org/board-minutes)

- a. Board vote on moving email voting minutes for January which were previously approved and added to Dec 22, 2025 meeting minutes to the file for January 2026 BOD meeting minutes***

**5. Officer Reports**

- a. President – Zane Curry
- b. Vice-President – Lance Rushmeyer
- c. Treasurer – Debbie Newby
- d. Secretary – Alicia Roskind-Dearing

**6. Ombudsmen Reports**

- a. North Glastonbury – Vacant
- b. South Glastonbury – Miriam Barker

**7. Committee Reports**

- a. Finance Committee
  - i. Jan 2026 month end financials discussion
  - ii. Board vote on Jan 2026 financial reports***
  - iii. Discussion on moving Bank of the Rockies accounts to an Elite Money Market status***

- iv. **Board vote on Bank of the Rockies accounts being transitioned to Elite Money Market status**
- v. **Board vote on adding a call out box to Q2 and Q3 2026 assessment statements which notifies Members of the ability to receive assessments via email**
- vi. **Board vote on adding a slip of paper to Q4 2026 assessment statements which notifies Members of the ability to receive assessments via email**
- vii. **Board vote on assessment letters for those opting for quarterly payments to only receive emailed assessments for Q2, Q3, and Q4 beginning 2027**
- b. **Roads**
  - i. **Road sign recommendation – Board vote**
  - ii. NG Road Maintenance
  - iii. Road maintenance planning update
- c. **Governing Docs**
  - i. Update on Code of Conduct / Ethics policy
  - ii. Introduction to Conflict of Interest policy
  - iii. Update on proposed Bylaw change process / timeline
  - iv. **Potential Board vote on sending draft documents for legal review**
- d. **Election Committee**
  - i. No update as the committee did not meet in February
- e. **Project Review**
  - i. General update
  - ii. Final approval of Buford family conveyance
  - iii. **Board vote on final approval of Buford family conveyance**
- f. **Compliance**
  - i. No update as the committee did not meet in February since there were no new issues brought to the board's attention
- 8. **Postcard notice to all Members on official GLA website and email address – Possible Board vote**
- 9. **Gravel Pit Communication – Possible Board vote on sending out an informative eblast**
- 10. **Brockett Designs Discussion**
  - a. **Board vote on whether to utilize offered services**
  - b. **Board vote on received invoices to-date**
- 11. **Expense Reimbursements**
  - a. **Alicia Roskind Dearing – Webmaster related expenses – Board vote**
  - b. **Zane Curry – postal expenses related to a legal matter and 2026 assessment mailings – Board vote**
- 12. **Final Landowner Comments**
- 13. **Adjournment**

#### **Upcoming Meetings:**

March 3, 2026 – Road Committee - 6:00 P.M. MST

March 12, 2026 – Special Meeting to Fill Vacant NG Director Positions – 6:00 P.M. MST

Please see GLA website at [www.montanagla.org](http://www.montanagla.org) for meeting details and agendas. Note that meeting times and venues are subject to change, and as such the GLA website at [www.montanagla.org](http://www.montanagla.org) will be the official record of where and when all meetings will be held.

#### **Next GLA Board Meeting:**

March 24, 2026 6:00 P.M. MST

All GLA Board of Directors meetings will be conducted in accordance with the 05.18.2015 [Conduct of a Meeting Policy](#). This policy can be found on the GLA website ([www.montanagla.org](http://www.montanagla.org)) under Governance > Policies > Conduct of Meeting

## **Glastonbury Landowners Association | Board of Directors**

**Agenda Tuesday – February 24, 2026 – 6:30 PM**

**[Join Via Zoom](#) or Dial In**

**Call In: +1 720 707 2699 Meeting ID: 879 1933 7183 Password: 2023**

### **Call to Order (7:03pm)**

**1. Board Members Present-** Alicia Roskind Dearing, Lance Rushmeyer, Steve Anderson, Debbie Newby, Tyson Wright, Holly Gill, Zane Curry, Scott Stomieroski, James Timmer

**Absent:** Chris Farrar

**2. Landowners Present-** Ryan Kinports, James Everett, Leslie Everett, Paul Buford, Jewel Wieczorek, Ben Buford, Lisa Gaskin, Jaylyn Jensen, Linda Kremer, Jack Sutton, Aija-Mara Accatino, John Carp

### **3. Landowner Comment on Non-Agenda Items**

### **4. Approval of January Minutes**

- a. January 27, 2026 minutes were approved via email vote. December minutes had all of December email and January email votes. Discussion of removing January email votes from December and adding them to January minutes instead for better clarity of how to find them in the future. Debbie Newby noted that in the past they would include all email votes that happened between meeting dates, not necessarily by the month.

**MOTION: Lance makes the motion to add the email votes to match the timeframe between the meeting dates and correct these on December 2025 and January 2026 minutes.**

**All in Favor. Motion Carries.**

### **5. Officer Reports**

#### **a. Presidents Report**

Zane Curry has filled in as Treasurer this last month while Debbie Newby was on vacation. It gave him the opportunity to meet a lot of landowners.

#### **b. Vice-Presidents Report**

Lance Rushmeyer is still getting in the flow. He would like to see more landowner involvement in the meetings.

#### **c. Treasurer's Report**

The Finance Committee met February 22. The next meeting is scheduled for March 10. Debbie Newby is beginning to look at the status of liens and outstanding balances. While we have financial accounts and boxes of some paper records and files, we are lacking any electronic/digital records, spreadsheets, templates and files previously used for the GLA Treasury. She is excited about PayPal being added back to the website soon.

#### **d. Secretary's Report**

Alicia Dearing feels we have fallen into a good flow. Things have been going really smoothly this month. We still do not have access to our old website [www.glamontana.org](http://www.glamontana.org) or email [info@glamontana.org](mailto:info@glamontana.org). The 2025 webmaster and GLA Vice President still has possession of these domains and has been responding to landowners as a former director. This same individual also has

full access to the phone number. He has monitored this account and there is evidence of him responding to at least one call himself that was not forwarded to the Board.

## **6. Committee Reports**

### **a. Finance Committee**

- i. January 2026 Financials.** Landowners may find these reports at [www.montanagla.org/financialreports](http://www.montanagla.org/financialreports). during the meeting so they may follow along with the Treasurer's report. At the end of January the Balance Sheet shows Bank of the Rockies (BoR) checking balance was \$57,553; the BoR savings balance was \$143,992. Two Sunwest CDs totaled \$60,326, while the Sunwest checking balance was \$19,496. Total current assets were \$358,514. Total Liabilities reported were \$15,521. The Profit and Loss Budget Perf-Cash shows Total Income for the month at \$31,043. Total Expenses were \$7,616 giving a Net Income of \$23,768 for the month. The January Collections Report shows Land Assessments collected at 170% of the \$8,549 monthly budgeted amount and Dwelling Assessments collected at 171% of the \$7,601 monthly budgeted amount. The last 3 pages of the Customer Balance Summary consist of 1 st Quarter assessments still flowing in next month. The longer term past due accounts are seen on the first page with 13 seriously overdue, owing \$2,000 - \$18,000.

**MOTION: Zane Curry makes the motion to approve the January 2026 Preliminary Financial Reports. Alicia Dearing seconded.**

**Discussion:** Jewel Wieczorek asked if there is clarity on the 2025 Year End Reports. Zane explains yes and no. Everything is accounted for, but there is an ongoing discussion with ATS on what the correct way to account for items properly. Zane explains that keeping a multi-year reporting of reserve funds will help give a more clear picture. He would like to see this happen, but it still needs to be reviewed by the Finance Committee.

**All In Favor. Motion Carries.**

- ii. Discussion on moving Bank of the Rockies accounts to an Elite Money Market status.** Bank of the Rockies (BoR) offers an Elite Money Market (MM) account currently paying 2.75% on balances > \$50,000. The Finance Committee voted to recommend the GLA Board transfer \$182,000 of Savings (~ current balance) and \$18,000 from Checking into the Elite MM to earn a higher interest rate on our Savings account. The GLA would still have full liquidity on these funds in the Elite MM. There are six free transfers out per month; after that it's a \$10 fee per transaction for that month. Savings will operate as it does now, we are just changing the Savings Account product we are using. If the Elite MM account falls below a \$50,000 balance, the rate falls to 1.9%.

**MOTION: Zane makes the motion to move the Finance Committee recommended amount of \$182,000 at Bank of the Rockies to the Elite Money Market account. Debbie Newby seconded.**

**All in Favor. Motion Carries.**

- iii.** We are sending out 325 USPS physical assessments at the beginning of the year versus 86 email assessments. Assessments are sent out again each quarter with only a few assessments, which require significantly less time and resources to generate. In 2025 all the USPS assessment shipping was done by hand by landowners. In an effort to cut down on all that work required by volunteers, the committee voted to recommend to the Board a system to encourage landowners to switch to email assessments rather than USPS mailed assessments. To help remind landowners of making this switch, the committee recommends adding a call out box to Q2 and Q3 2026 assessment statements

which notifies Members of the ability to receive assessments via email. Multiple officers state that there are a number of landowners that will not be interested in this offer. This is why the committee is not moving to make it a requirement.

**MOTION: Alicia makes the motion to add a call out box to Q2 and Q3 2026 assessment statements which notifies Members of the ability to receive assessments via email. Zane seconded.**

**All in Favor. Motion Carries.**

iiii. Some Finance Committee members felt the offer could be missed to sign up for email assessments , so they suggested on Q4 2026 assessment statements a slip of paper which notifies Members of the ability to receive assessments via email Board.

**MOTION: Zane motions to add a slip of paper to Q4 2026 assessment statements which notifies Members of the ability to receive assessments via email. Steve Anderson seconded.**

**Discussion:** Jewel Wieczorek asks about how many have paid so far and whether or not it's necessary. Zane states that is a good point and this is a preemptive action. 245 Annual assessments, 56 Quarterly assessments and 3 Past Due assessments have been paid to date (2/24/2026).

**All in Favor. Motion Carries.**

v. The Finance Committee voted to recommend to the Board to continue to send USPS mailings only at the beginning of the year for those who prefer USPS, but those landowners that pay quarterly assessment would only receive email assessments for Q2, Q3, Q4 beginning in 2027. Steve Anderson feels that it would be too limiting for landowners that do not have email or do not prefer email. Zane feels it's too early to really consider this and suggests we table this for now and see how many quarterly payments even need this.

**b. Road Committee**

- i. **Road sign recommendation.** The Road Committee recommends to the Board four additional signs to the arterial road ways. Picture displayed in the meeting of the signs. One at the bottom of Hercules, one at the entrance of Arcturus, one up Sirius, and one on Capricorn coming up from Trail Creek / 89 Entrance. At this time the Road Committee did not recommend removing any signs. Lance explains that these signs are a good preemptive measure to let people know they are traveling at their own risk. Walter Wunsch has volunteered to fund the purchase of all four of these signs. We already have posts. These signs are at no additional cost to the GLA. See image below.



**MOTION: Zane makes the motion to add 4 signs at the arterial roads listed above. Scott Stomierowski seconded.**

**Discussion:** John Carp asks if the committee or Board has done any research if these signs would create any indemnification for the GLA if there was an issue on the roads. Zane explains that we have not yet received counsel guidance in this respect. Lance explains that he worked for an agency that was statewide for all accidents in the county and state, and they found that the more signs you put up, the less people pay attention. Zane explains the purpose of these signs is to mitigate risk, minimize signage expenditures, and focus on applying assessment revenue to road maintenance and rehabilitation.

Holly Gill states: "My belief is that posting this type of sign is a billboard to all that the Association is aware that it has a dangerous road. Rather than budgeting financial resources and planning remediation, the decision is to put up a \$50 sign. The concern I was trying to voice is that such signage could endanger and disadvantage landowners who live on a platted road and are entitled to a safe road under the gov docs. Future litigation from disadvantaged landowners could be far more financially detrimental to the Association than addressing the obvious problem. It was stated during the board meeting that emergency vehicles will ignore such signage and attempt to traverse the roads. However, what if due to the dangerous road conditions they are unable to navigate those roads to render aid? That liability will still fall to the Association, sign or no sign. Worse will be when the ambulance driver testifies under oath at the hearing that he saw the Association sign and did not drive up to the land owner with the critical medical condition. Or when the propane delivery driver turns back and doesn't want to risk it, and people go without heat."

Lance and James Everett explain that emergency responders will go up any road they are capable of traveling regardless of signage. Holly would like there to be research to make sure that this would not prevent UPS, Fedex, plumbers, propane providers, etc. from traveling on our roads due to these signs. Zane explains there are similar signs in the neighborhood that have never deterred drivers in the past.

**In Favor:** Alicia Roskind Dearing, Lance Rushmeyer, Steve Anderson, Debbie Newby, Tyson Wright, Zane Curry, Scott Stomierowski, James Timmer

**Not In Favor:** Holly Gill

**Abstain:**

**Motion Carries.**

- ii. **NG Road Maintenance.** There was a contract signed in January 2025 with Rob McDonald. There was a 10 day period that he said he was going to start and when he would complete the work. It is unclear if any work was done. Taurus and Venus did get some work but Gemini and other road ways did not receive any maintenance even though they were supposed to.. There was communication that before any payment is remitted that someone in the GLA will go out and walk the area to see what work is done. No communication has been received since then and no work has been done nor invoice has been provided.
- iii. Road maintenance planning update. At the last RC meeting there was a discussion about a multi year plan and possibly a multiyear contract. The intention is to carve up the roadways into sections and have contrast that outline what the desired work and outcome are so that we are not treating our "non-asphalt" roads as a whole, and instead define priority areas for both SG and NG.

#### c. Governing Documents Committee

- i. **Code of Conduct & Ethics Policy and Conflict of Interest Policy.** The committee has been working on two policies and concluded this work in early February and moved the policies to the Board for consideration. The Code of Conduct was submitted first and reviewed by the Board and brought back to committee for edits and these are the newly edited documents brought to the Board. The Conflict of Interest is still being reviewed by the Board.
- ii. **Discussion on sending draft policies for legal review.** Steve would like to see changes to wording of some areas of the policies. Holly Gill feels these documents contradict the Governing Documents and limits freedom of speech. Lance feels that these are important policies so that people understand the expectations and the rules of how to govern so that Board members are upheld to a higher level of ethics and integrity. Zane does not feel the Board is ready to vote on legal review of these policies.

**MOTION: Zane makes the motion to approve the Code of Conduct & Ethics Policy. Debbie seconded.**

**In Favor:** Alicia Roskind Dearing, Lance Rushmeyer, Debbie Newby, Tyson Wright, Zane Curry, Scott Stomieroski

**Not In Favor:** Holly Gill, Steve Anderson

**Abstain:** Jim Timmer

**Motion Carries.**

**ACTION ITEM: A Google doc will be sent out to all Directors of the Conflict of Interest Policy to be reviewed and expect to receive feedback from Directors by Friday, February 27th.**

- iii. **Update on proposed Bylaw change process / timeline.** The committee has come up with a list of Bylaws that they would like to see changes made. That list is in the February 9, 2026 Gov Docs meeting minutes. The committee will have breakout groups to work on these changes. They will then bring it to the community for 30-day review, legal review, and voting before the election process, likely this summer. Landowners and Directors are encouraged to submit desired changes to the Gov Docs Committee Chair, Alicia Roskind Dearing, if there are Bylaw changes they would like to see focused on by the committee for review.

**d. Project Review Committee**

- i. **Buford Family Conveyance.** Ryan Kinports displays documents provided. The committee feels the Buford Family has met the standards from their original application.

**MOTION: Zane makes the motion for final approval of the Buford Family Conveyance. Lance seconded.**

**All in Favor. Motion Carries.**

**6. Postcard notice to all Members on the updated official GLA website and email address.**

**MOTION: Alicia makes the motion to send a post card to landowners that have clearly not received the emails about the new GLA website and email address. Steve Anderson seconded**

**Discussion:** Alicia will compare the list of landowners who have opened the EBlasts to the master list and find who has not been receiving email information as well those who do not have email on file.

**All in Favor. Motion Carries.**

**7. Proposed Asphalt & Gravel Pit in low North Glastonbury.** There is a proposed asphalt and gravel pit to be developed near lower North Glastonbury. The Board could send out information to landowners in regards to the

gravel pit to make landowners aware of this development. If the Board communicates this, there is an option to give an opinion on this gravel pit.

**MOTION: Zane makes the motion to send an EBlast to landowners to inform them about the asphalt & gravel pit development including the Park County Environmental Council info. Informative only.**

**Discussion:** Jaylyn Jensen states that this is not a completely new project. It was proposed a couple of years ago by the same company in the same location, but appeared to lose steam after significant push back.

**All in Favor. Motion Carries.**

#### **8. Brockett Designs Discussion.**

- a. The GLA has received numerous emails from Brockett Designs (Tim Brockett) to help with anything from emails, website, PRC, etc. The offer is at \$80 an hour.

**MOTION: Zane makes the motion to decline Brockett Design services in its entirety.**

**Discussion:** Tyson suggests that we express in the communication to Brockett Design that should we desire these services in the future, that the Board will reach out to him. No further communications or solicitations are necessary from Brockett Design.

**All in Favor. Motion Carries.**

- b. **Brockett Design has sent the Board multiple invoices for work completed.** The Board has not requested the work completed, and has stated multiple times that he is unauthorized to use work on these GLA owned properties. The Board has requested any contracts that Brockett Design has had previously with Brockett Designs asking for or giving permission to complete this work. No contracts have been produced nor has Brockett responded to these requests.

**MOTION: Zane makes the motion to decline paying these invoices and state that no future invoices will be paid. Debbie Newby seconded.**

**All in Favor. Motion Carries.**

#### **9. Reimbursement of Expenses**

- a. **Alicia Roskind Dearing – Webmaster related expenses.** Alicia had to put Zoom and Dropbox expenses on her personal card, as well as Zoho email services and Squarespace website hosting and email campaign services. Originally Zoom and Dropbox were directly paid from the Bank of the Rockies checking account on auto pay. Debbie inquired via email why this change occurred in January 2025. Alicia explained that due to Tim Brockett still having knowledge of the direct pay banking information, Tim was able to switch GLA owned online services back to himself using that information and preventing the Board from gaining access to legally owned GLA accounts. So in the interim while Zane worked with these companies to prove GLA ownership and new Board members and setting up new GLA credit cards, Alicia put these on her personal card to prevent Tim Brockett from changing the ownership back to himself like he has done and continues to do with [www.glamontana.org](http://www.glamontana.org), [info@glamontana.org](mailto:info@glamontana.org), and Ooma phone services.

**MOTION: Zane makes the motion to reimburse Alicia Roskind Dearing for all expenses put on her personal credit card. Lance seconded.**

**All in Favor. Motion Carries.**

- b. **Zane Curry – postal expenses related to a legal matter and 2026 assessment mailings.** Zane used his personal card to mail a legal matter and the 2026 assessment mailing postage costs.

**MOTION: Debbie makes the motion to approve reimbursing Zane Curry for expenses incurred. Jim Timmer seconds.**

**In Favor:** Alicia Roskind Dearing, Lance Rushmeyer, Steve Anderson, Debbie Newby, Tyson Wright, Holly Gill, Scott Stomieroski, James Timmer

**Abstain:** Zane Curry

#### **10. Landowner Comment**

- a. John Carp asks about what is the current update on Tim Brockett's current activity with updating the website and responding to [info@glamontana.org](mailto:info@glamontana.org). Zane explains that we have no way of knowing if Tim Brockett is responding to emails or phone calls, and the Board still has not received access nor are emails being received at info@glamontana.org. Tim has forwarded a few emails, but we have no way of knowing how many are being received there because they are no longer auto-forwarding to the Board. The phone number access (Ooma) that the Board paid for up until December has not been conveyed to the Board at this point and the Board is not receiving communication from the phone number. Tim Brockett is aware of this. Alicia states that we know of one email that Tim responded to that was sent to info@glamontna.org as Former Board Member, Tim Brockett. There has been one call where Tim responded to a potential landowner but did not convey to the Board. Lance was made aware of it through other people and eventually the landowner was able to reach the current Board. The GLA plans to get ownership of all of these accounts.

**Lance makes the motion to adjourn at 10:03pm. Alicia seconded. All in Favor.**

#### **Email Votes January 28, 2026 - February 23, 2026**

**Motion: Motion to approve potential landowner letter format recommended to the Board by PRC, for future landowners, and in regard to Brenda Erntst inquiry.**

**Date(s):** February 3, 2026 - February 6, 2026

**Motion Made By:** Zane Curry **Motion Seconded By:** Steve Anderson

#### **Specific Actions Taken:**

Send potential landowner, Brenda Erntst, the letter below and use this letter for future inquiries.

*Dear (NAME).*

*Thank you for your inquiry and interest in purchasing land in the Glastonbury community. We encourage all prospective landowners to carefully review the governing documents for the parcel they are considering and consult legal counsel as appropriate.*

*For the parcel you are considering there are minor subdivision covenants, as well as the GLA covenants and Master Plan that govern the use of the land. The Master Plan density schedule stipulates that the lot you are considering can accommodate one dwelling unit. All projects in the GLA are subject to the requirements set forth in the governing documents and are required to go through the Project Review and GLA Board approval process.*

*Thanks for your inquiry.*

**Discussion:**

Comment by Debbie Newbie: “I had understood during the Board discussion that a Guest House on the property had been brought up either in phone discussion OR as a question/possibility in an email. In which case it would be important to include in the communication to her that: per the Master Plan her lot would not qualify for an additional dwelling unit of any size nor a Guest House as her lot is below the minimum lot size given in 3.5 Residential Topography Areas and Density Schedule and in paragraph 1.1 Residential Housing for a guest house. I would suggest adding a statement to that effect regarding a Guest House to avoid any misunderstanding or disappointment in the future when she may want to add one.”

**Action Director Count: 10**

**In Favor:** Zane Curry, James Timmer, Alicia Dearing, Lance Rushmeyer, Steve Anderson, Scott Stomierowski, Christine Farrar, Tyson Wright

**Not In Favor:** Debbie Newby

**Abstain:**

**No Response:** Holly Gill

**Motion Count:** 8-1-0-1 (In favor / Not in Favor / Abstain / No Response)

**Motion Vote:** Motion Passes.

**Motion:** Motion to approve 1/27/26 Board of Directors meeting minutes

**Date(s):** February 9, 2026 - February 15, 2026

**Motion Made By:** Alicia Dearing **Motion Seconded By:** James Timmer

**Specific Actions Taken:**

Posted minutes to GLA website.

**Discussion:** N/A

**Action Director Count: 10**

**In Favor:** Zane Curry, James Timmer, Alicia Dearing, Lance Rushmeyer, Tyson Wright, Scott Stomierowski, Christine Farrar, Debbie Newby

**Not In Favor:**

**Abstain:** Steve Anderson

**No Response:** Holly Gill (absent from meeting)

**Note:** Initial motion failed due to lack of response, so motion was restarted and passed.

**Motion Count Item #1:** 8-0-1-1 (In favor / Not in Favor / Abstain / No Response)

**Motion Vote:** Motion Passes

**Email voting is permitted via the Bylaws under Article VI. Section J.**

**J. Action Without a Meeting.** Any action required or permitted to be taken by the Board of Directors may be taken without a meeting if all members of the Board are contacted and a two-thirds majority of the Board members shall individually or collectively affirmatively consent in writing to the proposed action. Such written consent or consents shall include electronic communications and shall be filed with the Minutes of the proceedings of the Board. Such action by written consent shall have the same force and effect as a majority vote of the Directors. Any certificates or any other document filed by the officers under any provision of law which relates to action so taken shall state that the action was taken by two-thirds majority written consent of the Board without a meeting and that the Articles of Incorporation and Bylaws of this Association authorize the Directors to so act, and such statement shall be prima facie evidence of such authority.



**Glastonbury Landowners Association | Board of Directors  
Meeting Agenda March 24, 2026**

**Please note landowner comments will be invited and encouraged at the following times:**

- A) After the intentional Moment of Silence – on non-agenda items only (1-3 minute limit per presiding officer pre-determined length to be announced at the beginning of the meeting)**
- B) After motions are made, seconded, and BOD discussion has concluded, but before a BOD vote is taken on Agenda items only (1-3 minute limit per presiding officer pre-determined length to be announced at the beginning of the meeting)**
- C) At the conclusion of the meeting before Adjournment (1-3 minute limit per presiding officer pre-determined length to be announced at the beginning of the meeting)**

**1. Call to Order**

**2. Moment of Silence – With Intention**

**3. Landowner Comment – Non-Agenda Items**

**4. Approval of Minutes** – February GLA Board Meeting minutes have been approved via email vote and are posted at <https://www.montanagla.org/board-minutes>

**5. Welcome New Directors** – Walter Wunsch and Jaylyn Jensen

**6. Community Meeting April 18, 2026 Emigrant Hall 10:30 A.M.**

**7. Officer Reports**

- a. President – Zane Curry
- b. Vice-President – Lance Rushmeyer
- c. Treasurer – Debbie Newby
  - i. February 2026 financial report
  - ii. Transfer of funds from SunWest Checking to BofR Savings
  - iii. Payment plan - New
- d. Secretary – Alicia Roskind-Dearing

**8. Ombudsmen Reports**

- a. North Glastonbury – Vacant
- b. South Glastonbury – Miriam Barker

**9. Committee Reports**

- a. Finance Committee
  - i. Q2 Assessment planning – April 1<sup>st</sup> target

- ii. GLA Secretary to notify Title Companies and Real Estate firms of new GLA website and email address
- iii. **Board vote on Finance Committee recommendation to roll SunWest CDs to BofR Savings upon expiry (June 1, 2026)**
- iv. **Board vote on Finance Committee recommendation to send all GLA accounts over 2 years past due to a collections attorney for proper, timely and consistent handling of collections process**

**b. Roads**

- i. Road maintenance contract High Country Excavation
- ii. Spring maintenance planning discussion
  - 1. High Country Excavation – term contract start before Spring maintenance
  - 2. Twisted Pine
  - 3. DD Enterprise LLC – Mag Chloride
- iii. Road sign update
- iv. **Road policy discussion – potential Board vote**
- v. General planning update

**c. Governing Docs**

- i. **Conflict of Interest Policy, Board vote**
- ii. Bylaw / Covenant revisions process update

**d. Election Committee**

- i. No update as the committee did not meet in March
- ii. Next planned meeting: April with date TBD, monthly meetings to be scheduled through balance of 2026

**e. Project Review**

- i. Board vote on Davis (SG 46 C-1) outbuilding final project approval
- ii. Board vote on Everett (SG 33E) guest house final approval
- iii. General updates on 2026 project queue

**f. Compliance**

- i. No update as the committee did not meet in March as there were no new issues brought to the board's attention

**10. Fire safety update and recommendation for BOD consideration – Lance Rushmeyer**

**11. Expense Reimbursements**

- a. **Alicia Roskind Dearing – Webmaster related expenses Adobe Acrobat subscription for \$19.99 – Board vote**

**12. April and May Board Meeting Schedule**

**13. Final Landowner Comments**

**14. Closed Session: GLA Directors Only**

**15. Adjournment**

**Upcoming Meetings:**

April 7, 2026 – Road Committee - 6:00 P.M. MST

April 13, 2026 – Finance Committee – 6:00 P.M. MST

April 14, 2026 Governing Docs Committee – 6:00 P.M. MST

April 15, 2026 – Project Review Committee 6:00 P.M. MST

April 18, 2026 – Community Meeting - Emigrant Hall 10:30 A.M.

**Please see GLA website at [www.montanagla.org](http://www.montanagla.org) for meeting details and agendas. Note that meeting times and venues are subject to change, and as such the GLA website at [www.montanagla.org](http://www.montanagla.org) will be the official record of where and when all meetings will be held.**

**Next GLA Board Meeting:**

TBD – to be voted on during March Board Meeting

All GLA Board of Directors meetings will be conducted in accordance with the 05.18.2015 [Conduct of a Meeting Policy](#). This policy can be found on the GLA website ([www.montanagla.org](http://www.montanagla.org)) under Governance > Policies > Conduct of Meeting

# **Glastonbury Landowners Association**

## **Board of Directors Meeting**

**Tuesday – March 24, 2026 – 6:30 PM**

**[Join Via Zoom](#) or Dial In**

**Call In: +1 720 707 2699 Meeting ID: 879 1933 7183 Password: 2023**

### **Call to Order (6:33pm)**

**1. Board Members Present-** Alicia Roskind Dearing, Lance Rushmeyer, Steve Anderson, Debbie Newby, Zane Curry, Scott Stomieroski, Chris Farrar, Jaylyn Jensen, Walter Wunsch, Tyson Wright, James Timmer (left at 8:32pm)

**Absent with Notice:** Holly Gill

**2. Landowners Present-** Dennis and Wendy Riley, James and Leslie Everett, Byran Kassing, Miriam Barker, Jewel Wieczorek, Jack Sutton, Guy Gravert, Lisa Gaskin, Chris Fowle

### **3. Landowner Comment on Non-Agenda Items**

Question in regards to the Water Rights letter from the state that a number of landowners have received. Potential EBlast sent out in regard to this to help clarify the matter. Jaylyn Jensen sent the link with some more information. <https://www.montanaadjudication.com/>

### **4. Welcome New Directors – Walter Wunsch and Jaylyn Jensen**

**5. Community Meeting April 18, 2026 Emigrant Hall 10:30 A.M.** It is being proposed that the GLA Board host 3 - 4 community meetings a year with no agenda to come together as a community and have some fun. Rather than asking community members to show up for 2.5 hour+ Board meetings involving business that they may or may not be interested in, the intention with these meetings is to bring community members together and get to know each other. Alicia explains that in-person meetings are challenging due to Emigrant Hall not having WiFi, so a Director or volunteer has to provide a hotspot for WiFi. Phone service at Emigrant Hall, for all providers, is spotty, so the people joining virtually often can't hear and vice versa. We also have to rent equipment from Livingston to stream meetings via Zoom, so doing Board meetings there is challenging and hard to get work done. The community meeting concept is an alternative to in-person Board meetings, so that people still have the opportunity to meet and connect with Board members. Another gathering space could be St. John's Church - they may have better virtual opportunities.

### **6. Approval of January Minutes**

- a. February 24, 2026 minutes were approved via email vote.

### **5. Officer Reports**

#### **a. Presidents Report**

Zane Curry expresses gratitude for all fellow Directors and their hard work over the past three months.

#### **b. Vice-Presidents Report**

Lance Rushmeyer has enjoyed participating on the Board and it's been quite interesting. He would like to see how the GLA can better support the volunteer Fire Department to prepare for a possible bad fire season due to lack of snow this year.

**c. Treasurer's Report**

Debbie Newby went over the February 2026 Financial reports: Income through February was \$43,184 with expenses through February of \$12,296, giving a Net Ordinary Income of \$30,888. Snow removal costs were \$1,737, 8.5% of budget. \$30,000 was restored to the Construction Bond Fund, now \$41,927. \$30,000 was restored to the SG Road Reserve Fund, now \$58,022. These funds were moved from the 004 Savings General Operating account, bringing it down to \$41,077.

**MOTION: Debbie makes the motion to approve the February 2026 Financial Reports.**

**In Favor:** Alicia Roskind Dearing, Lance Rushmeyer, Steve Anderson, Debbie Newby, Zane Curry, Scott Stomieroski, Chris Farrar, Jaylyn Jensen, Walter Wunsch, Tyson Wright, James Timmer

**Absent:** Holly Gill

**Motion Carries**

**d. Secretary's Report**

Alicia is still working on getting PayPal added to the website. It requires proof of address that is not a PO Box. Since we do not have that, we are trying to use the ATS address, but she has yet to find the proper documentation that works. She has been reaching out to title companies and real estate agencies to let them know about our new communications, [www.montanagla.org](http://www.montanagla.org), and [info@montanagla.org](mailto:info@montanagla.org). The GLA still does not have possession of the old [glamontana.org](http://glamontana.org), [info@glamontana.org](mailto:info@glamontana.org), or the phone number from Oooma. Alicia and Zane are still working on getting back our phone number from Tim Brockett. This is still in process. He has not handed it over to the Board. She has found a free Google phone option that the Board could use if we choose to change our phone number. She is waiting to see how the Board wants to address this issue.

**6. Committee Reports**

**a. Finance Committee**

- i. Q2 Assessment Statements planning – April 1st target.** April 2nd ATS will generate the Q2 Assessment invoices/statements. April 3 - 5 a volunteer group will work on shipping out the physical USPS mailed statements. The Finance Committee will send out the full history on delinquent landowner accounts so they can see exactly how they got to the amount due. This will be done once a year, in hopes that it might help to receive more payments.
- ii.** There will be a callout box on this quarterly assessment asking landowners to sign up for email assessments so that it takes less volunteer time to USPS mail the assessments.
- iii. GLA Secretary to notify Title Companies and Real Estate firms of the new GLA website and email address.** Alicia has emailed as many title companies and real estate agencies in the area she can find. She will reach out via phone when we sort out the GLA phone situation.
- iv. Board vote on Finance Committee recommendation to roll SunWest CDs to BofR Savings upon expiry (June 1, 2026).**

**MOTION: Debbie makes the motion that on June 1st when the two CDs at Sunwest Bank mature to roll them over to the Bank of the Rockies savings account to earn 2.75%. Zane Curry seconded.**

**In Favor:** Alicia Roskind Dearing, Lance Rushmeyer, Steve Anderson, Debbie Newby, Zane Curry, Scott Stomieroski, Chris Farrar, Jaylyn Jensen, Walter Wunsch, Tyson Wright, James Timmer

Discussion: Zane explains that we restored unallocated funds back into the reserve accounts. This would then backfill the same \$60,000 that was moved from unallocated to reserved then these CDs would fill the 004 account.

**Absent:** Holly Gill

**Motion Carries.**

- v. **Board vote on liens process with liens of 2+ years.** Debbie has been doing some discovery with the paper documentation in the storage unit, and using an online program called IDoc where you can get basic information about liens per county. Jewel shared with Debbie a thumb drive from John McAlister on liens which has been very helpful. She has been using one of his spreadsheets to update lien information as it is gathered. With that, the Finance Committee voted to recommend to the Board to send all the landowner accounts more than 2 years overdue to a Collections attorney for proper, consistent and timely handling of those accounts. so we can properly follow the lien collection handling, outlined the governing documents.

**MOTION: Debbie makes the motion to send all landowner accounts more than 2 years overdue to a Collections Attorney for proper, consistent and timely handling of those accounts. There was no second.**

**Discussion:** Zane expressed concern on recovering legal fees incurred and suggests revisiting this in Closed Session. Further discussion on how the liens work and rules regarding them. Debbie points out that the GLA Collection Procedure requires a Demand Letter be sent by a GLA attorney to the delinquent landowner.

- vi. Debbie also suggests the GLA engage a collection attorney that would oversee accounts over 2 years past due to try to recover these past due assessments. Debbie is not experienced in collections, and she believes a collection attorney would know MT law regarding liens, be helpful and wise in order to properly try to recover these assessments and filing the liens. Zane points out that before we do this for all 2-years past due accounts that we weigh the amount owed with how much the legal fees would be so that we are not spending more money on legal fees to recover amounts that we wouldn't actually make that money back. Debbie responded that our GLA governing documents provide for charging the recovery costs to the Landowner. Debbie explains that just engaging a collection attorney to make sure we are following all the Montana laws properly to collect these items properly. She explains that this is not a new procedure, we used to use a collections attorney up until 2025. Zane encourages Debbie to put out an email vote about using the paid IDoc service around \$300 a year to help with liens. The Board will conclude this conversation in closed session after the meeting.

**b. Road Committee**

- i. **Road maintenance contract High Country Excavation.** Walter shared the contract between Randy Traucht and the Board via email. Zane shared the Twisted Pines contract to the Board. Walter will work directly with Randy to make sure all of the work is done properly. Tyson points out that the contract itself defines a minimum contract amount, which he feels could pose a problem for the GLA. The GLA needs to be able to refine the language so that if the GLA is not pleased with the work, that the GLA would have a clause to get out of the contract. This contract does not include snow removal at all. It is only for road maintenance. Zane explains that the minimum amount was equated using the 51% of the normal budgeted amount for road maintenance multiplied by 5 for the 5-year contract length.
- ii. This will be taken back up in Roads for further discussion and Zane asks that the Board review contracts in advance of this meeting so that the Road committee can consider feedback at the April 7, 2026 Road committee meeting. Zane explains that if we have a multi-year contract we do not

have to continually go out and get bids each year. We lock ourselves in with a contractor who knows our roads well, year after year. Zane points out that we have to consider Board turnover and we don't know how smoothly that will go with future Boards. Both High Country and Twisted Pines are willing to work with landowners on their own road work to do their own requested road maintenance to help meet the budget that these landowners can afford. This work would be arranged and paid for by individual landowners, not between the Board. It would simply lock the same rates for road work as the Board receives. Donations are also an option for arterial road maintenance. Walter is willing to contribute \$1,000 towards North road maintenance. Zane would like feedback from Directors on these contracts by Friday, April 3, prior to the next Road committee meeting so that way the road committee can make a recommendation prior to the April BOD meeting for vote.

- iii. **Road Signs.** Walter is still looking for a contractor to make the signs that were approved at the last meeting. Debbie said there is a stop sign at Pegasus that has completely faded out. Are there any extra stop signs that could replace this sign? Walter says we can take the Hercules going to Dry Creek and put it there instead. That sign is not necessary and, in his opinion, should be a Yield sign. Lance Rushmeyer explains that from a law enforcement point of view that less is more; having too many signs dilutes it and defeats the purpose.
- iv. **Road policy discussion.** The 2008, 2025, and draft new 2026 Road policies have been circulated to Board members. The Road committee is putting in front of Directors a considered revision to the Road Policy that would turn into the 2026 Road Policy. For now, the Road Committee voted to recommend to the Board to take the current 2025 Road Policy and revert back to the 2008 Road Policy.

**MOTION: Lance makes the motion to revert the 2025 Road Policy back to the 2008 Road Policy, with caveat that the 2008 Road Policy and the 2026 draft Road Policy will be circulated to landowners for 30-day review. Scott seconded.**

**Discussion:** Tyson points out that by voting on this now without a 30-day landowner review this Board is essentially doing the same as the previous 2025 Board. Discussion among Directors on how it is not different because this is what it has been for 17 years prior with no issue, and landowners were not given the opportunity to review the changes in 2025. This brings it back to its original status and then we give landowners time to review.

**In Favor:** Alicia Roskind Dearing, Lance Rushmeyer, Debbie Newby,, Scott Stomieroski, Jaylyn Jensen, Walter Wunsch, Chris Farrar, James Timmer

**Not In Favor:** Tyson Wright, Steve Anderson, Zane Curry

**Absent:** Holly Gill

**Motion Carries.**

#### c. **Governing Documents Committee**

- i. **Conflict of Interest Policy.** Alicia explains that the Conflict of Interest Policy was reviewed and edited in an open Governing Documents committee meeting on February 9. The Gov Docs Committee made a recommendation to the Board to approve this version. Board members had revisions on the documents, so it went back to the Governing Documents committee for review and edits in another open Gov Docs open meeting on March 2, these minutes could not be posted because quorum was not met. The Gov Docs committee voted on recommendation to the Board via email. The edited version was sent to the Board for review via email on March 11. No Directors

commented on the revised document. This is now the revised version that the Gov Docs committee is recommending to the Board.

**MOTION: Walter makes the motion to approve the Conflict of Interest Policy. Lance seconded.**

**Discussion:** Zane believes the election piece could be limiting if there were theoretically only four Board members on the Board at that time. How would you form the election committee? Leslie explains that the Election section only addresses if there is an election dispute or irregularity in the election process when it would call for the formation of a disinterested committee that would then be formed by disinterested Directors to set-up this committee. She explains that our current policy outlines financial conflicts only and the policy expands on other types of conflicts of interest, and this is best practice for any non-profit and generally in organizations.

**In Favor:** Alicia Roskind Dearing, Lance Rushmeyer, Debbie Newby, Zane Curry, Scott Stomieroski, James Timmer, Jaylyn Jensen, Walter Wunsch, James Timmer, Tyson Wright

**Not In Favor:** Steve Anderson

**Absent:** James Timmer, Holly Gill

**Motion Carries.**

**NEXT STEPS: Alicia will send the Code of Conduct and Conflict of Interest Policies that have now been approved for Directors to sign.**

- ii. **Update on Potential Bylaw & Covenant.** Alicia explains that the Gov Docs Committee has chosen to break out the potential Bylaw and Covenant revision into individuals and groups to work on revision verbiage. These groups are currently meeting to complete the work. The Committee expects that to actually make changes it will take 5-6 months from proposal of changes to landowners actually voting. There is a long process that must be followed for proposed Bylaw and Covenant changes that includes Board approval, review by Council of proposed changes, 30-day landowner review, revisions using landowner comment, review again by Legal, final approval by the Board, and voting process of landowners.

**d. Project Review Committee** Zane conducted this portion of the meeting in Ryan Kinport's absence.

- i. **Davis (SG 46 C-1) outbuilding final project approval**

**MOTION: Zane makes the motion to approve the Davis (SG 46 C-1) outbuilding final project approval, contingent on receipt of the signed document from the PRC Chair. Steve seconded.**

**Discussion:** Debbie points out that the applications have not been signed by the PRC Chair. Alicia explains that Ryan may not know he is required to sign these, as he emailed both of these to the Board and said the PRC had approved and recommended these final approvals. Alicia even followed up prior to the meeting to confirm, and he said they were approved and recommended.

**In Favor:** Alicia Roskind Dearing, Lance Rushmeyer, Steve Anderson, Debbie Newby, Zane Curry, Scott Stomieroski, Chris Farrar, Jaylyn Jensen, Walter Wunsch, Tyson Wright

**Absent:** James Timmer, Holly Gill

**Motion Carries.**

- ii. **Everett (SG 33E) guest house final approval**

**MOTION: Zane makes the motion to approve the Everett (SG 33E) guest house final approval, contingent on receipt of the signed document from the PRC Chair. Lance seconded.**

**In Favor:** Alicia Roskind Dearing, Lance Rushmeyer, Steve Anderson, Debbie Newby, Zane Curry, Scott Stomieroski, Chris Farrar, Jaylyn Jensen, Walter Wunsch, Tyson Wright

**Absent:** James Timmer, Holly Gill

**Motion Carries.**

**Thomas Spruance Project** - Funds were paid on this via Sunwest online that could not be tracked to the Preliminary Project Review application, which is incomplete. ATS asked for an invoice regarding these fees and Debbie, as Treasurer, was unable to get the fees from the first page of the application form. It is important that both Preliminary and Final Project application forms are completed to track the fees paid.

**NEXT STEPS:** Alicia will send another reminder on EBlast asking for outstanding PRC documentation.

#### **8. Fire safety update and recommendation for BOD consideration**

- a. Lance reports that our neighborhood is at high risk if there were a fire because the Fire Department does not have water accessibility to our neighborhood. Lance explains that the Park County Fire Department does not have a good well, and they need a new one. It puts neighborhoods like ours at risk. Lance suggests that we involve the Park County Fire Department and see how we can remedy this and make sure the GLA is set-up in case of fire. He'd like to see a long-term plan be created to make sure our needs are met. He says one potential solution is to see if there are any landowners that would volunteer to have water cisterns put in on their property that could serve the community in case of fire. Lance said he is willing to have a cistern on his property for this use. He believes it's a good way to bring the community together as well on a common project and need.
- b. A 20,000 gallon underground tank at Hercules/Polaris and a small pond requiring work at the Hercules/Goldmeyer Creek Culvert serves this neighborhood in high SG. The tank is full. Low SG has a 10,000 gallon underground tank which was required for Rakelas Arcturus/Leo subdivision and is also full. She has given the GLA permission to use it. We also have a large lined pond on upper Virgo, which is in disrepair and unusable at this time, Randy will be contacted for repair. NG has access to the very large GAV Watersupply Tank serving their 41 residents.
- c. Lance thinks the best next step should be that we invite the Park County Fire Department to come to a BOD Meeting to discuss short-term and long-term solutions.
- d. Byron Kassing, explains that he was a fire fighter and would like to offer advice. A well will not work, it has to be a tank. A tank will work as long as it has a filter on it. Ponds can work as long as you can see the water there. He suggests an ideal place near Hercules that would be perfect for a pond. Byron said that homes in the area are having a hard time getting fire insurance due to this issue. Cisterns or ponds are both great options.
- e. James Everett suggests that a Special Committee be formed of interested parties to discuss this and bring ideas back to the Board. Zane knows one person in the Park County Fire Department that he can connect with to help support this committee. Byron Cassing, James Everett, Lance Rushmeyer, Walter Wunsch have volunteered to be on this committee. Zane will start the first communications.

**NEXT STEPS:** Zane will connect the interested parties to get this discussion going.

**9. MOTION:** Zane makes the motion to approve the one time purchase of an Adobe Acrobat monthly subscription of \$19.99 with a budget of up to \$100 for additional needs. Lance seconded.

**In Favor:** Alicia Roskind Dearing, Lance Rushmeyer, Steve Anderson, Debbie Newby, Zane Curry, Scott Stomieroski, Chris Farrar, Jaylyn Jensen, Walter Wunsch, Tyson Wright

**Absent:** James Timmer, Holly Gill

**Motion Carries.**

#### **10. Landowner Comment**

- a. James Everett thanks the Board for their hard work and comments that this meeting feels like what a community Board meeting should feel like: a community of landowners meeting together.

**Public Adjournment at 9:23pm**

#### **CLOSED SESSION**

##### **1. Janet Sharpless**

- a. Janet has 3 dwelling units on her property, one of which under her garage has mold and can no longer be rented due to the mold and she does not have the ability to remedy it. She is elderly and does not want to continue to pay the dwelling unit fee. Master Plan 4.2.1 provides guidance on variances and when they may be approved. Debbie does not feel that Janet would necessarily meet this exception. Walter suggests that we inspect the situation to confirm the severity. Jaylyn also feels that this does not meet the definition of variance. Debbie wants to caution that if we make this exception, then there are already other landowners like Kathie Garcia that may try to make the same exception. Debbie ran into her and she said she was having a similar mold issue. She doesn't know if they were in communication, but it is already an issue and a slippery slope.
- b. Chris shares: "Yes, my thought is it's still a dwelling, whether it's habitable or not, because of damage."
- c. Jaylyn shares that we have made this type of exemption in the past if the landowner was willing to remove all kitchen appliances and sinks to be sure it is no longer habitable.

**NEXT STEPS:** Debbie will let Janet know that if she is willing to remove all the kitchen appliances, then the Board will inspect it and she will be relieved of all future dwelling units. Covenant III. 12 Page 6

**MOTION:** Zane makes the motion to no longer charge Janet Sharpless (NG 25-3) additional dwelling unit assessments "pending confirmation Janet Sharpless (NG 25-3) has removed kitchen appliances, we approve forgiving 2026 assessment on 1 dwelling unit, and continue removing 1 dwelling unit assessment so long as she is the primary owner of the property."

**In Favor:** Alicia Roskind Dearing, Lance Rushmeyer, Steve Anderson, Debbie Newby, Zane Curry, Scott Stomieroski, Chris Farrar, Jaylyn Jensen, Walter Wunsch, Tyson Wright

**Not In Favor:** Debby Newby

**Absent:** James Timmer, Holly Gill

**Motion Carries.**

2. Debbie recommends that the following landowners: Thorburn, McCue, Chuck Tanner, McCowan, Bush, Salvato and Chad Stone be handed over to a lien attorney to address next steps with very high past due assessments.

**MOTION: Walter makes the motion to bring these to a lien attorney to pursue a demand letter for these accounts listed: Thorburn, McCue, Chuck Tanner, McCowan, Bush, Salvato and Chad Stone. Lance seconded.**

**Discussion:** Zane can reach out to our current engaged council, but we do not know the cost of this legal council.

**In Favor:** Alicia Roskind Dearing, Lance Rushmeyer, Steve Anderson, Debbie Newby, Zane Curry, Scott Stomieroski, Chris Farrar, Jaylyn Jensen, Walter Wunsch, Tyson Wright

**Absent:** James Timmer, Holly Gill

**Motion Carries.**

### **3. Erica Stone and Rolf-Montana Trust.**

**MOTION: Zane makes the motion to restart the collections process and send them the 30-day lien letter. Debbie seconded.**

**In Favor:** Alicia Roskind Dearing, Lance Rushmeyer, Steve Anderson, Debbie Newby, Zane Curry, Scott Stomieroski, Chris Farrar, Jaylyn Jensen, Walter Wunsch, Tyson Wright

**Absent:** James Timmer, Holly Gill

**Motion Carries.**

### **4. Tempesta Update**

- a. Our council has followed-up with Tempesta's council.

### **5. Tim Brockett Update**

- a. Council Update on Tim Brockett - Council recommended we file for a Trademark on the Glastonbury name. That would mean he could no longer mimic or keep up with our new website without being in violation of the Lanham Act. They cautioned against pursuing other legal action. It was generally agreed upon to obtain the trademark, which Alicia will take as an Action Item.

**Zane makes the motion to adjourn the meeting at 10:08pm. Steve seconded.**

## **February 24 - March 24, 2026 Email Votes**

**Email voting is permitted via the Bylaws under Article VI. Section J.**

**J. Action Without a Meeting.** Any action required or permitted to be taken by the Board of Directors may be taken without a meeting if all members of the Board are contacted and a two-thirds majority of the Board members shall individually or collectively affirmatively consent in writing to the proposed action. Such written consent or consents shall include electronic communications and shall be filed with the Minutes of the proceedings of the Board. Such action by written consent shall have the same force and effect as a majority vote of the Directors. Any certificates or any other document filed by the officers under any provision of law which relates to action so taken shall state that the action was taken by two-thirds majority written consent of the Board without a meeting and that the Articles of Incorporation and Bylaws of this Association authorize the Directors to so act, and such statement shall be prima facie evidence of such authority.

### **1. Motion: Motion to approve Jaylyn Jensen to the Gov Docs Committee**

**Date(s):** February 25, 2026 - February 28, 2026

**Motion Made By:** Alicia Roskind Dearing

**Motion Seconded By:** Debbie Newby

**Specific Actions Taken:**

Jaylyn is added to the Gov Docs Committee.

**Discussion:**

- a. **Holly Gill:** Is this the same person who when she was president in 2024, went around the gov docs committee, went around the legal committee, and went around the board of directors and on her own went to GLA legal counsel with NO authorization to do so? She proceeded to spend unauthorized landowner money to get a flimsy legal opinion that her sister could run for a director seat from the same parcel that she represented. Just so we are all clear, the membership overwhelmingly rejected (in the 2025 election) that more than one person can be elected to the board from the same parcel. This demonstrates how at odds with the landowners she is. Between her lack of ethics and her complete disregard for due process, and the obvious conflict of interest of having her sibling on the board at the same time she was serving, I am not sure why the board would entertain having someone like this serve on the governing docs committee.
- b. **Alicia Dearing:** Holly, can you please state which meeting minutes and recordings to look at in reference to this? That would be helpful in investigating these claims. Jaylyn had landowner strong support this election cycle before she was disqualified without due process; some of these statements are very subjective. In my experience Jaylyn led with honor and integrity when she was GLA President and abided by the Bylaws as they were stated at that time.
- c. **Zane Curry:** 1. A Member does not have to be in good standing to be on a committee 2. The Member in question is presently in good standing per committee recommendation, and subsequent board action, as well as per the lack of any material evidence as to why she was previously deemed not in good standing 3. This Members detailed knowledge of the Governing Documents 4. Historical context from a Director seat as to what issues the community faces

**Action Director Count:** 10

**In Favor:** Zane Curry, James Timmer, Alicia Dearing, Lance Rushmeyer, Steve Anderson, Scott Stomierowski, Christine Farrar, Tyson Wright

**Not In Favor:** Debbie Newby

**Abstain:**

**No Response:** Holly Gill

**In Favor:** Zane Curry, James Timmer, Alicia Dearing, Lance Rushmeyer, Scott Stomierowski, Christine Farrar, Debbie Newby

**Not In Favor:** Holly Gill, Steve Anderson

**Abstain:**

**No Response:** Tyson Wright

**Motion Count:** 8-1-0-1 (In favor / Not in Favor / Abstain / No Response)

**Motion Vote:** Motion Carries

**2. Motion: Approval of the 2/24 BOD Meeting Minutes**

**Date(s):** March 9, 2026 - March 12, 2026

**Motion Made By:** Alicia Roskind Dearing

**Motion Seconded By:** Zane Curry

**Specific Actions Taken:**

Minutes posted to the GLA website.

**Discussion:**

**Action Director Count:** 10

**In Favor:** Zane Curry, James Timmer, Alicia Dearing, Lance Rushmeyer, Steve Anderson, Scott Stomierowski, Debbie Newby, Tyson Wright

**Not In Favor:**

**Abstain:** Christine Farrar

**No Response:** Holly Gill

**Motion Vote:** Motion Carries

**Motion Count Item #1:** 9-0-0-1 (In favor / Not in Favor / Abstain / No Response)



**Glastonbury Landowners Association | Board of Directors  
Meeting Agenda April 29, 2026**

**Please note landowner comments will be invited and encouraged at the following times:**

- A) After the intentional Moment of Silence – on non-agenda items only (1-3 minute limit per presiding officer pre-determined length to be announced at the beginning of the meeting)**
- B) After motions are made, seconded, and BOD discussion has concluded, but before a BOD vote is taken on Agenda items only (1-3 minute limit per presiding officer pre-determined length to be announced at the beginning of the meeting)**
- C) At the conclusion of the meeting before Adjournment (1-3 minute limit per presiding officer pre-determined length to be announced at the beginning of the meeting)**

**1. Call to Order**

**2. Moment of Silence – With Intention**

**3. Landowner Comment – Non-Agenda Items**

**4. Approval of Minutes** – March 2026 GLA Board Meeting minutes have been approved via email vote and are posted at <https://www.montanagla.org/board-minutes>

**5. Officer Reports**

- a. President – Zane Curry
  - i. Community meeting update
- b. Vice-President – Lance Rushmeyer
- c. Treasurer – Debbie Newby
  - i. **March 2026 financial report – BOD vote**
  - ii. Past due accounts of 1yr or greater
  - iii. PayPal account status
- d. Secretary – Alicia Roskind-Dearing

**6. Ombudsmen Reports**

- a. North Glastonbury – Vacant
- b. South Glastonbury – Miriam Barker

**7. Committee Reports**

- a. Finance Committee
  - i. Reserve Fund transfers pending Sunwest CD maturity
  - ii. Past due accounts – Discussion of lien status and actions taken
  - iii. **Formation of Collection Committee – BOD vote**
  - iv. Change on GLA statements prompting Members to consider signing up for emailed assessments

**b. Roads**

- i. **Road maintenance contract High Country Excavation – BOD vote**
- ii. Spring maintenance planning discussion
  - 1. Allocation of funds to NG spring maintenance – BOD vote**
  - 2. Allocation of funds to SG spring maintenance- BOD vote**
- iii. Road sign update

**c. Governing Docs**

- i. Update on 2026 Governing Docs revision process

**d. Election Committee**

- i. No update as the committee did not meet in April
- ii. Next planned meeting: 1H May with date TBD, monthly meetings to be scheduled through balance of 2026

**e. Project Review**

- i. **Board vote on SG-84A - Kassing**
- ii. **Board vote on NG-22B - Macchio**
- iii. **Board vote on NG-57E1 – Newhouse**
- iv. **Board vote on SG42A - Quesenberry**
- v. **Board vote on SG 101 – Slavenas**

**f. Compliance**

- i. No update as the committee did not meet in April as there were no new issues brought to the Compliance Committee or GLA Board's attention

**8. Fire safety update – Walter Wunsch / Byron Kassing / James Everett**

**9. Covenant 1.04 Request – SG 88A - Brockett**

**10. Final Landowner Comments**

**11. Adjournment**

**Upcoming Meetings:**

April 7, 2026 – Road Committee - 6:00 P.M. MST

April 13, 2026 – Finance Committee – 6:00 P.M. MST

April 14, 2026 Governing Docs Committee – 6:00 P.M. MST

April 15, 2026 – Project Review Committee 6:00 P.M. MST

April 18, 2026 – Community Meeting - Emigrant Hall 10:30 A.M.

**Please see GLA website at [www.montanagla.org](http://www.montanagla.org) for meeting details and agendas. Note that meeting times and venues are subject to change, and as such the GLA website at [www.montanagla.org](http://www.montanagla.org) will be the official record of where and when all meetings will be held.**

**Next GLA Board Meeting:**

TBD – to be voted on during March Board Meeting

All GLA Board of Directors meetings will be conducted in accordance with the 05.18.2015 [Conduct of a Meeting Policy](#). This policy can be found on the GLA website ([www.montanagla.org](http://www.montanagla.org)) under Governance > Policies > Conduct of Meeting

# **Glastonbury Landowners Association**

## **Board of Directors Meeting**

**Wednesday – April 29, 2026 – 6:30 PM**

**[Join Via Zoom](#) or Dial In**

**Call In: +1 720 707 2699 Meeting ID: 879 1933 7183 Password: 2023**

### **Call to Order (6:33pm)**

**1. Board Members Present-** Alicia Roskind Dearing, Lance Rushmeyer, Steve Anderson, Debbie Newby, Zane Curry, Scott Stomieroski, Chris Farrar, Walter Wunsch, James Timmer (left at 9:48pm), Jaylyn Jensen (left at 10:34pm)

**Absent with Notice:** Holly Gill, Tyson Wright

**2. Landowners Present-** Alyssa Allen, Ryan Kinsports, Byron Kassing, James & Leslie Everett, Chris Fowle, Hailey Hall, Jeff Nash, Jack Sutton, Miriam Barker, Guy Gravart, Craig Newhouse, Linda Kremer, Tom Spruance, Jewel Wiczorek, Robert Quesenberry

### **3. Landowner Comment on Non-Agenda Items**

Jeff Nash shared that Lisa Bush (may be a different last name now) animals are running free. There was a foal found dead across from her land that they believe is hers. She has put up an electric fence. He explained that she threatened to burn property down and personal harm. The horses are being neglected. The property smells due to her animals running wild. Cris Fowle spoke about a lot of work being done by the Sheriff's office to mitigate this situation, but there is only so much they can do due to the MCA codes. They are limited by what they can handle. Horses continually are out. Landowners asking for assistance any way that the Board can. Zane recommended the landowners put in a formal complaint with Covenant violations, potentially a nuisance violation, via email to the Board so that the Compliance Committee can take this up and begin reviewing.

### **4. Officer Reports**

#### **a. President – Zane Curry**

**i. Community meeting update.** Saturday, April 18th at 10am. There were about 30 or so attendees of landowners and Board members. The meeting went really well and he feels the format worked well for landowners to connect with the GLA Board. Issues were discussed that were important to landowners. Zane feels it is a better, more interactive format than the landowners simply listening to an in-person Board meeting. Zane plans to hold another one in June.

**b. Vice-President – Lance Rushmeyer.** No report.

#### **c. Treasurer – Debbie Newby**

**i. March 2026 financial report – BOD vote.** Net Income for the quarter ending March 31 was \$28,057 with Expenses of \$18,443 for the quarter. Cash operating funds of ~\$130,000 including Bank of the Rockies Savings, Checking and Sunwest Checking accounts. 2 Sunwest Certificate of Deposits (CDs) valued at \$60,639 will mature June 1st, at which time those funds may be added to the cash operating funds. 85-87% of budgeted Assessment funds have been collected through March. It was noted the Collections Jan-Mar 2026 Statement budgeted amount represents 93% of invoiced assessments. The GLA 2026 Budget expects Net Income at a 93% Collection Rate.

**MOTION: Zane makes the motion to approve the 2026 March financials. Lance seconded.**

## **All in Favor. Motion Carries.**

**ii. Past due accounts of 1yr or greater.** One landowner in the Customer Balance Summary statement from March has since become current. Now we have 20 landowners with past due amounts of 1 year or greater, representing less than 5% of the parcels.

**iii. PayPal account status.** PayPal is only running right now on the old GLA website. There is ~\$1,700 in this account, and now we are having issues transferring funds out of the PayPal account. Elena from ATS used to be able to make transfers out, but it has stopped working recently. We are not sure why this has occurred. Zane explains that because we were trying to add PayPal to our new website, Squarespace, that it got locked. He is in process of unlocking the account and transferring ownership from Mark Seaverto himself.

### **d. Secretary – Alicia Roskind-Dearing**

Alicia has had a lot going on in her personal life, so the minutes took longer than she would have liked for March to be approved. The March 24, 2026 BOD Meeting Minutes are approved and available on the GLA website. She aims to have a quicker turnaround in the future.

## **6. Ombudsmen Reports**

**a. North Glastonbury – Vacant**

**b. South Glastonbury – Miriam Barker had no report.**

## **7. Committee Reports**

### **a. Finance Committee**

**i. Reserve Fund transfers pending Sunwest CD maturity** - The Finance Committee will consider transfers to the Reserve Funds following Sunwest CDs maturing in June and following Spring Road Maintenance.

**ii. Past due accounts** – Discussion of lien status and actions taken. A lot of activity. Debbie created a lien spread sheet that has been very helpful. Sent out four 10-day legal action warnings and two lien warnings. One of those accounts has paid in full. Two liens have been released. One payment plan was put in place in March. Two additional payment plans are in discussion.

**iii. Formation of Collection Committee** – Alicia Dearing and Chris Farrar have volunteered to be on a Collections Committee. Debbie explains that the committee's process will reach out to landowners that are less than a year delinquent to see if they would consider a payment plan and make sure that they have received their assessment statements. She is concerned there are times when the landowner may not receive their USPS mailed statements showing they were delinquent. For committee members that are in town, she could use help going to the County Clerk and Records office. There would be no open meetings due to the nature of the confidential materials being reviewed.

**MOTION: Lance makes the motion to approve the Collection Committee formation and members. Debbie seconded.**

**Discussion:** Board Members and Landowners wondering if a committee being formed is necessary and could it cause more issues being a formal committee, given that no information can be publicly shared with landowners. Leslie suggests that it rather be a working group under the Finance Committee. Debbie thinks there is some benefit in having it approved by the Board so that the Board and landowners know who has access to sensitive information. Alyssa explains that committees are required to take minutes and have some standards so having a committee, so it could cause issues because it's closed and there are no minutes, ultimately creating more work and potential risk. Alicia explains that we are already doing the work, if it is going to be a committee she does not want to participate.

## **Motion rescinded.**

**iv. Change on GLA statements using a direct quote from Covenants 11.06.** The GLA Assessment statements “call out” box near the bottom of the statement changed this line **from**: “Covenant 11.06 Penalties and interest begin 30 days after each due date for unpaid assessments” **to**: Covenant 11.06 “...if the assessment remains unpaid for 30 days after such due date, a 5% penalty will accrue on the amount of the payment due and the assessment shall thereafter bear interest from the due date at a rate of 1.5% per month, compounded monthly.”

## **b. Roads**

**i. Road maintenance contract High Country Excavation – BOD vote.** The Road Committee (RC) voted and recommended a 5-year contract with High Country Excavation (HCE). A road maintenance company owned by a SG landowner, Randy Traucht. Randy has provided road services for the GLA in the past and presently. The contract includes Spring and Fall maintenance, as well as snow removal, plowing and grading for SG. HCE will do the maintenance for North, but a different contractor will be used for North snow removal. Walter is abstaining because Walter and Regina have offered a zero-cost loan to Randy Traucht and HCE so he can purchase a grader and a water truck. Mag Chloride is not included in the contract. The GLA can have the Mag Chloride be a pass through cost or the GLA can do it on their own as long as they provide notice to HCE. There is a bi-lateral contractual out for both parties within 12 months of the beginning of the contract with no costs. Beyond that 12-month “trial period” the contract can only be broken due to non-performance. There is an escalation clause, should there be a big jump in diesel prices that the contract would adjust for drastic rises in diesel prices. Zane explains that this structure helps lock in a contractor so that the GLA does not have to continually review new contractors and contracts every year, and the contractor lives in the neighborhood with equipment on site so Randy is close and able to do the work in a timely manner. There is a clear benefit to having one provider that the GLA trusts and knows the GLA roads well. In the future when the contract is in full effect, Randy will honor the GLA’s rate for the individual landowners personal driveway work, etc.; another benefit of this contract.

**MOTION: Lance makes the motion to accept the RC’s recommendation of a 5-year contract with High Country Excavation (Randy Traucht). Jaylyn seconded.**

**Discussion:** Alyssa Allen said that she has had Randy do work for her, and she has known him for years and he is really easy and great to work with. She thinks it’s a great idea. Linda Kremer explains that Randy has done work for them for years, and that he is wonderful. He is always there when he says he will be and he’s a hard worker. She thinks it is great that this is being proposed.

**In Favor:** Alicia Roskind Dearing, Lance Rushmeyer, Steve Anderson, Debbie Newby, Zane Curry, Scott Stomieroski, Chris Farrar, Jaylyn Jensen, James Timmer

**Abstain:** Walter Wunsch

**Motion Carries.**

**ii. Spring maintenance planning discussion** The RC ran out of time to fully discuss the Spring maintenance, so the Board has two options: 1) Hash it out in this meeting and vote without approval from RC, or 2) Return to the RC for review and approval at their next meeting in May, and the Board will vote by email. The Road Maintenance is very time sensitive, so if the Board does not vote tonight then the vote must be over email. Most Directors wanted it to be reviewed by the RC first and do an email vote. Item tabled.

**iii. Road sign update. tabled**

## **c. Governing Docs**

**i. Update on 2026 Governing Docs revision process.** Alicia explains that Gov Docs has met twice in April to review proposed Gov Docs revisions. They will meet once more to finalize the proposed revisions and vote to approve the changes. The committee will then submit them to the Board via email for review and comment. The committee will meet once more before the May BOD meeting to incorporate Director edits, and then send them back to the Board for review and approval for legal review at the May BOD meeting. Alicia explained the whole timeline that would be required to pass the Bylaw revisions including legal review, landowner comment, additional legal review from any changes due to landowner comment, Board vote to send to landowners for a vote. Zane suggested having a cover sheet sent with the revisions for Directors so they understand the timeline when they begin reviewing the revisions.

**d. Election Committee**

**i. No update as the committee did not meet in April**

**ii. Next planned meeting: 1H May with date TBD, monthly meetings to be scheduled through balance of 2026**

**e. Project Review**

**i. Board vote on SG-84A Kassing.** Byron Kassing applied for a new well for a new home (approved by the Board last year). Construction of the home is already in progress. The current well is only 3 gallons per minute, so they would like to keep the existing well for watering their garden. James Everett did a site inspection and the proposed new well meets the setbacks.

**MOTION: Alicia makes the motion to approve the well application for SG-84A Kassing. Lance seconded.**

**Discussion:** Some other elements of the project have already been approved by the Board. This is only for the new well.

**In Favor:** Alicia Roskind Dearing, Lance Rushmeyer, Steve Anderson, Debbie Newby, Scott Stomieroski, Chris Farrar, Jaylyn Jensen, Walter Wunsch, James Timmer

**Abstain:** Zane Curry

**ii. Board vote on NG-22B - Macchio.** Macchio is applying for a 288 square foot shed / garage. There was one concern around the setback, which has been addressed. There was a little difference between the written square footage and what was drawn on the plans. It is correct as far as the application is concerned. It was a typo. Either one would have met the standard, but PRC just wanted to confirm the number was accurate.

**MOTION: Lance makes the motion to approve NG-22B Macchio plans for a shed / garage.**

**All in Favor. Motion Carries.**

**iii. Board vote on NG-57E1 Newhouse.** The project is a relocation of a cabin to that lot that will connect into one of the existing shelters that is there. It's all staked out, including the leach field. It meets all the PRC standards and setbacks. Ryan verified that there would be no viewshed issues and that it would not exceed the 30 foot height limitation; some earth work is being done to make sure it complies. It was a unanimous yes vote from PRC for approval. Craig Newhouse will notify the GLA and the landowners when the cabin is being moved because it will be a big effort and may require temporary road closure.

**MOTION: Alicia makes the motion to approve project application for NG-75E1 Newhouse to move an existing cabin to the property and connect onto the current underground shelter, with the condition that**

**Craig Newhouse will notify and work with the GLA and Road committee to ensure affected landowners will be aware of the road closure. Lance seconded.**

**All in Favor. Motion Carries**

**iv. Board vote on SG42A - Quesenberry.** A well had begun without an application. They have now paid the late fee and paid all their project fees and assessment dues, with a well application into the PRC. Robert will be providing a plat map asap. Robert has tried to get ahold of Park County sanitarium; they didn't seem to know what he was talking about. There is no permit for a well. He spoke to the DEQ but this was before they decided to drill a well. They had to do this last minute because their current well serving the home is going dry. They would still like to keep it active for garden irrigation or back up well. The original well is 280 feet.. Robert is a plumber and knows the proper procedure to get a well approved with Park County and DEQ. The plat map has not been reviewed by the whole Board. Robert has measured the new well to be 45 yards from the septic/drain field. Linda Kremer asked about the County minimum required distance between well and drainfield - 100'. Ryan Kinports will be going on site to check setbacks. The PRC has not voted on this yet due to time constraints needed to get it approved. Robert paid the late fee and project application fee within hours of being notified and was very amicable and pleasant to work with in this process of resolving the application. This is a necessary action and timely because his well is going dry, so it would be ideal that it is approved with conditions so he can continue the work on the well.

**MOTION: Alicia makes the motion to approve SG42A Quesenberry well application with the condition that PRC does a site inspection and verifies the setbacks and PRC standards and the plat map is provided to the Board for review.**

**All in Favor. Motion Carries.**

**v. Board vote on SG 101 – Slavenas.** The request is the ability to subdivide the parcel below the 10 acreage minimum allowed in this area of High South. It is a Tenancy in Common ownership. The PRC has not reviewed this application at this time. Ryan is not seeking a vote tonight by the Board, but he would like the Board to discuss it tonight.

**MOTION: Walter moves to approve SG 101 Slavenas variance application. Lance seconded.**

**Amendment: On condition that the GLA follow-up with Rasa with what the court is requiring the GLA to provide. Lance seconded.**

**Discussion:** James Everett explains that there is an issue with this application because it is requesting a variance. Walter believes it's cut and dry. There is a timeliness issue due to the health of one of the people involved. Debbie explains that this is an application for a variance in the absence of a subdivision request. Debbie believes it should also have a subdivision application to apply the variance to. She explains that there is an active court order to partition and that the GLA should step back until the courts decide on this case. Zane explains that if the court order accepts the partition, then there would be no reason for a subdivision request. It would be and / or not both. Debbie believes in the event of a court order neither the variance nor subdivision requests would be necessary; the GLA would follow the court order as a higher authority. Other Directors feel it is complex and should go back to the PRC.

Regina explains that if the Board now wants to treat this like a legal land tenancy, then the Board has no right to give both tenants a separate vote and assessment. That they should not have been assessed like this if they were not separate lots. Given that both have been assessed this whole time, it should be considered a subdivision. Debbie explains the billing of each Tenancy in Common separately is clearly outlined in the Covenants 11.03A. The Covenants specifies that landowners with Tenancy in Commons will each receive a land assessment separately; it does not make it a subdivision. This is to cover the cases where people were trying to get around the subdivision

requirements by using the Tenancy in Common rather than have to go through the subdivision process. So this is addressed in the Covenants, and the Board would not be responsible for refunding past assessments collected.

Scott Stomierowski asks Regina if there are any legal documents outlining that Tenancy in Common should be treated like a subdivision. Regina explains that there are no legal documents showing this, but when the Covenants were being created it was explained that legal tenancies were grandfathered in as subdivisions.

Nancy (power of attorney of the landowner) is seeking variance for a subdivision of this parcel to cover the care of her aunt (landowner) who is unable to do so due to her health. The landowner requesting the variance says in a written letter that the court is awaiting a letter from the GLA saying that the GLA has granted the variance, but it does not appear in the court order that the court is requesting this. Zane suggests that this may require legal counsel. Debbie explains that the GLA must follow what the court orders, so the GLA cannot, at this time, decide because the court has not made a final decision yet; it is pending a survey. If the court grants their partition, then the GLA will have to abide by that.

Zane asks if the PRC is willing to consider this case in advance of their planned monthly meeting to keep this moving in a swift manner. Zane discusses reaching out to their legal council to see where the court order is in the process. Leslie Everett recommends that the Board's council is in place to protect the Board and that they can call GLA legal counsel to discuss this matter. To protect the Board, it should be counsel to counsel so that our counsel can advise on this matter due to how complex this matter seems to be. Leslie continues to explain that the deed specifically says that this Tenancy in Common is required to follow the Covenants, it appears to her to be cut and dry, but because there are such strong differing opinions that it would be prudent for the Board to seek legal counsel.

Zane agrees that the only airtight path for the GLA is to engage the GLA counsel to ensure the path forward is correct. Zane explains that if the GLA granted the variance there is concern that it would continue to set the precedent for approval of Tenancy In Commons. In reality the tangible effect of it is nothing because these homes are already there and have been for a long time.

Alyssa has worked with the GLA since 2005, when it became the GLA in 1997, prior to that many church members went in together on parcels of land. They couldn't really subdivide because it wasn't really real estate because of the 55-year leases. Then when the GLA was formed, some people subdivided, but others stayed as Tenancy in Common. What Alyssa was taught as a new Board member back in the day (2005), that the GLA always honored the Tenancy in Common percentages as subdivisions. That it was pretty much a done deal, that those are established percentages that the GLA has to honor because it was already subdivided through Tenancy in Common. That was the general precedent in the past. Regina explains that this is always how it's been handled in the past. To change now would be completely contradictory to the past precedent.

Leslie is confused on how this variance would be granted; it is clearly outlined in our governing documents. Tenancy in Common is a clear and common type of legal ownership. It in no way grants subdivision. It is shared ownership of a common property. The Covenants clearly outlines Tenancy in common. The deed clearly states that the parcels must uphold the Covenants. The landowners signed these deeds. Voting and approving a variance would directly contradict the Covenants, which is the Board's fiduciary responsibility to uphold. Regina explains that the original Covenants that are on their deed did not have a lot size limit. She believes that the Covenants referenced on the deed are not the ones that were created in 1997. The deed says 1999, and the tenants all signed that deed.

**Walter rescinded the motion.**

**MOTION: Zane will ask Rasa what information she has been requested by the court in regards to what the GLA needs to provide with her case and report back to the Board.**

**All in Favor. Motion Carries.**

#### **f. Compliance**

**i. No update as the committee did not meet in April as there were no new issues brought to the Compliance Committee or GLA Board's attention**

#### **8. Fire safety update – Walter Wunsch / Byron Kassing / James Everett**

**i.** Walter, Byron and James have been boots on the ground and are learning more with the help of Lance. James and Byron met with the assistant fire chief and a few fire fighters. They started in NG in Golden Age Village. There is a 100 gallon tank and fire hydrants at GAV. The recommendations that the chief had is two fold: 1) Installing a cistern, preferably as far away from GAV as possible, to extend the range of area. The suggestion was around Capricorn and Aquarius. A landowner would have to volunteer to have these cisterns installed on their property. There would need to be a cistern tank. Lance offered his property for a cistern which is very close to Capricorn and Aquarius. Byron contacted Twisted Pine who has two used tanks that he has not seen yet, but that is one option. The fire department would be responsible for keeping it full. 2) Find out who is responsible for maintaining the hydrants. Does anybody maintain the fire hydrants? Does anybody check the flows, etc? The chief said in the past that when they have gone to test that there has been some pushback. They really need to find out who is responsible to move forward. Walter says it's the responsibility of the GAV and that Mitch Stukaloff at the GAV needs to be contacted.

**ii.** Then they went to SG. There is a cistern on Arcturus Dr. between Dry Creek and Leo. It's a 10,000 gallon tank. There is a lock on it so they have no idea if it has water. It's a fairly new looking lock. If they can get into it, then the fire department will check and fill it. Walter explains that the Yellowstone Ballot Company was the developer for those properties and may have the key to the lock. YBS has given permission to use the tanks. They can be called to ask to use it. Byron said they can also cut the lock off; it shouldn't be locked. It appears to be on their property, so it really shouldn't be cut but it's a registered Fire Department site so legally they can cut it. The next site is the pond at the end of Virgo. It's really not a pond right now; it would require a liner to be able to hold water. They looked at the site at Spec Tech. It's a 10,000 gallon tank that is completely full. They would like to do one more pond as far away from Spec Tech off Hercules, and they recommend putting a hydrant on it so it's more accessible.

**iii.** In general the accessibility of the fire trucks, the 3,000 gallon tanker cannot go off road, and they want to make sure they can have access to all these fire sites so they must be able to access it via the roads.

**iiii.** There may be a grant available through the Department of Natural Resource Conservation (DNRC) for a pond or a cistern. The fire chief said he was going to look into it. James explains that there may be some other grant funding available.

**iiii.** Byron recommends the most pressing things are to cut the lock of the locked tank in South and look into putting in a cistern on NG. Lance says that he has no problem donating his land for a cistern and he is near Aquarius and Capricorn. Contact for Rakela, Yellowstone Ballot Company 406-222-0430. Lind Kremer explains that there is a pond in South that once was for a fire site, but a landowner has diverted the water away from the pond and to his property to provide water for his animals. There would need to be some ditches dug, but it is a good spring that should be restored. Jewel said that she has a neighbor that may have a 10,000 tank, that may be willing to work with the community to use that as a fire site. Claire Anderson's property. Linda explains that it used to be a requirement with subdivisions to provide a fire site; there may be more fire sites that we are not aware of.

**NEXT STEPS: Alicia will send out an EBlast seeing if there are landowners with cisterns already willing to volunteer for fire sites.**

**9. Covenant 1.04 Request – SG 88A - Brockett**

i. Tim Brockett at SG 88A has sent a request to the Board to consider the removal of this parcel from the GLA, per Covenant 1.04. On the request he clarifies he wants to create a separate HOA for high South to better meet the needs of high South. Zane explains we can vote on this as is or we can consider conditions. Lance likes the idea with BIG conditions. Zane suggests inquiring if there are any other landowners if there are any other high South landowners that are interested in this. Two high South landowners are on the call that have not been contacted by Tim about a separate HOA and have no interest. Alicia asks that it be discussed in Closed Session before a vote is taken.

**MOTION: Alicia makes the motion to move this to Closed Session for further review with the condition that the final vote will be held in a public meeting.**

**All in Favor:** Alicia Roskind Dearing, Lance Rushmeyer, Steve Anderson, Debbie Newby, Zane Curry, Scott Stomierowski, Chris Farrar, Walter Wunsch, Jaylyn Jensen

**Absent:** James Timmer absent for vote due to leaving meeting early

**10. Final Landowner Comments.** Landowners thank the Board for a healthy transparent debate and allowing them opportunity to comment during the meeting.

**Lance makes the motion to adjourn to adjourn at 10:43 pm. Zane seconded.**

**Email Votes March 24 - April 29, 2026**

**Motion: Motion to approve March 24, 2026 BOD Meeting Minutes & Email Votes**

**Date(s):** May 1, 2026 - May 4, 2026

**Motion Made By:** Alicia Roskind Dearing

**Motion Seconded By:** Zane Curry

**Specific Actions Taken:**

Alicia will create a new Ooma digital phone service account and create a new number for the GLA.

**Discussion:**

**Action Director Count:** 12

**In Favor:** Zane Curry, James Timmer, Alicia Dearing, Lance Rushmeyer, Steve Anderson, Scott Stomierowski, Christine Farrar, Debbie Newby, Walter Wunsch, Jaylyn Jensen

**Not In Favor:**

**Abstain:**

**No Response:** Holly Gill, Tyson Wright

**Motion Count:** 10-0-0-2 (In favor / Not in Favor / Abstain / No Response)

**Motion Vote: Motion Passes.**

**Email voting is permitted via the Bylaws under Article VI. Section J.**

**J. Action Without a Meeting.** Any action required or permitted to be taken by the Board of Directors may be taken without a meeting if all members of the Board are contacted and a two-thirds majority of the Board members shall individually or collectively affirmatively consent in writing to the proposed action. Such written consent or consents shall include electronic communications and shall be filed with the Minutes of the proceedings of the Board. Such action by written consent shall have the same force and effect as a majority vote of the Directors. Any certificates or any other document filed by the officers under any provision of law which relates to action so taken shall state that the action was taken by two-thirds majority written consent of the Board without a meeting and that the Articles of Incorporation and Bylaws of this Association authorize the Directors to so act, and such statement shall be prima facie evidence of such authority.



Glastonbury Landowners Association | Board of Directors  
Meeting Agenda May 26, 2026

Please note landowner comments will be invited and encouraged at the following times:

- A) After the intentional Moment of Silence – on non-agenda items only (1-3 minute limit per presiding officer pre-determined length to be announced at the beginning of the meeting)
- B) After motions are made, seconded, and BOD discussion has concluded, but before a BOD vote is taken on Agenda items only (1-3 minute limit per presiding officer pre-determined length to be announced at the beginning of the meeting)
- C) At the conclusion of the meeting before Adjournment (1-3 minute limit per presiding officer pre-determined length to be announced at the beginning of the meeting)

1. Call to Order

2. Moment of Silence – With Intention

3. Landowner Comment – Non-Agenda Items

4. **Approval of Minutes** – April 2026 GLA Board Meeting minutes have been approved via email vote and are posted at <https://www.montanagla.org/board-minutes>

5. **Officer Reports**

- a. **President** – Zane Curry
- b. **Vice-President** – Lance Rushmeyer
- c. **Treasurer** – Debbie Newby
  - i. Year to-date accomplishments
- d. **Secretary** – Alicia RoskindDearing

6. **Ombudsmen Reports**

- a. North Glastonbury – Vacant
- b. South Glastonbury – Miriam Barker

7. **Committee Reports**

- a. Finance Committee
  - i. *April 2026 financial report – BOD vote*
  - ii. Open items being addressed per 5/18 FC meeting
  - iii. *PayPal status – BOD vote*
  - iv. *3yr payment plan option – BOD vote*
  - v. Collections
- b. **Roads**
  - i. Spring maintenance update
  - ii. *Proposed 2026 Road Policy – BOD vote*

- c. **Governing Docs**
    - i. Discuss 2026 Proposed Bylaw Revisions - Draft 2 - potential BOD vote
    - ii. Bylaw change suggestion – Article VI.a. – Equal representation NG/SG – potential BOD vote
  - d. **Election Committee**
    - i. Election Committee Chair confirmation
    - ii. ***New member – Jaylyn Jensen - BOD vote***
    - iii. 2026 Election process planning update
  - e. **Project Review**
    - i. ***Board vote on NG 12-B1 - Buford***
    - ii. ***Board vote on SG-73/74 - Angelis***
  - f. **Legal Committee**
    - i. Litigation incurred – Tempesta
    - ii. Slavenas update
  - g. **Community Property Committee**
    - i. Potential first meeting date
    - ii. ***New member – Jaime Rambo - BOD vote***
    - iii. ***New member – Alicia Dearing - BOD vote***
  - h. **Compliance**
    - i. No update as the committee did not meet in April as there were no new issues brought to the Compliance Committee or GLA Board's attention
8. Erica Stone SG 50-C request – waiver of lien fee (\$50) associated with past due account being cleared
  9. Community Meeting – June 2026 planning discussion
  10. Final Landowner Comments
  11. Adjournment

#### Upcoming Meetings:

June 2, 2026 – Road Committee – 6:00 P.M. MST

June 8, 2026 – Finance Committee – 6:00 P.M. MST

June 10, 2026 – Project Review Committee – 7:00 P.M. MST

June 23, 2026 – GLA Board of Directors Meeting – 6:30 P.M. MST

Please see GLA website at [www.montanagla.org](http://www.montanagla.org) for meeting details and agendas. Note that meeting times and venues are subject to change, and as such the GLA website at [www.montanagla.org](http://www.montanagla.org) will be the official record of where and when all meetings will be held.

#### Next GLA Board Meeting:

June 23, 2026 6PM MST

All GLA Board of Directors meetings will be conducted in accordance with the 05.18.2015 [Conduct of a Meeting Policy](#). This policy can be found on the GLA website ([www.montanagla.org](http://www.montanagla.org)) under Governance > Policies > Conduct of Meeting

# **Glastonbury Landowners Association I**

## **Board of Directors Meeting**

**Tuesday – May 26, 2026 – 6:30 PM**

**[Join Via Zoom](#) or Dial In**

**Call In: +1 720 707 2699 Meeting ID: 879 1933 7183 Password: 2023**

### **Call to Order (7:03pm)**

**1. Board Members Present** - Alicia Roskind Dearing, Lance Rushmeyer, Steve Anderson, Debbie Newby, Holly Gill, Zane Curry, Scott Stomieroski, Jaylyn Jensen, Walter Wunsch, Chris Farrar, Tyson Wright, James Timmer (left at 8:43pm)

**2. Landowners Present** - Ryan Kinports, James Everett, Leslie Everett, Jewel Wieczorek, Jack Sutton, Alyssa Allen, Ron Wartman, Regina Wunsch, Miriam Barker, Lisa Gaskin, Hailee Hall

### **3. Landowner Comment on Non-Agenda Items**

- a. Jewel Wieczorek suggests that we include a call for a NG ombudsman and a description of the position. Zane suggests that it be a standing call until the position is filled.

**4. Approval of Minutes – April 2026 GLA Board Meeting minutes have been approved via email vote and are posted at <https://www.montanagla.org/board-minutes>**

### **5. Officer Reports**

**a. President – Zane Curry.** Zane expresses gratitude for fellow Directors and Committee Chairs for their hard work and their intention for community building. The Finance Committee, especially Debbie and Chris, have worked very hard to gain traction with collections.

**b. Vice-President – Lance Rushmeyer.** No update.

#### **c. Treasurer – Debbie Newby**

**i. Year to-date accomplishments.** The assessments are coming pretty close to target. The Finance Committee has been working on cleaning up the Financial Reports. Two past due accounts in the top 20 have paid, so that is very good. Our cash position is good going into Spring Road Maintenance. The Finance Committee has been meeting monthly. Minutes are up-to-date on the [GLA website](#).

#### **d. Secretary – Alicia RoskindDearing**

**i.** The GLA now has their own official phone number. It is a very simple number, which she chose intentionally. The new number is 406-272-8338. It is a virtual number that goes straight to voicemail. The voicemails are then sent to the whole Board with the recording and transcript.

### **6. Ombudsmen Reports**

**a. North Glastonbury – Vacant**

**b. South Glastonbury – Miriam Barker**

### **7. Committee Reports**

**a. Finance Committee - Debbie Newby**

**i. April 2026 financial report – BOD vote.** Income YTD is \$90,517 with expenses of \$22,203, including \$2,077 bank interest income. The Collections Report shows we are at 83% of Land Assessments and 80% of Dwelling Assessments of invoiced assessments. No change in the Reserve Accounts.

**ii. Open items being addressed per 5/18 FC meeting.** The Fixed Assets on the Balance Sheet show Furniture and Equipment with a balance of \$918.99 which include an Apple computer and a Printer/Copier/Fax machine both acquired in 2015 and no longer in service. Both of those will be written off. The 402-Legal Fees income on the P & L Report of \$10.68 were the remaining reimbursement by a Landowner of legal fees billed to her in 2018. There are a few other questions the Committee discussed that are not yet fully resolved. They should be resolved by the end of May.

**MOTION: Zane makes the motion to approve the April 2026 Financial Reports. Lance seconded.**

**Discussion:** Steve Anderson inquires why we have started putting the potential appraised value to assets on the balance sheet. He feels that it is unnecessary and calls attention to our assets opening up for potential risk in the case of a lawsuit. He does not think they should be there, so if they stay on the Financial Reports, then he votes no. He rather see us sell a lifetime easement on it and make it worth less. He believes it belongs to everyone in the GLA, not an asset we can sell or leverage. Zane thinks it's a good point and a topic that should be discussed in a Community Property Committee. Steve proposes an amendment to the vote with approval pending the removal of the asset values from the Financial Reports. Jewel Wiczorek thanks Debbie for the excellent work she is doing as Treasurer. Jewel states that the decision to put the value assets on the Financial Reports proposed by Directors in 2024 in hopes to potentially get a loan down the road. She explains that it would also have to be taken up with the accountants as well. Leslie Everett feels that the associations should list its assets on the balance sheet, as that is common practice in these types of organizations. She believes the property appraisals are arbitrary because they were done by a random real estate agent chosen by the Directors at the time looking for good appraisal values. She believes a better practice would be tax values rather than market value. Market value is not a fair assessment of the value given the high threshold of landowner approval to actually sell that land.

**All in Favor:** Alicia Roskind Dearing, Lance Rushmeyer, Debbie Newby, Holly Gill, Zane Curry, Scott Stomieroski, James Timmer, Jaylyn Jensen, Walter Wunsch, Chris Farrar, Tyson Wright

**Not in Favor:** Steve Anderson

**Abstain:**

**Motion Carries.**

**iii. PayPal status – BOD vote.** Zane has obtained GLA ownership of that account. We were able to transfer that money out of the account into the checking account. The Committee voted to recommend the Board close the PayPal account for a few reasons 1) The PayPal requires a more complicated pay structure where the GLA has to pay these fees at the end of each year out of a separate account.. 2) Alicia explains that it has to be established under a personal name, unless we want to switch to a business account that requires higher fee schedules, which doesn't really make sense now that we have Sunwest Pay Portal. There are very few people even using PayPal. Most have transitioned to Sunwest payment portal. The Finance Committee is recommending closing the account altogether.

**MOTION: Zane makes the motion to close the PayPal account and clear out the funds, directing Landowners to use Sunwest pay portal or physical check. Debbie seconded.**

**Discussion:** Alicia will update the website and send out an Eblast with the website.

**All in Favor. Motion Carries.**

**iv. 3-yr payment plan option – BOD vote.** Debbie would like to extend a 3-year payment plan to past due accounts. Right now the GLA only offers 2-year payment plans and she feels it's not possible for some people with very high balances to pay in this time frame. She feels it is more likely that we recover the highest outstanding accounts by extending the payment plan for higher balances. 3-yr payment plans are not intended to be offered to lower balance accounts.

**MOTION: Debbie makes a motion that the GLA offer 3-year payment plan options to past due accounts.**  
**Alicia seconded.**

**Discussion:** Zane believes it's a good idea so we are more likely to recover more past due assessments. Chris wonders why we have to restrict it to a 3-year payment plan; can we just have the ability to adjust the payment plans to any length that is necessary for each landowner. This way it's not so limited. Zane suggests that it be extended to no more than 5 years pending Board approval. Debbie feels that we work the future assessments into the payment plan so that they do not fall behind in future assessments, so when the assessments change, the payment plans have to be revised. The longer they go on the longer that burden of adjusting comes up for future Boards. Zane suggests it be a case-by-case basis. It wouldn't be a common offering past the 3-year payment plan. It would have to be a true need and a large enough balance to make sense of such a long period of time. Debbie feels that the 3-year payment plan is sufficient to address what is needed at this time.

**All in Favor. Motion Carries.**

**v. Collections.** Two payment plans are in-progress now; one of those landowners is requesting a very small monthly payment. She has sent out two legal action warning letters to other landowners. There is yet another landowner that Debbie cannot locate. Both USPS Certified mail and FedEx home delivery carries have bounced. She is at a loss of how to locate this person. If anyone can offer help in that area she would appreciate it - it may be discussed with the collection attorney on how to best find someone like this.

## **b. Roads - Zane Curry**

**i. Spring maintenance update.** The Board approved the spending amount via an email vote. The Board approved a contract with High Country Excavation - Randy Traught - for all Spring Maintenance. ***In North Glastonbury the GLA BOD approved (via email vote) an amount not to exceed \$30,000 which is inclusive of road mix and mag chloride. In South Glastonbury, the GLA BOD approved (via email vote) an amount not to exceed \$65,000, which is inclusive of road mix and mag chloride.*** An amount not to exceed \$27,000 with Lyman Dust Control of Montana, was also approved via email vote. That work is slated to start Monday, June 1st. They will start in NG. SG work will begin after the completion of NG road maintenance. Zane will be driving around with Randy to identify the areas in NG that need new road mix and many thanks to Ryan Kinports and John Carp for identifying the areas that need this work through a detailed analysis. The mag chloride will not be applied until July. This could be an issue given that the road work is beginning in early June but will not receive mag chloride until July. Randy said he is happy to go back and regrade any areas that have degraded between June maintenance and mag chloride application. Mag chloride goes down after grading but before rolling, so if it's needed, then there will be a regrade before the mag chloride and then re-roll after mag chloride. NG is expected to take 3 - 5 days. SG is expected to be 10 days. It will be mainly Arcturus and Hercules to Polaris and Scorpio that receive the road maintenance in South Glastonbury. Scott believes that the issue will be if it gets wet that there are so many areas that don't have road mix that it will just be a mud pit. He explains that we just have to hope for the best. Zane explains that there is a substantial amount of road mix being added relative to recent years, so he hopes that will help keep the mud issues at bay. Zane explains that he is going to call for landowner

donations to help with more road mix. Walter and Regina Wunsch have already offered to donate 10 loads of road mix. An Eblast will be sent out requesting further donations. Zane explains that this is part of a long-term goal so that secondary and tertiary roads will also get more attention.

**ii . Proposed 2026 Road Policy – BOD vote.** Zane had not sent this out until the morning of this meeting, May 26. Scott Stomierowski drafted the 2026 Road Policy. At a previous meeting, the Board voted to revert the Road Policy back to the 2008 Road Policy with the expectation that the GLA send out 2008, 2025, and proposed 2026 Road Policy for 30-day landowner comment, so that the Road Policy has proper input from landowners. Scott explains that there was a lively discussion at the Road Committee about the proposed 2026 Road Policy, but he feels he tried to merge the most popular best practices that we have had over the years. Tyson would like to see more focus on road safety. He feels it should better define primary, secondary, tertiary roads. He felt 2025 had done a good job of defining this, and he would like to see more of that in this proposed 2026 Road Policy. If the Board would approve this, it would just be approval for it to go out for a 30-day landowner review, not to actually approve changes at this time. Debbie sees that the proposed 2026 Road Policy is prioritizing ditches and culverts over managing washboards and adding road mix, which she feels does not make sense. Zane explains that it's going to really come down to what is needed at the time these matters arise. The Road Committee and vested volunteers will be responsible for accurately addressing these prioritizations at the time. Scott would be fine changing it to make priorities 1-4 all the same priority levels that would be addressed at the time of which one is prioritized, given what is needed. Holly is called on but did not respond. The Board is unsure if she is actually at the meeting at this time due to no response. Allysa Allen inquires about possibly adding crowns to the roads so the ditches and culverts do not need as much work. Zane explains that it's the Road Committee's intention to address this down the road. Zane explains that this necessary road improvement is part of the process being implemented with road maintenance work this spring, and that it will take several years to properly restore crowns as we are very short gravel on most all roads.

#### **MOTION:**

**All in Favor:** Lance Rushmeyer, Debbie Newby, Zane Curry, Scott Stomierowski, James Timmer, Jaylyn Jensen, Walter Wunsch, Chris Farrar

**Not in Favor:** Steve Anderson, Holly Gill, Tyson Wright

**Abstain:** Alicia Roskind Dearing

**Motion Carries.**

#### **c. Governing Docs - Alicia Roskind Dearing**

**i. Discuss 2026 Proposed Bylaw Revisions - Draft 2 - potential BOD vote.** Alicia explains that the Governing Docs Committee has made the recommendation to the Board that they send out the 2026 Proposed Bylaw Revisions - Draft 2 - for 30-day landowner review. She explains that there are two paths, either we send it to legal counsel for review and then out for 30-day landowner review and then back to legal should there be edits, or the GLA send it out for 30-day landowner review with a note about possible verbiage changes due to legal review in the future and then send to legal after the 30-day review process commences. This process would save the GLA considerable expense of having to send it for legal review twice. The committee will be sure to include an explanation with a 30-day landowner review packet that some of the verbiage could change slightly after legal review.

**ii. Bylaw change suggestion – Article VI.a. – Equal representation NG/SG – potential BOD vote.** The Committee was unable to address Equal Representation due to the last minute nature of the suggested revisions, so they suggest it be taken up and revised at the Board level. Debbie, Alicia and Regina

Wunsch have worked on a version that she sent to the Board. Debbie requests the current Page 5 listed in the 2026 Proposed Bylaw change document for Article VI.A be replaced with the revised version submitted to the Board.

**MOTION: Alicia makes the motion to send out the 2026 Proposed Bylaw Revisions, in addition to Debbie's most recent version of the Equal Representation to send out for 30-day landowner review. Walter seconded.**

**All in Favor:** Lance Rushmeyer, Debbie Newby, Zane Curry, Scott Stomieroski, James Timmer, Jaylyn Jensen, Walter Wunsch

**Not in Favor:** Steve Anderson, Holly Gill

**Abstain:** Chris Farrar

**Motion Carries.**

**d. Election Committee - Zane Curry**

**i. Election Committee Chair confirmation.** No one stepped up to be the Election Committee chair, so Zane stepped up. Zane is now the Committee chair.

**ii . New member – Jaylyn Jensen - BOD vote.** The Committee unanimously approved Jaylyn Jensen to the Election Committee and is recommending approving her as a committee member.

**MOTION: Zane makes the motion to approve Jaysen Jensen to the Election Committee. Walter seconded.**

**All in Favor:** Alicia Roskind Dearing, Lance Rushmeyer, Steve Anderson, Debbie Newby, Zane Curry, Scott Stomieroski, James Timmer, Jaylyn Jensen, Walter Wunsch, Chris Farrar, Steve Anderson

**Not in Favor:**

**Abstain:** Jaylyn Jensen, Tyson Wright, Holly Gill

**iii. 2026 Election process planning update. June 7th at 4pm MST and, if necessary, an additional meeting on June 15th at 7pm. *The Election Committee met and discussed the process, necessary documents, and implementation strategy for the 2026 Election. Documents and a timeline for the 2026 Election are intended to be finalized and voted on at the June 7 Election Committee meeting.***

November 17th is when we are going to move the BOD Meeting. The current date is Thanksgiving week, which does not work for Zane. November 21st holding an Annual Meeting introducing new Directors. The new Board would be seated at the end of the December 8th Board meeting rather than the beginning, and set a tentative date as December 15th for the new Board to meet. It would be up to the new Board to choose to move forward with this date, but at least it would be on the calendar. The timing to announce an upcoming election every two weeks via Eblast. Once the ballots go out it would be a weekly Eblast with reminders to vote. The idea would be separate communications related to the Election: The Eblast would only be for Election materials and separate Eblasts for all other GLA communications.

**e. Project Review - Ryan Kinsports**

**i . Board vote on NG 12-B1 - Buford.** Ryan believes this is pretty simple overall. The application is for a residence, accessory structure (garage), a guest home, well, septic and driveway. The Committee is recommending that the Board approve it. Ryan explains that the submission was very thorough. One of the most thorough the Committee has seen thus far. Debbie explains that no fees have been submitted so far, so it's not appropriate to approve it until all the fees have been properly submitted. She did appreciate the thoroughness of the application. Paul Buford sent an email on May 26th saying he will be paying the fees promptly. Debbie suggests that if we approve it in this order, then the website and forms should also be modified that indicate "Once the invoice is paid in full your application will be reviewed ". Ryan suggests that it be approved with the caveat that it only be approved pending the fees being paid in full.

**MOTION: Zane makes the motion to conditionally approve NG 12-B1 - Buford Application with the payment of the proper fee schedule attached to the project. Steve seconded.**

**In Favor:** Alicia Roskind Dearing, Lance Rushmeyer, Steve Anderson, Holly Gill, Zane Curry, Scott Stomieroski, James Timmer, Jaylyn Jensen, Walter Wunsch, Chris Farrar, Tyson Wright, Steve Anderson

**Not in Favor:** Debbie Newby

**ii . Board vote on SG-73 / 74 - Angelis.** This is an application for a boundary adjustment. Ryan went up and looked at it. Ryan's main concern is that when the lots are split, would it encroach on the view shed of either lot. He found that it would not. The lot sizes are within the appropriate limitations.

**MOTION: Zane makes the motion to approve SG-73 / 74 - Angelis. Steve seconded.**

**All in Favor. Motion Carries.**

**f. Legal Committee - Zane Curry**

**i. Litigation incurred – Tempesta.** Zane explains that this was requested to be put on the agenda by a fellow Director. He cannot speak to the actual litigation. This case is in relation to a long standing past due account. There is active litigation with this parcel. This will be further discussed with Directors in a Closed Session on June 3rd.

**ii. Slavenas update.** The landowner in question is aware of the situation. There is no active litigation in relation to the GLA. Slavenas are now understanding and aware that we need something from the courts dictating a final partition decree. There has been no communication with our counsel or theirs, just with the landowner themselves. The GLA is now awaiting communication from the courts directly on how they ruled and the GLA will move forward once that occurs. Debbie is inquiring about the status of the variance application. Zane explains that the landowner is aware that there can be no movement on this at this time. The variance request is currently on pause until further communication from the courts. Debbie wonders if we should return her check for the application fee; Zane explains that it may not make sense at this time should the application proceed. Leslie Everett wonders since this is now listed in Legal, does that mean that it will only be discussed in Closed Session. Zane explains that it would only be held in Closed Session were there to be active litigation with the GLA as a named party. This is not the case at this time.

**g. Community Property Committee - Alicia Roskind Dearing**

**i. Potential first meeting date. Tentatively set for June 4th at 6:30pm.** Potentially sooner. Alicia will reach out via email within the next 12 hours to set-up a meeting. She may be available this Saturday, May 30th, to meet in person as well.

**ii. New member – Jaime Rambo - BOD vote**

**MOTION: Alicia makes the motion to approve Jaime Rambo to the Community Property Committee. Zane seconded.**

**All in Favor. Motion Carries.**

**iii. New member – Alicia Dearing - BOD vote**

**MOTION: Zane makes the motion to approve Alicia Roskind Dearing to the Community Property Committee. Debbie seconded.**

**In Favor:** Alicia Roskind Dearing, Lance Rushmeyer, Steve Anderson, Holly Gill, Zane Curry, Scott Stomierowski, James Timmer, Jaylyn Jensen, Walter Wunsch, Chris Farrar, Tyson Wright, Steve Anderson

**Abstain:** Alicia Roskind Dearing

**Motion Carries.**

iiii. Jack Sutton noted that a number of shingles are on the ground around the building on the fields. Jack would like to start the sprinkler system. All agreed he should go ahead and start the sprinklers.

#### **h. Compliance**

**i. No update as the committee did not meet in April as there were no new issues brought to the Compliance Committee or GLA Board's attention**

**8. Erica Stone SG 50-C request – waiver of lien fee (\$50) associated with past due account being cleared.** In March Debbie reached out to Erica via phone. April 1 Erica received a 30-day lien notice because at that time there was no lien on her property. A 10-day lien warning was received by Erica on April 30. Got no response. The lien was filed on May 19th. Both joint landowners received a lien notice. On Friday, May 22nd, after receiving the lien notice, Erica called Zane and said she has been sending voicemails and emails to the GLA with no response. By noon of that Friday, the entire past due amount that Zane could see was paid. Zane explained that there may be other fees related to a lien. Erica understood that. Debbie was notified that a payment had been made. Debbie let Erica know that \$50 was still owed due to the lien filing fees. Zane explained that if you want the lien removed immediately, then pay the \$50, or she could request that it be forgiven by the Board. That is what is being proposed now, that the Board consider forgiving the lien fee of \$50. Debbie feels that she should have been aware that there were fees associated with the lien filing, which was stated in the 10-day lien warning letter. Debbie explains that she did her due diligence before filing the lien and gave her plenty of notice to bring to her attention. The GLA had to pay this fee out of their funds, so if Erica does not pay it, then technically every landowner is paying for the forgiveness of this fee.

**MOTION: Zane makes the motion to approve the forgiveness of Erica Stone's lien fees. Steve seconded.**

**Discussion:** Alicia and Jaylyn express that Debbie followed the proper protocol and it shouldn't be the Board / Landowner's responsibility to cover the fees paid the lien.

**In Favor:** Steve Anderson, Holly Gill, Zane Curry, Walter Wunsch, Tyson Wright

**Not In Favor:** Debbie Newby, Jaylyn Jensen, Alicia Dearing, Lance Rushmeyer, Chris Farrar, Jim Timmer, Scott Stomierowski

**Motion Fails.**

**9. Community Meeting** – Proposed in-person community meeting for June. No consensus. Zane will throw out four options via email to the Directors. To be determined at this time.

#### **10. Final Landowner Comments**

#### **11. Adjournment**

**MOTION: Lance motions to adjourn the meeting. Scott seconded. All in Favor. Meeting adjourned at 9:03pm**

**Email Votes April 29, 2026 - May 26, 2026**

**Motion:** Motion to approve Ooma phone service and new phone number for up to \$35 per month.

**Date(s):** May 1, 2026 - May 4, 2026

**Motion Made By:** Alicia Roskind Dearing

**Motion Seconded By:** Zane Curry

**Specific Actions Taken:**

Alicia will create a new Ooma digital phone service account and create a new number for the GLA.

**Discussion:**

**Action Director Count:** 12

**In Favor:** Zane Curry, James Timmer, Alicia Dearing, Lance Rushmeyer, Steve Anderson, Scott Stomierowski, Christine Farrar, Debbie Newby, Walter Wunsch, Jaylyn Jensen

**Not In Favor:**

**Abstain:**

**No Response:** Holly Gill, Tyson Wright

**Motion Count:** 10-0-0-2 (In favor / Not in Favor / Abstain / No Response)

**Motion Vote:** Motion Passes.

**Motion:** Motion to approve the following 3 items for Spring 2026 Road Maintenance.

1. The Road Committee recommends that the BOD approve a maximum spending threshold for Spring 2026 maintenance in NG of \$30K
2. The Road Committee recommends that the BOD approve a maximum spending threshold for Spring 2026 maintenance in SG of \$65K
3. The Road Committee recommends that the BOD approve a contractual relationship with Lyman Dust Control (mag chloride application) with an amount not to exceed \$27K. Please note this amount is included in the total spend for NG and SG noted above in items 1 and 2.

**Date(s):** May 5, 2026 - May 8, 2026

**Motion Made By:** Zane Curry

**Motion Seconded By:** Debbie Newby

**Specific Actions Taken:**

Zane will engage road contractors to begin Spring 2026 maintenance.

**Discussion:**

**Action Director Count:** 12

**In Favor:** Zane Curry, James Timmer, Alicia Dearing, Lance Rushmeyer, Scott Stomierowski, Christine Farrar, Debbie Newby, Walter Wunsch, Jaylyn Jensen

**Not In Favor:**

**Abstain:**

**No Response:** Holly Gill, Tyson Wright, Steve Anderson

**Motion Count:** 9-0-0-3 (In favor / Not in Favor / Abstain / No Response)

**Motion Vote:** Motion Passes.

**Motion:** Motion to approve the April 29, 2026 BOD Meeting Minutes & Email Votes.

**Date(s):** May 14, 2026 - May 17, 2026

**Motion Made By:** Alicia Roskind Dearing

**Motion Seconded By:** Chris Farrar

**Specific Actions Taken:**

Alicia will post approved minutes to the GLA website.

**Discussion:**

**Action Director Count:** 12

**In Favor:** Zane Curry, James Timmer, Alicia Dearing, Lance Rushmeyer, Scott Stomierowski, Christine Farrar, Debbie Newby, Walter Wunsch, Jaylyn Jensen, Steve Anderson

**Not In Favor:**

**Abstain:** Tyson Wright

**No Response:** Holly Gill

**Motion Count:** 10-0-1-1 (In favor / Not in Favor / Abstain / No Response)

**Motion Vote:** Motion Passes.

**Email voting is permitted via the Bylaws under Article VI. Section J.**

**J. Action Without a Meeting.** Any action required or permitted to be taken by the Board of Directors may be taken without a meeting if all members of the Board are contacted and a two-thirds majority of the Board members shall individually or collectively affirmatively consent in writing to the proposed action. Such written consent or consents shall include electronic communications and shall be filed with the Minutes of the proceedings of the Board. Such action by written consent shall have the same force and effect as a majority vote of the Directors. Any certificates or any other document filed by the officers under any provision of law which relates to action so taken shall state that the action was taken by two-thirds majority written consent of the Board without a meeting and that the Articles of Incorporation and Bylaws of this Association authorize the Directors to so act, and such statement shall be prima facie evidence of such authority.





**Glastonbury Landowners Association | Board of Directors  
Meeting Agenda June 23, 2026**

**Please note landowner comments will be invited and encouraged at the following times:**

- A) After the intentional Moment of Silence – on non-agenda items only (1-3 minute limit per presiding officer pre-determined length to be announced at the beginning of the meeting)**
- B) After motions are made, seconded, and BOD discussion has concluded, but before a BOD vote is taken on Agenda items only (1-3 minute limit per presiding officer pre-determined length to be announced at the beginning of the meeting)**
- C) At the conclusion of the meeting before Adjournment (1-3 minute limit per presiding officer pre-determined length to be announced at the beginning of the meeting)**

**1. Call to Order**

**2. Moment of Silence – With Intention**

**3. Landowner Comment – Non-Agenda Items**

**4. Approval of Minutes** – May 2026 GLA Board Meeting minutes have been approved via email vote and are posted at <https://www.montanagla.org/board-minutes>

**5. Officer Reports**

- a. President – Zane Curry
- b. Vice-President – Lance Rushmeyer
- c. Treasurer – Debbie Newby
  - i. **May 2026 Financial report – BOD Vote**
  - ii. Reminder on property transfer fee - \$250 as of 2026 (instituted in 2025)
- d. Secretary – Alicia Roskind-Dearing

**6. Ombudsmen Reports**

- a. North Glastonbury – Vacant
- b. South Glastonbury – Miriam Barker

**7. Committee Reports**

- a. Finance Committee
  - i. Lien update procedure
  - ii. **GLA collections procedure revisions – BOD vote**
  - iii. Collections status
  - iv. July 3<sup>rd</sup> quarter assessments – statements/billing
- b. Roads
  - i. Spring maintenance update
  - ii. Mag chloride application update

- iii. Road maintenance donations – Spring 2026 Actual – Fall 2026 plans
- iv. Stranded maintenance equipment NG – update

**c. Governing Docs**

- i. ***Committee recommendation on Equal Representation – potential BOD vote***
- ii. ***Committee recommendation on new verbiage under D.Bylaw revisions Election Process – potential board vote***
- iii. ***Committee recommendation on new verbiage under D. section 6. Bylaw revisions Election Process – potential board vote***
- iv. ***BOD consideration of compliance process language in Bylaw revisions – BOD vote***
- v. ***Full Bylaw revisions out for 30-day review – BOD vote***
- vi. Governing documents timeline update

**d. Election Committee**

- i. ***Committee recommendation 2026 Nomination Packet – BOD Vote***
- ii. 2026 Election timeline update
- iii. 2026 Election process next steps

**e. Project Review**

- i. ***Board vote on SG-73/74 – Angelis- Final Project approval***
- ii. ***New member – Charlotte Mitzi – BOD vote***

**f. Legal Committee**

- i. Legal expenses year-to-date
- ii. ***New member – Jaylyn Jensen – BOD vote***

**g. Community Property Committee**

- i. Soccer field and parking lot mowing update
- ii. Roofing update at soccer fields
- iii. Combining Community Property Committee Picnic/BBQ with in-person BOD gathering
- iv. Upcoming Community Property Committee plans
- v. ***New member – Charlotte Mitzi – BOD vote***

**8. Final Landowner Comments**

**9. Adjournment**

**Upcoming Meetings:**

July 7, 2026 – Road Committee - 6:00 P.M. MST

July 13, 2026 – Finance Committee – 6:00 P.M. MST

July 15, 2026 – Project Review Committee 7:00 P.M. MST

Please see GLA website at [www.montanagla.org](http://www.montanagla.org) for meeting details and agendas. Note that meeting times and venues are subject to change, and as such the GLA website at [www.montanagla.org](http://www.montanagla.org) will be the official record of where and when all meetings will be held.

**Next GLA Board Meeting:**

July 28, 2026 6:30 PM MST

All GLA Board of Directors meetings will be conducted in accordance with the 05.18.2015 [Conduct of a Meeting Policy](#). This policy can be found on the GLA website ([www.montanagla.org](http://www.montanagla.org)) under Governance > Policies > Conduct of Meeting

**Glastonbury Landowners Association |  
Board of Directors Meeting**

**Tuesday – June 23, 2026 – 6:30 PM**

**[Join Via Zoom](#) or Dial In**

**Call In: +1 720 707 2699 Meeting ID: 879 1933 7183 Password: 2023**

**Call to Order (6:32pm)**

**1. Board Members Present** - Alicia Roskind Dearing, Steve Anderson, Debbie Newby, Zane Curry, Jaylyn Jensen, Walter Wunsch, Tyson Wright, Chris Farrar, Holly Gill (joined at 9:18pm), James Timmer

**Absent with Notice:** Scott Stomieroski, Lance Rushmeyer

**Absent without Notice:**

**2. Landowners Present** - Ryan Kinports, James Everett, Leslie Everett, Jack Sutton, Miriam Barker

**3. Landowner Comment on Non-Agenda Items**

- a. Ryan Kinports inquired about who was helicopter spraying for weeds. Walter explains that something like this should be approved by the Board.

**NEXT STEPS:** Alicia will send out an Eblast asking for the landowners that did this to come forward for discussion.

**4. Approval of Minutes** – June 2026 GLA Board Meeting minutes have been approved via email vote and are posted at <https://www.montanagla.org/board-minutes>

**5. Officer Reports**

a. **President – Zane Curry.** Zane is really grateful for his fellow Election Committee members coming together to work on what he believes will be a highly efficient and effective 2026 Election cycle. Some landowners have reached out in the past few months, some good and some not-so-good, but he's grateful for all communication.

b. **Vice-President – Lance Rushmeyer.** Lance is absent. No update.

c. **Treasurer** – May's YTD Income is \$101,544 with expenses of \$24,438. Net Income of \$78,237 including bank interest income of \$2,803. Collection is at 91% of budgeted assessment fees with Land assessments at 86% of invoiced and Dwelling at 84% of invoiced amounts. Construction Bond holdings increased by ~\$8K. Net accounts receivable as shown on the Customer Balance Summary is down to \$57,145 from \$61,186 last month. The Paypal Account has been closed. Reminder there is now a \$250 property transfer fee instituted in 2025.

**MOTION:** Zane makes the motion to approve the May 2026 Financial Reports. Walter seconded.

**Discussion:** Steve will not vote to approve any future Financial Reports while the property values are still listed on the Financials.

**In Favor:** Alicia Roskind Dearing, Debbie Newby, Zane Curry, Jaylyn Jensen, Walter Wunsch, Tyson Wright, Chris Farrar

**Not in Favor:** Steve Anderson

**d. Secretary – Alicia Roskind Dearing**

i. Non-priority items, like the minutes, have taken longer than she would like due to an overloaded schedule. She was just able to get the Conflict of Interest and Code of Conduct out for Directors to sign via Docusign.

ii. Alicia has uploaded the Road Policies for a 30-day landowner review. Those are currently up on the website that can be found at <https://www.montanagla.org/road-committee>. Scroll to the bottom of the Road Committee page to find all three policies for review.

**6. Ombudsmen Reports**

a. **North Glastonbury – Vacant**

**b. South Glastonbury – Miriam Barker**

**7. Committee Reports**

**a. Finance Committee - Debbie Newby**

**i. Lien update procedure.** In the past, new, additional liens have been put into place, rather than updating alien. Some accounts have 2-4 liens filed. Our counsel has urged against multiple liens rather than updating the current lien. GLA used to charge a \$100 fee for an updated lien, but that process to update the Lien now requires an attorney so Debbie is proposing modifying the Collections Procedure so state attorney fees will be charged to the Landowner for update of the Lien. Collection Procedure can be found under [Policies](#) on the GLA website or click [here](#) to go straight to the Collection Procedure. Zane explains that by engaging counsel to file the liens, it would provide a 3rd party with evidence of these liens filed. This would also help to prevent any issues from one Board to the next receiving the lien information.

**MOTION: Debbie makes the motion to approve the GLA collections procedure revisions. Zane seconded.**

**All in Favor. Motion Carries.**

**iii. Collections status.** Debbie explains that of the top of 18-20 largest, long-term outstanding balances, one has paid off their balance, one is in Legal, four demand letter requests have been given to counsel to be sent, four new payment plans and four more legal warning letters have been sent out. That leaves three to five landowners with no movement. Debbie and Chris have been working diligently to get these accounts current.

**iv. July 3<sup>rd</sup> quarter assessments – statements/billing.** On July 3<sup>rd</sup> Elena will generate 3Q statements that need to go out. Debbie and Regina will work together to print and stuff envelopes for the USPS mailings which will go out July 6, the first full business day after the holiday.

**b. Roads - Zane Curry**

**i. Spring maintenance update.** Randy is doing a great job on the Spring Maintenance. He has completed everything that he was assigned to do. Zane explains that Gemini Hill received new road mix and was graded up to the intersection of the two Casparis. Capricorn up to Venus, which needed a lot of work, has also been completed. All of the work in the South on Arcturus to the intersection of Sunshine Place and Hesperus, as well as Hercules to the intersection of Scorpio/Polaris also received new road mix and was graded. Additionally, Hercules problem areas in High South were addressed due to a donation from Byron Kassing. There were 52 load of gravel (at 28 yards per load) applied including 10 of which were donated by Walter and Regina Wunsch. The Road Committee did all they could up to this point. The constraints are budgetary, they can minimize these constraints through donations or raising assessments. Our current assessments have not kept up with inflation, so if we want to keep up with the road needs, assessments will have to increase.

**Landowner Comment on Spring Maintenance:** Jewel Weinzorek asks if roadside maintenance was part of Spring Maintenance. Zane explains that it is not. In South Glastonbury, Byron Kassing is offering to do it for the cost of fuel and any damages that arise due to mowing. Ryan points out a mud hole issue on Caspari Rd East. Zane will come out to check it out.

**ii. Mag chloride application update.** Mag Chloride will be applied in July. Prior to the mag chloride being applied, Randy will come out and regrade any roads that need it, at his own expense. He is doing this because he wants the Association and landowners to be pleased with the work he is doing.

**iii. Road maintenance donations – Spring 2026 Actual – Fall 2026 plans.** Zane explains the intention to seek donations for Fall 2026 with one of the key goals being a focus on lower traffic roads that specific landowners care deeply about. Jewel explains that if there are donations that these donations should not go towards our expenses. The landowner should pay the contractor directly, so to put them on our books as our expenses because we aren't actually making those payments, the landowners are covering them. Zane says that should be taken up in the Finance Committee. He also points out that if there are 15-20 landowners that want to donate, it could cause an issue to coordinate that many people with the contractor and be prohibitive due to the hassle of coordinating. Jewel says then it should be a reimbursement, not an expense.

**iv. Stranded maintenance equipment NG – update.** Some concerns were brought up about road maintenance equipment left by Steel Creek Construction, Rob McDonald. He has been having back issues and apologized. It was moved within the week of calling him.

**c. Governing Docs - Alicia Roskind Dearing**

**i. Committee recommendation on Equal Representation – potential BOD vote.** The Committee was not able to review the proposed language by Board member, Debbie Newby, prior to the last meeting. Upon further review by the Governing Docs Committee, they are recommending removing the approved revision language proposed in regard to Equal Representation or at least modify it. They feel the other revisions will be too restrictive to the Association and that the other 2026 proposed revisions, like the Governing Policies, will ensure that Directors fulfill their role fairly and equitably regardless of where they live. Debbie disagreed and believes that this was how the Bylaws should have been interpreted from the start and the Board is now clarifying that. No further action was taken to remove the proposed language from the 2026 Proposed Bylaw Revision Packet being sent for landowner review.

**ii. Committee recommendation on new verbiage under D.Bylaw revisions Election Process – potential board vote.** At the last Gov Docs meeting, the Committee voted to recommend to the Board to add a vote minimum be proposed in the 2026 Proposed Bylaw Revision Packet. This minimum would require landowners to get at least 5% of the votes cast in their respective area, North or South, to win a seat.

**MOTION: Debbie makes the motion to approve an addition of “2. Candidates must receive a minimum of 5% of the number of votes cast in North and South, respectively, to be elected as a Director.” to D. Election Process... to be added to the 2026 Proposed Bylaw Revisions. Alicia seconded.**

**In Favor:** Alicia Roskind Dearing, Debbie Newby, Zane Curry, Jaylyn Jensen, Walter Wunsch, Tyson Wright, Chris Farrar

**Not In Favor:** Steve Anderson, Holly Gill

**Motion Carries.**

**iii. Committee recommendation on new verbiage under D. section 6. Bylaw revisions Election Process – potential board vote.** Alicia explains that when the Board voted at the May meeting on including these Bylaw revisions in the 2026 30-day landowner comment period, there were two versions included. One proposed by the Committee and one proposed by Debbie Newby, Treasurer. We the Board voted, both versions were approved, so she is wondering if the Board wants to include both versions, or should just one go out for landowner review?

**MOTION: Alicia makes the motion to include the verbiage “the Board shall make a good faith effort in writing and by phone, or in person, to notify Members with nominal fees, interest, and / or assessment dues equaling \$5 or less, which may jeopardize their good standing to vote (Article V.F, Voting).”**

**In Favor:** Alicia Roskind Dearing, Steve Anderson, Debbie Newby, Zane Curry, Jaylyn Jensen, Walter Wunsch, Tyson Wright, Chris Farrar

**Not In Favor:** Holly Gill, Debbie Newby

**Motion Carries.**

**iv. BOD consideration of compliance process language in Bylaw revisions – BOD vote.** Jaylyn brought this forward to be reviewed by the Board. She wanted to ask the Board to reconsider #1 in the Proposed Complaints and Compliance Process being addressed in the 2026 Proposed Bylaw Revisions. She feels that number one should say “Complaints must be made by those directly impacted by the alleged complaint.” Holly states that we are all affected by Covenant and Master Plan violations, not just those directly impacted. Alicia states that although she doesn’t want a policing Board, if a Covenant or Master Plan violation is identified it is the Board’s responsibility

and duty to pursue those complaints.

**MOTION: Jaylyn makes the motion to amend the new Article XI #1. “Complaints must be filed by those landowners in the community that are affected visually or audibly by the affected area.” Walter seconded.**

**In Favor:** Jaylyn Jensen, Walter Wunsch

**Not In Favor:** Alicia Roskind Dearing, Steve Anderson, Debbie Newby, Zane Curry Tyson Wright, Chris Farrar, Holly Gill, Christine Farrar, James Timmer

**Motion Fails.**

**v. Full Bylaw revisions out for 30-day review – BOD vote.** As Alicia started to put together the 30-day revision package to be shipped it was looking at 5 or more double sided pages to be shipped which is the max that can be shipped via an online printer. To add 5+ additional pages to send out would be a considerable cost to the Association, and she couldn't find anywhere in the Bylaws where it says revisions must be sent by mail for 30-day landowner comment. She still wants to make sure a mailed notice occurs, so she is suggesting sending out a printed one page stating that the 30-day comment period has begun and how to view on the website, ideally on a separate colored piece of paper, with the Nomination Packets. This would save hundreds of dollars in printing.

**MOTION: Zane makes the motion that the 30-day revision packet be noticed via email that it will be on the website and a sheet will be included noticing that it is available on the website at [www.montanagla.org/bylawrevisions](http://www.montanagla.org/bylawrevisions)**  
**All in Favor. Motion Carries.**

**vi. Governing documents timeline update.** The 30-day landowner comment period will begin on July 1st when the Nomination Packets are sent out with notice of the 30-day revision period being posted on the website. An Eblast will also be sent out to notify landowners of the revision comment period. After that, the Committee will review landowner comment and work to incorporate landowner comment, where necessary. It will be brought back to the Board for approval and possible legal review. The 2026 Proposed Bylaw Revisions will be voted on by landowners during the general 2026 GLA Election. Any approved changes will not go into effect until the new Board is sat.

#### **d. Election Committee - Zane Curry**

**i. Committee recommendation 2026 Nomination Packet.** All Directors were sent the nomination packet that would be sent to landowners. This was shared via email. Many thanks to Jaylyn and Linda Kremer for getting this document ready. There was a 3.5 hour Committee meeting before this was presented to the Board.

**MOTION: Walter makes the motion to approve the recommended Nomination Packet to be sent on July 1. Alicia seconded.**

**All in Favor. Motion Carries.**

**ii. 2026 Election timeline update.** July 1st the Nomination Packet will be sent. September 15th proposed date for ballot shipped. The Committee is recommending a Dec 6th meeting where the Directors would be seated AT THE END of the meeting and officers would be filled also at the end of the meeting. Then, there would be a December 15th meeting scheduled as the first meeting of the incoming Board, but it's up to the new Board's discretion to keep this date or change the date for their first meeting. This would make it a smoother transition so that incoming Board members would have the opportunity to understand and observe the current Board, and then they can carry their role forward officially in the first meeting scheduled for December 15th. Jaylyn points out that this Election timeline is missing the Candidate Forum that she thinks should be included. Zane says that can be taken up at the next Election Meeting.

**iii. 2026 Election process next steps.** At the next Election Committee meeting, that still needs to be scheduled in the first half of July. They will create the ATS instructions.

#### **e. Project Review - Ryan Kinsports**

**i. Board vote on SG-73/74 – Angelis- Final Project approval.** This is for the final application for a new house, septic, and driveway. The PRC inspected it in person. Jack, Walter, and James Everett inspected this property.

**MOTION: Walter makes the motion to approve SG-73/74 – Angelis- Final Project Application. Steve seconded.**

**All in Favor. Motion Carries.**

**ii. New member – Charlotte Mitzi – BOD vote.** Ryan explains that Charlotte would like to join the Committee. Ryan does not know her, so he has no comment. This was not taken up by the Committee.

**MOTION: Walter makes the motion not to approve Charlotte Mitzi to the Committee. Steve seconded. Discussion:** Jewel asks if she has attended any Committee meetings. Ryan explains that she has only been to one that he knows of. Alicia thinks there may have been confusion about which committee she was wanting to join. She thinks that she actually wanted to be on the Community Property Committee, not the PRC. James explains that at the last PRC meeting that she asked about the Soccer Fields, confirming that likely meant to join the Community Property Committee, not Project Review. Charlotte has had issues in the past while serving on the Board. She accidentally took money out of the Board's accounts thinking that it was her own. The issue was resolved, but there are misgivings around this situation. Zane does not feel that committees should have even numbers of members because it can cause gridlocked votes, so due to that, he will vote in favor of not approving.

**In Favor:** Steve Anderson, Debbie Newby, Zane Curry, Jaylyn Jensen, Walter Wunsch, Tyson Wright, Chris Farrar, Holly Gill, Christine Farrar

**Not in Favor:**

**Abstain:** James Timmer, Alicia Roskind Dearing

**Motion Passes.**

#### **f. Legal Committee - Zane Curry**

**i. Legal expenses year-to-date.** Of the approximate \$5K spent so far for Legal expenses, approximately \$2.5K is in regard to an action filed by a landowner against the GLA, \$1,200 should be reallocated from general to incurred, and the balance is a combination of work pertaining to retaining GLA property and our collection efforts. The reason this is coming up is because Debbie feels that all landowners should be aware of how the Board is spending money for Legal, even if they cannot see exactly where those specific expenses are allotted.

**ii. New member – Jaylyn Jensen – BOD vote**

**MOTION: Walter makes the motion to accept Jaylyn Jensen to the Legal Committee. Zane seconded.**

**In Favor:** Alicia Roskind Dearing, Steve Anderson, Debbie Newby, Zane Curry, Walter Wunsch, Chris Farrar

**Not in Favor:** Holly Gill

**Abstain:** Tyson Wright, Steve Anderson, Jaylyn Jensen

**Motion Carries.**

#### **g. Community Property Committee - Alicia Roskind Dearing**

**i. Soccer field and parking lot mowing update.** Chris Brookhart volunteered to mow for the cost of the gas in June and August. Zane's son has volunteered to mow in July while Chris is out of town. Jack fixed the sprinklers so they will need regular mowing. Jack opened up one of the bathrooms. He goes by and checks to see if it needs to be cleaned. There is no toilet paper. So bring your own toilet paper.

**ii. Roofing update at soccer fields.** Ryan has offered to donate his stained metal roofing. He got it at Great Northern Metal. There is enough to cover one third of the roof of the soccer field house, so the GLA would have to cover the cost of the other two-thirds.

**iii. Combining Community Property Committee Picnic/BBQ with in-person BOD gathering.** Alicia is proposing in August that the Community Property Committee have a picnic in addition to an in-person BOD Gathering, like the one in April. It would start with about an hour of time to meet and chat with Board members and then go into a neighborhood picnic either at the soccer fields, weather dependent, or at Emigrant Hall. Alicia suggests we book Emigrant Hall regardless, just in case of weather. She will also watch out for shows at Old Saloon, should the event have to move to Emigrant Hall.

**iv. Upcoming Community Property Committee plans.** Alicia explains that the Committee would like to create a sign for the soccer fields, which had been proposed in the past. Zane is asking to have that ironed out in mid-July, then it could go along with the Road Committee.

**v. New member – Charlotte Mitzi – BOD vote**

**MOTION: Alicia makes the motion to approve Charlotte Mitzi to the Community Property Committee. Debbie seconded.**

**Discussion:** Holly explains that she personally witnessed Charlotte trying to go to the bank claiming that she was on the Committee to take funds out of a GLA account in 2025. The lawyer had to send a cease and desist letter to Charlotte to prevent it from going any further. Alicia was not aware of this.

**In Favor:**

**Not in Favor:** Alicia Roskind Dearing, Steve Anderson, Debbie Newby, Zane Curry, Jaylyn Jensen, Walter Wunsch, Tyson Wright, Chris Farrar, Holly Gill

**Motion Fails.**

### **8. Final Landowner Comments**

**i.** James Everett would like to bring to the Board's attention a perpetually absent Committee member. Zane feels that if the Committee feels that a member should be removed, then the Committee should vote on that, then the Committee should take that up.

**ii.** He would like to know more about the request from the landowner in the high, high South that wanted to secede from the Association. He was wondering if there's an update. Zane said expect an update at the July meeting.

**iii.** Jewel asked what is happening to the [glamontana.org](http://glamontana.org) site that is still being kept current by Tim Brockett. Zane explains that this cannot be discussed any further in the public forum.

**iv.** Jaylyn asks about how the Nomination Packet will be shipped. Zane has volunteered with his son to pack them. Jaylyn said Linda Kremer said she would help. Alicia will get a quote for it to be shipped by a service like Click2Mail. Alicia will begin an email thread between Jaylyn, Linda, Debbie, and herself to move the shipping process forward.

**9. Walter makes the motion adjourn at 9:18. Jaylyn seconded. All in Favor.**

### **Email Votes May 26 - June 23, 2026**

**Motion: Motion to approve the attached 3-Yr Payment Plan for Ann Marie Covington, SG 34-C, in the amount of \$2,146.80 with monthly payments of \$100.84, which conditionally waives (per the PP Agreement) all interest and penalties included in her current balance of \$3,593.23 as of 5/31/26.**

**Date(s):** June 6, 2026 - June 9, 2026

**Motion Made By:** Debbie Newby

**Motion Seconded By:** Zane Curry

### **Specific Actions Taken:**

Debbie Newby, Treasurer, will correspond with Covington to begin the payment plan that is approved above.

**Discussion:**

**Action Director Count:** 12

**In Favor:** Zane Curry, James Timmer, Alicia Dearing, Lance Rushmeyer, Christine Farrar, Debbie Newby, Walter Wunsch, Steve Anderson

**Not In Favor:**

**Abstain:** Scott Stomierowski, Tyson Wright, Jaylyn Jensen

**No Response:** Holly Gill

**Motion Count:** 8-0-3-1 (In favor / Not in Favor / Abstain / No Response)

**Motion Vote:** Motion Carries.

**Motion:** Motion to approve Chris Brookhart's gas expenses to mow the soccer field and parking area twice up to \$100.

**Motion: 1.** Motion to approve payment on the attached invoice number 299 (\$22,255.23) from High Country Excavation for Spring 2026 NG road maintenance from expense account 1035a and upon a second I vote yes. For reference the 2026 budget for 1035a (NG Gravel Road Maintenance) has allocated funds of \$36,050.00.

**2.** Motion to approve payment on the attached invoice number 300 (\$51,670.84) from High Country Excavation for Spring 2026 SG road maintenance from the following sources

A) expense account 1036a in the amount of \$42,670.84 (SG Gravel Road Maintenance) which has allocated funds of \$43,981.00

B) the full amount in the Donation Fund reserve account with a balance of \$9,000.00

**Date(s):** July 13, 2026 - July 16, 2026

**Motion Made By:** Zane Curry

**Motion Seconded By:** Alicia Roskind Dearing

**Specific Actions Taken:**

Debbie, Treasurer, will initiate payment of invoices to High Country Excavation.

**Discussion:**

**Action Director Count:** 12

**In Favor:** James Timmer, Alicia Dearing, Lance Rushmeyer, Christine Farrar, Debbie Newby, Jaylen Jensen, Zane Curry, Scott Stomierowski, Tyson wright

**Not In Favor:**

**Abstain:**

**No Response:** Holly Gill, Walter Wunsch, Steve Anderson

**Motion Count:** 9-0-0-3 (In favor / In Favor Late / Not in Favor / Abstain / No Response)

**Motion Vote:** Motion Passes.

**Date(s):** June 17, 2026 - June 20, 2026

**Motion Made By:** Alicia Roskind Dearing

**Motion Seconded By:** Zane Curry

**Specific Actions Taken:**

Alicia will coordinate with Chris and the Community Property Committee to arrange the dates for Chris to mow.

**Discussion:**

**Action Director Count:** 12

**In Favor:** Zane Curry, Steve, Anderson, Alicia Roskind Dearing, Christine Farrar, Debbie Newby, Walter Wunsch, Jaylyn Jensen, Scott Stomierowski

**Not In Favor:**

**Abstain:**

**No Response:** Holly Gill, Tyson Wright, James Timmer, Lance Rushmeyer

**Motion Count:** 8-0-0-4 (In favor / Not in Favor / Abstain / No Response)

**Motion Vote:** Motion Carries.

**Motion:** Motion to approve the May 26, 2026 BOD Meeting Minutes.

**Date(s):** June 17, 2026 - June 20, 2026

**Motion Made By:** Alicia Roskind Dearing

**Motion Seconded By:** Steve Anderson

**Specific Actions Taken:**

Alicia will upload minutes to the GLA website.

**Discussion:**

**Action Director Count:** 12

**In Favor:** Zane Curry, Steve, Anderson, Alicia Roskind Dearing, Christine Farrar, Debbie Newby, Jaylyn Jensen, Scott Stomierowski, Lance Rushmeyer, Walter Wunsch

**Not In Favor:**

**Abstain:**

**No Response:** Holly Gill, Tyson Wright, James Timmer

**Motion Count:** 9-0-0-3 (In favor / Not in Favor / Abstain / No Response)

**Motion Vote:** Motion Carries.

**Email voting is permitted via the Bylaws under Article VI. Section J.**

**J. Action Without a Meeting.** Any action required or permitted to be taken by the Board of Directors may be taken without a meeting if all members of the Board are contacted and a two-

two-thirds majority of the Board members shall individually or collectively affirmatively consent in writing to the proposed action. Such written consent or consents shall include electronic communications and shall be filed with the Minutes of the proceedings of the Board. Such action by written consent shall have the same force and effect as a majority vote of the Directors. Any certificates or any other document filed by the officers under any provision of law which relates to action so taken shall state that the action was taken by two-thirds majority written consent of the Board without a meeting and that the Articles of Incorporation and Bylaws of this Association authorize the Directors to so act, and such statement shall be prima facie evidence of such authority.



**Glastonbury Landowners Association | Board of Directors  
Meeting Agenda July 28, 2026**

**Please note landowner comments will be invited and encouraged at the following times:**

- A) After the intentional Moment of Silence – on non-agenda items only (1-3 minute limit per presiding officer pre-determined length to be announced at the beginning of the meeting)**
- B) After motions are made, seconded, and BOD discussion has concluded, but before a BOD vote is taken on Agenda items only (1-3 minute limit per presiding officer pre-determined length to be announced at the beginning of the meeting)**
- C) At the conclusion of the meeting before Adjournment (1-3 minute limit per presiding officer pre-determined length to be announced at the beginning of the meeting)**

**1. Call to Order**

**2. Moment of Silence – With Intention**

**3. Landowner Comment – Non-Agenda Items**

**4. Approval of Minutes** – June 2026 GLA Board Meeting minutes have been approved via email vote and are posted at <https://www.montanagla.org/board-minutes>

**5. Officer Reports**

- a. President – Zane Curry
- b. Vice-President – Lance Rushmeyer
- c. Treasurer – Debbie Newby
  - i. ***June 2026 Financial report (Distributed to BOD on 7/13/26) – BOD Vote***
  - ii. Spring Road Maintenance Invoices/Payments
- d. Secretary – Alicia Roskind-Dearing
  - i. Discuss potential GLA management software

**6. Ombudsmen Reports**

- a. North Glastonbury – Vacant
- b. South Glastonbury – Miriam Barker

**7. Committee Reports**

- a. Finance Committee
  - i. ***FC recommendation to allocate the following funds from 004 Savings Gen Op Acct:***
    - 1. \$30K to 016 Snow Removal Reserve Cash Fund – BOD Vote***
    - 2. \$15K to 014a NG Road Reserve Cash Fund – BOD Vote***
    - 3. \$15K to 014b SG Road Reserve Cash Fund – BOD Vote***
  - ii. ***FC recommendation for 2027 Quarterly Assessment Statements to be sent via email only, and \$5 service fee be removed for quarterly payments – BOD Vote***

- iii. FC recommendation: BOD spending motions specify the source of funds (account or fund) for payment of associated invoices
- iv. **Community Property Assets on Balance Sheet – BOD Vote**
  - 1. **Option 1: continue with market based value**
  - 2. **Option 2: change to tax assessed value**
  - 3. **Option 3: remove from the balance sheet**
- v. Collections Status
- b. Roads**
  - i. Lyman Dust Control Invoices – Mag Chloride
    - 1. **Approve invoice #2026745 – NG – from account 1035c in the amount of \$4,768.54 – BOD Vote**
    - 2. **Approve invoice #2026268 – SG – from 1036b in the amount of \$9,064.00 with the balance of \$12,230.16 from the SG Road Reserve Fund – BOD Vote**
  - ii. Spring maintenance wrap up report
  - iii. Road signs
  - iv. Mag chloride v. monthly touch up grading
  - v. **Road Policy (2026 Proposed, 2025, or 2008) – BOD Vote**
- c. Governing Docs**
  - i. Reminder on 30-day comment period expiry – Aug 1, 2026
  - ii. Next steps following 30-day comment period
- d. Election Committee**
  - i. Reminder on upcoming deadlines
  - ii. Current declared candidates
  - iii. Update on election instructions for ATS
- e. Project Review**
  - i. **Marino / Miles Leo Dr – Initial Well**
  - ii. **Spruance SG-95 – Family Conveyance**
  - iii. **Jones NG 51-C - Shed**
  - iv. **Rohe SG 76/77 – Road installation**
- f. Legal Committee**
  - i. Legal expenses year-to-date
- g. Community Property Committee**
  - i. Soccer field and parking lot mowing update
  - ii. Combining Community Property Committee Picnic/BBQ with in-person BOD gathering
- 8. Final Landowner Comments**
- 9. Closed Session – Legal Discussion**
- 10. Adjournment**

#### **Upcoming Meetings:**

August 3, 2026 – Governing Documents – 6:30 P.M. MST

August 4, 2026 – Road Committee - 6:00 P.M. MST

August 10, 2026 – Finance Committee – 6:00 P.M. MST

August 12, 2026 – Project Review Committee 7:00 P.M. MST

Please see GLA website at [www.montanagla.org](http://www.montanagla.org) for meeting details and agendas. Note that meeting times and venues are subject to change, and as such the GLA website at [www.montanagla.org](http://www.montanagla.org) will be the official record of where and when all meetings will be held.

**Next GLA Board Meeting:**

August 25, 2026 6:30 PM MST

All GLA Board of Directors meetings will be conducted in accordance with the 05.18.2015 [Conduct of a Meeting Policy](#). This policy can be found on the GLA website ([www.montanagla.org](http://www.montanagla.org)) under Governance > Policies > Conduct of Meeting

# **Glastonbury Landowners Association |**

## **Board of Directors Meeting**

**Tuesday – July 28, 2026 – 6:30 PM**

**[Join Via Zoom](#) or Dial In**

**Call In: 1-346-248-7799 Meeting ID: 619 079 2223 Passcode: 2023**

### **Call to Order (6:33pm)**

**1. Board Members Present** - Alicia Roskind Dearing, Steve Anderson, Debbie Newby, Zane Curry, Jaylyn Jensen, Walter Wunsch, Tyson Wright, Chris Farrar, James Timmer, Scott Stomieroski, Lance Rushmeyer, Holly Gill (absent at 9:29pm, back at 9:52pm)

**Absent with Notice:** Steve Anderson

**Absent without Notice:**

**2. Landowners Present** - Ryan Kinports, James Everett, Leslie Everett, Joseph Marino, Miriam Barker, Jack Sutton, Claudette Dirkers

### **3. Landowner Comment on Non-Agenda Items**

- a. Claudette is concerned about how there were no physical copies sent out of the Bylaw changes for the 30-day landowner comment period that did not have the internet. Alicia states that it was clearly outlined on the printed sheet that was included in the nomination packet. The sheet was the first piece of paper of the Nomination Packet and a separate color to stand out. It explained that if they do not have access to the internet to reach out to the Board and the Board would make sure they were able to get a physical copy of the 2026 Bylaw Revision packet for comment. No one has reached out.
- b. Leslie addresses that Bear Awareness Gardiner has expanded into Paradise Valley. Bear Awareness Gardiner is a hugely successful program in distributing bear-proof and wildlife-proof trash bins at no, or low cost to businesses and personal properties. Right now, at the Chico dump station there is information there that any landowner in GLA can request a bear-proof trash bin at no cost. It's provided by donations and grant funding from Bear Awareness. Leslie feels they are super high quality trash bins.

**NEXT STEPS: Alicia change the Zoom information on minutes, past and present**

**4. Approval of Minutes – June 2026 GLA Board Meeting minutes have been approved via email vote and are posted at <https://www.montanagla.org/board-minutes>**

### **5. Officer Reports**

**a. President – Zane Curry.** The Associations founding date per the Gov Docs is Sept 26, 1997. The initial charter is for 20-years, it has a 10-year evergreen roll renewal period. It means that in 2017, there should have been a vote on whether or not to carry the Covenants on in that 10-year time. Because it was not, it just rolled on and renewed. The next period is Sept 26, 2027 that this rollover date will occur. Zane intends to spearhead an effort to inform the community of its right to this option.

**b. Vice-President – Lance Rushmeyer.** No comment.

**c. Treasurer – Debbie Newby.** Reviewed the June Financial Reports that can be found on the website at <https://www.montanagla.org/financial-reports>

**Income YTD is \$103,980 with expenses of \$27, 653. Net Income is \$78,198 including bank interest YTD of \$3,543. Total assessments received are just under 93% of budgeted for the year; with 87% invoiced of land and 85% of invoiced on dwellings. Net Accounts Receivable is down to \$54,887 from \$57,145 last month (on Customer Balance Summary).**

**i. June 2026 Financial report (Distributed to BOD on 7/13/26) – BOD Vote**

**MOTION: Debbie makes the motion to approve the June 2026 Financial Reports. Walter seconded.**

**All in Favor. Motion Carries.**

**ii. Spring Road Maintenance Invoices/Payments.** High Country Excavation was paid for Spring Maintenance was \$22,255.23 for North Glastonbury paid out of account 1035A - NG Gravel Account and \$51,670.84 for South Glastonbury \$51,674.84 of that \$42,670.84 was paid out of the SG Gravel Fund 1036A and \$9,000 of Landowner donations. The total billed was \$73,926.07. Mag Chloride totaled at \$26,062.07. The mag chloride invoice has not been paid yet. Zane explains that there were .53 miles in South and 2.5 miles in North of mag chloride applied.

**d. Secretary – Alicia Roskind-Dearing**

**i. Discuss potential GLA management software.** Alicia explains that she thinks it would be wise to consider an HOA / LOA management system. She has a friend that has developed a comprehensive system that is meant for larger organizations, but he is willing to offer it to us for cost. She will send additional information to the Board to consider.

**6. Ombudsmen Reports**

**a. North Glastonbury – Vacant**

**b. South Glastonbury – Miriam Barker**

**7. Committee Reports**

**a. Finance Committee**

**i. FC recommendation to allocate the following funds from 004 Savings Gen Op Acct.** The Committee voted to recommend to the Board to allocate \$30,000 of 004 Savings Gen Operating Account to 016 Snow Removal Reserve Cash fund and to also allocate \$15,000 of 004 Savings Gen Operating Account to each of the road funds: \$15,000 into 014a NG Road Reserve Cash fund and \$15,000 to 014b SG Road Reserve Cash fund.

**1. \$30K to 016 Snow Removal Reserve Cash Fund – BOD Vote**

**MOTION: Debbie makes the motion to move \$30,000 from 004 operating account to 016 Snow Removal Reserve Fund. Walter seconded.**

**Discussion:** The GLA is making more interest at the Bank of the Rockies in the savings account than in the Sunwest CDs that have limited liquidity compared to the savings account. Jaylyn thinks that there may be even better interest rates with high liquidity accounts at her bank, so she will look into that to see if we can get better rates. Even though it will be allocated to the snow removal reserve fund, it will still be in the BOR general savings, just in an allocated account. Claudette asks about whether or not those funds can be allocated to snow funds because they were originally construction bonds. Debbie explains that the 2026 Board had previously voted to restore the Construction Bond funds and it has been done. That can be found in the minutes.

**All in Favor. Motion Carries.**

**2. \$15K to 014a NG Road Reserve Cash Fund.** The Committee voted to recommend to the Board to allocate \$15,000 now in the 004 general savings to 014a NG Road Reserve Cash Fund.

**MOTION: Debbie makes the motion to allocate 004 General Savings Operating Account to 014b to the NG Road Reserve Cash fund. Zane seconded.**

**All in Favor. Motion Carries.**

**3. \$15K to 014b SG Road Reserve Cash Fund.**

**MOTION: Debbie makes the motion to allocate 004 General Savings Operating Account 004 to the 014Bb SG Road Reserve Cash fund. Lance seconded.**

**All in Favor. Motion Carries.**

**ii. FC recommendation for 2027 Quarterly Assessment Statements to be sent via email only, and \$5 service fee be removed for quarterly payments.** Moving forward in 2027, the Committee is recommending that any quarterly statements only be available by email. This would reduce the expenses and time for each quarterly statement to be USPS mailed to landowners. Landowners can still pay quarterly, but they will only receive one physically mailed statement in Q1. After Q1, they would be responsible for keeping up with when to pay and how much, unless they opted to receive email statements. Landowners can still pay physical mail checks and online for quarterly statements. The 2026 Board would send out a piece of paper on a separate color sheet in the Q4 and Q1 2027 assessments notifying landowners of the change in 2027 and give them the opportunity to opt into quarterly emailed assessments. If in Q4 2027, someone has not paid their dues, possibly due to this change, the 2027 Board would be expected to confirm with them that they were aware of this change. The Committee recommends removing the \$5 quarterly fee because there would no longer be the need to process these with so much time and expense to the organization. It would simply be a button click for ATS to send these out. This would also help prevent people with built up fees at the end of Q4 associated with the \$5 quarterly fee.

**MOTION: Debbie makes the motion that in 2027 quarterly assessments for Q2, Q3, and Q4 be email assessment statements only and remove the \$5 fee. Walter seconded.**

**Discussion:** Zane wonders if the Board should move towards making people sign-up for quarterly payment so they understand the requirements of the quarterly assessments selection. Debbie feels that's a good idea to ensure we have proper emails for each person. Jaylyn asks if it would be sent via mail. Alicia explains that it definitely needs to go out via email and mail, and, ideally, some type of confirmation that it was received. Zane points out that it could be included in the nomination packet on a separate sheet of paper. Alicia thinks it could say something about them going online to sign-up to ensure they are aware of this. If a landowner still did not change, the Treasurer would have to address that as the year progresses. **This isn't to discourage quarterly assessment payments,** but just to streamline the system to save time and money for the organization. This would be only for quarterly assessments. Annual assessments full print outs will still be sent via physical mail, for landowners who have selected physical mail communication and by email for those who have designated email assessments already. Claudette feels that moving electronically could disillusion landowners that do not have good internet access. Zane explains that there is **zero** change to how anyone is allowed to pay (quarterly vs. yearly); the change is only to how the landowner receives statements. Landowners will still be able to pay quarterly, but they will only be given the option to receive the quarterly assessment statements via email.

**In Favor:** Alicia Roskind Dearing, Steve Anderson, Debbie Newby, Zane Curry, Jaylyn Jensen, Walter Wunsch, Tyson Wright, Chris Farrar, Scott Stomieroski, Lance Rushmeyer

**Not in Favor:**

**Abstain:** James Timmer

**\*Holly Gill did not respond when called upon twice. Holly is considered absent until she makes herself known again in the meeting.**

**Motion Carries.**

**iii. FC recommendation: BOD spending motions specify the source of funds (account or fund) for payment of associated invoices.** Zane notes that this is needed for all future motions and will help ensure that this protocol is done for all future meetings.

**iv. Community Property Assets on Balance Sheet.** There are 4 properties on our balance sheet: Quonset Hut Parcel is listed on our Balance Sheet at market value as \$324,000. The tax valuation is \$145,748. The Soccer Field's market value is listed on our Balance Sheet as \$740,000 with tax value at \$11,561. The Sagittarius Skyway Parcel is listed on our Balance Sheet at \$1.1 million and tax valued at \$3,901. Sagittarius Place Parcel is listed on our Balance Sheet as \$1.5 million and tax valued at \$31,911. This has been brought up because there are concerns about these large assets could encourage a lawsuit to try to get over valued properties when these properties are not actually worth that claimed Market Value. These Market Values came from one real estate agent evaluating the properties in 2024. Debbie explains that there are three options.

- 1. Option 1: continue with market based value**
- 2. Option 2: change to tax assessed value**
- 3. Option 3: remove from the balance sheet**

**MOTION: Zane makes the motion to record the community property assets at the tax assessed values for the financial statements rather than the market value, as they are currently stated. Lance seconded**

**Discussion:** Debbie feels they should not be removed altogether because we have expenses around these properties so to remove them without recognizing our financial expenses associated with them does not make sense when expensing. Claudette Dirkers explains that these were added at their market value so that the GLA could potentially qualify for a loan down the road to fund future road work, particularly in North Glastonbury. A few Directors point out that because these have been evaluated, the Board could use these for future loan applications without having to be listed regularly on financial reports that put the organization at risk. Leslie Everett points out that although these have been valued at this market price by a realtor, that it's not taking into account the high threshold of landowner support to actually sell these assets, so there is no realistic way to value these properties without knowing if they could actually be sold when the time came. Alyssa Allen is curious even if the GLA were to use this land as collateral for a loan, would it even be able to be usable collateral because even if the GLA defaulted, the loaner would not realistically be able to get that property from the organization legally without a landowner vote. She finds it odd that it's even considered to be used for collateral on a loan. Zane explains that at this time, there is no effort by the GLA to seek a loan. This is a hypothetical conversation. All that is being discussed now, is how to value this property on the balance sheet.

**In Favor:** Alicia Roskind Dearing, Steve Anderson, Debbie Newby, Zane Curry, Jaylyn Jensen, Walter Wunsch, Tyson Wright, Chris Farrar, James Timmer, Scott Stomieroski, Lance Rushmeyer, Holly Gill

**Not in Favor:**

**Abstain:** James Timmer

**Motion Carries.**

**v. Collections Status.** There are now 7 payment plans in place. These will be noted on the Customer Balance Summary report with asterisks. Not all of those were in June, so for the June financials it will have less than 7, but for July financials it will show 7 with asterisks. As of July, there is an 8th payment plan that is currently in default.

#### **b. Roads**

**i. Lyman Dust Control Invoices – Mag Chloride.** The original invoice did not have the split between North and South. Zane has gone back to Lyman asking them to split the amounts

#### **1. Approve invoice #2026745 – NG – from account 1035c in the amount of \$4,768.54**

**MOTION: Zane makes the motion to approve invoice #2026745 for NG mag chloride application. Funds to be drawn from account 1035c in the amount \$4,768.54. Walter seconded.**

**Discussion:** It was applied from Capricorn to Venus Way, and on Gemini to the intersection with Caspari East and West. There are little orange flags that are markers to indicate where it has been applied and you can tell where it is darker on the road. Claudette asks if any more mag chloride would be applied in the fall. Zane explains that it is possible. It will have to be discussed with the Road Committee. Lyman, the mag chloride provider, made a strong recommendation that mag chloride NOT be applied in the fall due to the time that you put it down and the risk that there is snow fall and it is scrapped off. Claudette asks why a little over half of that amount budgeted for NG was used. How are those differences reconciled? Zane states that he is happy to review these items at the next Road Committee on August 4th and encourages those curious about this to attend. Lance asks about the recent storms tearing up the roads in the higher North areas, he's wondering if those are going to be addressed. Zane explains that it is possible that some of that road mix may have washed away and that will be addressed by the Road Committee.

**All in Favor. Motion Carries.**

#### **2. Approve invoice #2026268 – SG – from 1036b in the amount of \$9,064.00 with the balance of \$12,230.16 from the SG Road Reserve Fund**

**MOTION: Zane makes the motion to approve invoice #2026268 – SG – from 1036b in the amount of \$9,064.00 with the balance of \$12,230.16 from the SG Road Reserve Fund. Walter seconded.**

**Discussion:** Claudette states that according to Bylaw VI. B, reserve funds are supposed to be for emergencies and unforeseen contingencies. She does not understand how you can take money from a road reserve fund and pay for mag chloride. Zane states that emergencies can have a broad scope of use. Lance explains that he lives in NG but has had a lot of complaints from SG landowners for how bad the roads have been up until now. He feels that the roads were so bad that an emergency could be due

for this situation. Alicia agrees that they are really bad and could be in an emergency situation with the current state they are currently.

**All in Favor. Motion Carries.**

**ii. Spring maintenance wrap up report.** In North Glastonbury, 11 loads of road mix were added, that's 28 yards per load, 1.2 miles were graded. 53 miles received mag chloride. One non-primary road, Orion, was graded as well. All came in under the Board approved amount of \$27,000 with mag chloride and grading and materials. The Board approved \$30,000 for this work. In South Glastonbury, 41 loads of road mix were applied, that's 28 yards per load as well. 3.3 miles were graded, 2.46 miles received mag chloride. No secondary or third-tier roads were addressed, only Arcturus and Hercules. The amount that was spent, including mag chloride and all of the grading and material, was \$72,800. Of that total, \$9,000 was donated thanks to Walter and Regina Wunsch and Byron Kassing. The Board approved \$65,000. Randy Traucht of High Country Excavation re-graded and watering of the roads before the mag chloride application at no cost. The GLA should not always expect this, but he wanted to be sure the GLA was pleased with his work due to the scheduling challenges with lining up the grading and the mag chloride, at no fault of the GLA. Zane, as a resident of South, feels Randy has done great work so far.

**iii. Road signs.** Tyson has found someone that is not local, after a lot of looking locally, to make these long awaited road signs. Debbie thanks the Road Committee for replacing the STOP sign at Pegasus Way. Guy Gravert addressed this the very next day after it was brought to the Road Committee's attention.

**iv. Mag chloride v. monthly touch up grading.** Zane noticed that the mag chloride was applied in almost one day, he feels that for the amount that it would likely take to re-grade versus the cost to apply mag chloride, which is quite high, the roads could essentially be re-graded once per month and cost less than applying mag chloride once or twice a year and then risk having it washed off. This was discussed between Zane and Randy, and Zane feels it could be a potential option going forward.

**v. Road Policy (2026 Proposed, 2025, or 2008).** These three policies have been out for 30-day landowner comment, although that is not required. That period has now ended as of July 17, 2026. One Director asked about extending that deadline because the Road Policy being potentially memorialized with the current 2026 Proposed Bylaw Revisions that would be voted on during the 2026 Election. Eight people responded in favor of the 2026 Road Policy. Two landowners responded with feedback not liking any of the policies. Scott Stomieroski explains that it will be impossible to make every landowner happy, but the majority of feedback was positive for the 2026 Road Policy.

**MOTION: Lance makes the motion to approve the 2026 Road Policy. Scott seconded.**

**In Favor:** Alicia Roskind Dearing, Steve Anderson, Debbie Newby, Zane Curry, Jaylyn Jensen, Walter Wunsch, Chris Farrar, James Timmer, Scott Stomieroski, Lance Rushmeyer

**Not in Favor:** Tyson Wright, Holly Gill

**Abstain:**

**Motion Carries.**

#### **c. Governing Docs - Alicia Roskind Dearing**

##### **i. Reminder on 30-day comment period expiry – Aug 1, 2026**

**ii. Next steps following the 30-day comment period.** There was a 30-day landowner comment period that began July 1, 2026 and ends on August 1, 2026. This was announced in a physical mailing along with the 2027 Nomination Packet on a separate sheet of colored paper on the top of the packet, as well as multiple Eblast announcements and reminders. Alicia will send one final reminder this week. The Committee will meet on Aug 3rd at 6:30pm to discuss incoming landowner comments and incorporate them where applicable. The Committee will also discuss some or all of the revisions being sent to GLA legal counsel for review and make a recommendation to the Board. The 2026 Bylaw Revisions will be included in the 2027 Election Ballot packet to be voted on by landowners along with the 2027 Election that is slated to be shipped on Sept 15th, 2026.

#### **d. Election Committee**

**i. Reminder on upcoming deadlines.** August 15th is the deadline for GLA Nominations for GLA Directors and Ombudsman. September 15th ballots will be mailed. October 31st fourth quarter assessments must be paid to be considered good standing to have the ballot counted. November 3rd voting closes. Those are just the big dates for consideration.

**ii. Current declared candidates.** There are 3 open seats in South. For those seats, we have received two

nominations of Alicia Roskind Dearing and Tim Brockett. There are 4 open seats in North with no nominations.

**iii. Update on election instructions for ATS.** The Committee met on July 12th; almost all Committee members were present. At those meetings the Committee almost exclusively discussed ATS instructions from counting and processing. That process is underway. The initial draft, in Zane's opinion, is 80% complete. After ATS reviews them and approves them, then they will be sent to the Board for review and vote. Lance asks how Tim Brockett can run after all of the things has done this year. Zane explains that if he were to be precluded from running, then that would certainly bring issues of potential litigation. Scott asks that it be recorded for record what Tim Brockett has done to prevent the Board from operating properly in 2025. Scott explains that Tim has blocked the current GLA from access to the previous [glamontana.org](http://glamontana.org) website, email services, 2025 physical election box materials, and continual soliciting of services and payment from the Board in exchange for GLA owned materials. Zane states that Tim Brockett requested that Claudette Drinkers send the 2025 GLA physical election materials, which she said she did ship to him. They shipped to his personal address in Arizona, preventing the 2026 GLA Board from obtaining those materials. Multiple requests have been made by the GLA for the 2025 physical election materials; no materials have been provided by Tim Brockett. These are GLA owned election materials.

#### **e. Project Review**

**i. Marino / Miles Leo Dr – Initial Well.** This is a tenancy-in-commons that requires two land-only assessments. Right now with Sunwest it's only showing one account. This has to be updated by Sunwest so that Marino can properly pay his land-only assessment. Debbie thinks it would be best to wait until Sunwest is updated before he pays, and that the Board allow him the time to straighten this out. Marino asks if he should go ahead and pay the other amount, as is. The Committee unanimously approved.

**MOTION: Zane makes the motion to approve the initial well application for Marino / Miles Leo Dr - Lot SG 42D. Alicia seconded.**

**Discussion:** Stott did the site inspection. Tyson asks for the motion to be approved once the payment has been made. Zane feels that since it's already been partially paid and the issue came up after-the-fact that it is a tenancy in common and requires two payments. Zane explains that Marino has been chomping at the bit to pay,. He feels confident once it's sorted out between GLA and Sunwest, it will be paid promptly.

**All in Favor. Motion Carries.**

**ii. Spruance SG-95 – Family Conveyance.** The Committee voted to approve it pending that all the fees have been paid. It was expected to be paid by this meeting. Debbie explains that all fees have been paid and their assessments are current.

**MOTION: Zane makes the motion to approve Spruance SG-95 for the Family Conveyance with the two parcels to be SG-95A and SG-95B. Alicia seconded.**

**Discussion:** James Everett states there was a drain field issue because it could be close to where the boundary of the house. Jack Sutton, who did the inspection, could not find it. Should it ever be sold, James Everett feels it should be on the record where that drain field is located. The County should have reviewed that before granting a conveyance. Jack felt that the road might cut right through the drain field. Zane explained that it would be an issue for Spruance, not the GLA. The only issue that James sees is that the GLA drain field setbacks require it if it couldn't be found. Scott feels that the County should be responsible for identifying that for the Spruances. It is unknown if the County has approved this subdivision. A platmap was provided by Spruance. It says tract A and tract B. It has to be approved by the County before the designation would be recorded officially as lot A/B. Debbie asks that there be an action item that Spruance notifies the Board once the County approves it.

**All in Favor. Motion Carries.**

**iii. Jones NG 51-C - Shed.** This is a 200 sq ft pre-manufactured shed. Submitted via postal service. More than enough distance between the shed site and the stateline behind it. Lance spoke with her on Sunday, he feels everything seems perfectly acceptable.

**MOTION: Lance makes the motion to approve Jones NG 51-C - Shed. Jaylyn seconded.**

**Discussion:** Zane would like the PRC to take up the topic of reviewing whether or not it is worth reviewing 200 sq ft sheds for PRC. He does not see the need. The PRC will take it up for discussion and potential recommendation.

**All in Favor. Motion Carries.**

**iv. Rohe SG 76/77 – Road installation.** There was a bit of discussion earlier about complications from a less than smooth transition. This was maybe the 3rd PRC application where the landowner could not contact the board because they did not have the accurate Board contact after attempting to leave multiple voice messages and emails to the previous email and phone that the current GLA does not have access to currently. James Everett asks if the PRC reviewed this and if the same error has been fixed. James explains that it's just a matter of procedure to ensure the proper names are on the form. The PRC did not vote on this due to the timeline of the landowner finally being able to contact the Board. Debbie feels like it's worth noting that it spans two parcels 76/77. The two parcels have the same owner at this time, but she would like to know if an easement is required. Zane explains that there is no way to create a road there unless they use both parcels and feels this is a landowner issue, not the GLA's issue. If they were to sell it, they would have to figure out the easement.

**MOTION: Zane makes a motion to approve, pending the receipt of the one form that does not have the landowner's signature. Walter seconded.**

**Discussion:** Alicia stated that the reason the landowner could not contact the Board properly is because Tim Brockett would not hand over the GLA communication accounts to the current GLA Board in the transition and continues to hold these accounts and manage them.

**f. Legal Committee**

**i. Legal expenses year-to-date.** Invoiced year-to-date, \$8,127.75. We have paid \$2,276.71. The amount paid is less because we were discounted on our full amount invoice due to issues with an employee at the firm that was not handling our requests in a proper timeframe. This person has been let go and communication has been great. The current balance as of the end of June at \$3,249.25 and net invoiced for the year at \$5,525.96. Of the actual net invoiced expenses, \$1,282.75 is general legal advice. \$3,134.21 is litigation incurred. \$26.50 is Collections. Expect that that number jumps up materially once we receive the bill for July, because a lot of Collection actions have occurred in July. However, those expenses do get posted to landowner accounts. \$1,082.50.

**g. Community Property Committee**

**i. Soccer field and parking lot mowing update.** Zane's son, Luka, went out and mowed the soccer field in July. He did not charge the organization for the work.

**ii. Combining Community Property Committee Picnic/BBQ with in-person BOD gathering.** Originally discussed to be in August. Summer has been busy and August does not look realistic. It is now slated for September. Alicia will send dates out for the Board to review and then to the Committee.

**8. Final Landowner Comments.**

- a.** Tyson Wright requests for Alicia to send out an Eblast announcing the Bear Aware Gardiner program. Leslie will send the information to the Board, and Alicia will send it out.

**9. The public meeting adjourned at 9:33pm.**

**June 23, 2026 - July 28, 2026 Email Votes**

**Motion: Motion to approve a 3-Year Payment Plan for NG 10-C, beginning July 2026 with a starting balance of \$4,143.95 (as of May 31, 2026) and monthly payment of \$176.91.**

**Date(s):** June 30, 2026 - July 3, 2026

**Motion Made By:** Debbie Newby

**Motion Seconded By:** Alicia Roskind Dearing

**Specific Actions Taken:**

Debbie Newby, Treasurer, will correspond with landowner to begin the payment plan once approved.

**Discussion:**

**Action Director Count:** 12

**In Favor:** Zane Curry, James Timmer, Alicia Dearing, Lance Rushmeyer, Christine Farrar, Debbie Newby, Walter Wunsch, Jaylen Jensen

**\*\*Voted yes after vote cutoff date 7/3:** Steve Anderson, Scott Stomierowski

**Not In Favor:**

**Abstain:**

**No Response:** Holly Gill, Tyson Wright

**Motion Count:** 8-2-0-0-2 (In favor / In Favor Late / Not in Favor / Abstain / No Response)

**Motion Vote:** Motion Passes.

**Motion:** Motion to approve Luka Curry to get paid \$25/hr for mowing the soccer field

**Date(s):** July 4, 2026 - July 7, 2026

**Motion Made By:** Steve Anderson

**Motion Seconded By:** Scott Stomierowski

**Specific Actions Taken:**

Zane will engage Luka and arrange a date for mowing the soccer fields in July 2026.

**Discussion:** Christine Farrar: "I would say yes as long as we provide the same limitations we discussed with Chris, a maximum amount/ hours, etc."

**Action Director Count:** 12

**In Favor:** James Timmer, Alicia Dearing, Lance Rushmeyer, Christine Farrar, Debbie Newby, Walter Wunsch, Jaylen Jensen, Tyson Wright, Steve Anderson

**Not In Favor:**

**Abstain:** Zane Curry

**No Response:** Holly Gill

**Motion Count:** 10-0-0-1-1 (In favor / In Favor Late / Not in Favor / Abstain / No Response)

**Motion Vote:** Motion Passes.

**Motion:** Motion to approve two 3-Year Payment Plans for: SG 21-A and SG 22-C, beginning July 2026 with starting balances of: \$1,520.37 and \$731.67 respectively; and monthly payments of \$83.44 and \$40.93 respectively.

**Date(s):** July 5, 2026 - July 8, 2026

**Motion Made By:** Debbie Newby

**Motion Seconded By:** Alicia Roskind Dearing

**Specific Actions Taken:**

Debbie Newby, Treasurer, will correspond with the landowner to begin the payment plan once approved.

**Discussion:**

**Action Director Count:** 12

**In Favor:** Zane Curry, James Timmer, Alicia Dearing, Lance Rushmeyer, Christine Farrar, Debbie Newby, Walter Wunsch, Tyson Wright, Scott Stomierowski, Steve Anderson

**Not In Favor:**

**Abstain:**

**No Response:** Holly Gill, Jaylen Jensen

**Motion Count:** 10-0-0-0-2 (In favor / In Favor Late / Not in Favor / Abstain / No Response)

**Motion Vote:** Motion Passes.

**Motion:** Motion to approve the attached 3-Year Payment Plan for SG 46-A, beginning July 2026 with starting balance of: \$3,276.27 and monthly payments of \$132.21

**Date(s):** July 9, 2026 - July 11, 2026

**Motion Made By:** Debbie Newby

**Motion Seconded By:** Chris Farrar

**Specific Actions Taken:**

Debbie will coordinate with the landowner to begin the payment plan. .

**Discussion:** Christine Farrar: "I would say yes as long as we provide the same limitations we discussed with Chris, a maximum amount/ hours, etc."

**Action Director Count:** 12

**In Favor:** James Timmer, Alicia Dearing, Lance Rushmeyer, Christine Farrar, Debbie Newby, Walter Wunsch, Jaylen Jensen, Steve Anderson, Zane Curry, Scott Stomierowski

**Not In Favor:**

**Abstain:**

**No Response:** Holly Gill, Tyson Wright

**Motion Count:** 10-0-0-2 (In favor / In Favor Late / Not in Favor / Abstain / No Response)

**Motion Vote:** Motion Passes.

**Motion:** Motion to approve the June 23, 2026 BOD Meeting Minutes.

**Date(s):** July 23, 2026 - July 26, 2026

**Motion Made By:** Alicia Roskind Dearing

**Motion Seconded By:** Debbie Newby

**Specific Actions Taken:**

Alicia will upload them to the GLA website.

**Discussion:**

**Action Director Count:** 12

**In Favor:** Zane Curry, James Timmer, Alicia Dearing, Lance Rushmeyer, Christine Farrar, Debbie Newby, Walter Wunsch, Steve Anderson, Tyson Wright

**Not In Favor:**

**Abstain:**

**No Response:** Holly Gill, Scott Stomierowski, Jaylyn Jensen

**\*Scott & Jaylyn voted yes after the 3-day email vote threshold. Both voted yes.**

**Motion Count:** 9-0-0-3 (In favor / Not in Favor / Abstain / No Response)

**Motion Vote:** Motion Passes.

**Email voting is permitted via the Bylaws under Article VI. Section J.**

**J. Action Without a Meeting.** Any action required or permitted to be taken by the Board of Directors may be taken without a meeting if all members of the Board are contacted and a two-thirds majority of the Board members shall individually or collectively affirmatively consent in writing to the proposed action. Such written consent or consents shall include electronic communications and shall be filed with the Minutes of the proceedings of the Board. Such action by written consent shall have the same force and effect as a majority vote of the Directors. Any certificates or any other document filed by the officers under any provision of law which relates to action so taken shall state that the action was taken by two-thirds majority written consent of the Board without a meeting and that the Articles of Incorporation and Bylaws of this Association authorize the Directors to so act, and such statement shall be prima facie evidence of such authority.



Glastonbury Landowners Association | Board of Directors  
Meeting Agenda August 25, 2026

Please note landowner comments will be invited and encouraged at the following times:

- A) After the intentional Moment of Silence – on non-agenda items only (1-3 minute limit per presiding officer pre-determined length to be announced at the beginning of the meeting)
- B) After motions are made, seconded, and BOD discussion has concluded, but before a BOD vote is taken on Agenda items only (1-3 minute limit per presiding officer pre-determined length to be announced at the beginning of the meeting)
- C) At the conclusion of the meeting before Adjournment (1-3 minute limit per presiding officer pre-determined length to be announced at the beginning of the meeting)

1. Call to Order

2. Moment of Silence – With Intention

3. Landowner Comment – Non-Agenda Items

4. **Approval of Minutes** – July 2026 GLA Board Meeting minutes have been approved via email vote and are posted at <https://www.montanagla.org/board-minutes>

5. **Officer Reports**

- a. Vice-President – Lance Rushmeyer
- b. Treasurer – Debbie Newby
  - i. ***July 2026 Financial report (Distributed to BOD on 8/21/2026) – BOD Vote***
  - ii. Review of Spring Road Maintenance Invoices/Payments from July
- c. Secretary – Alicia Roskind-Dearing

6. **Ombudsmen Reports**

- a. North Glastonbury – Vacant
- b. South Glastonbury – Miriam Barker

7. **Committee Reports**

- a. Finance Committee
  - i. ***FC recommendation to transfer \$10,000.00 from SunWest Checking to Bank of the Rockies Saving account whenever the SunWest balance is \$12,000.00 or greater – BOD Vote***
  - ii. ***Landowner (colored paper) 2027 Assessment Statements Notice added to 2027 Election packet for USPS mailing mid-Sept 2026 – BOD Vote***
  - iii. FC recommendation: BOD spending motions specify the source of funds (account or fund) for payment of associated invoices
  - iv. Collections Status

- v. Garcia NG-32 dwelling inspections and assessments re-evaluation (distributed to BOD 8-21-26)
  - 1. *Cabin has no kitchen appliances, water/mold damage 2-3 years ago requires refurbishment – Suspend cabin dwelling assessment until such time it is refurbished and outfitted with a usable kitchen – BOD Vote*
  - 2. *Main home uninhabited for 5-7 years. Home is unfit for habitation and owners plan to demolish and replace it. Remove dwelling assessment for Main Home on condition it is never used again, pending demolition. BOD Vote*
  - 3. *Pending dwelling assessment changes on NG 32-C, Revise Garcia 3yr payment plan to adjust quarterly assessments scheduled to be added 2026-2029 to remove dwelling assessments. – BOD Vote*
- b. **Roads**
  - i. *Roadside mowing in North Glastonbury – Road Committee recommendation to immediately dispatch Greg Sheldon – BOD vote*
- c. **Governing Docs**
  - i. Legal review of 2026 Proposed Bylaw Revisions
- d. **Election Committee**
  - i. Upcoming deadlines
- e. **Project Review**
  - i. No Update
- f. **Legal Committee**
  - i. No Update
- g. **Community Property Committee**
  - i. Sept 20 @ 3pm - 5pm BOD In-Person Meeting / GLA Picnic
- h. **Compliance Committee**
  - i. BOD Meeting on Sept 8 to discuss current Compliance issues

- 8. Rule 2.02 proposal discussion and potential BOD vote
- 9. Tim Brockett request SG 88-A removal from GLA – BOD Vote
- 10. Final Landowner Comments
- 11. Adjournment

#### Upcoming Meetings:

September 3, 2026 – Election Committee – 6:00 P.M. MST

September 9, 2026 – Project Review Committee - 7:00 P.M. MST

Please see GLA website at [www.montanagla.org](http://www.montanagla.org) for meeting details and agendas. Note that meeting times and venues are subject to change, and as such the GLA website at [www.montanagla.org](http://www.montanagla.org) will be the official record of where and when all meetings will be held.

#### Next GLA Board Meeting:

September 8, 2026 6:00 PM MST

September 22, 2026 6:30 PM MST

All GLA Board of Directors meetings will be conducted in accordance with the 05.18.2015 [Conduct of a Meeting Policy](#). This policy can be found on the GLA website ([www.montanagla.org](http://www.montanagla.org)) under Governance > Policies > Conduct of Meeting

## **Glastonbury Landowners Association |**

### **Board of Directors Meeting**

**Tuesday – August 25, 2026 – 6:30 PM**

**[Join Via Zoom](#) or Dial In**

**Call In: 1-346-248-7799 Meeting ID: 619 079 2223 Passcode: 2023**

### **Call to Order (6:32pm)**

**1. Board Members Present** - Alicia Roskind Dearing, Steve Anderson, Debbie Newby, Jaylyn Jensen, Walter Wunsch, Chris Farrar, Scott Stomieroski, Lance Rushmeyer, Holly Gill, Steve Anderson, James Timmer (joined at 7pm) Tyson Wright (joined at 8pm)

**Absent with Notice:** Zane Curry

**Absent without Notice:**

**2. Landowners Present** - James Everett, Leslie Everett, Lisa Gaskin, James Casey, Haylee Hall, Jack Sutton, Miriam Barker,

### **3. Landowner Comment on Non-Agenda Items**

- a. As Leslie has attended committee meetings, there has been discussion around knapweed mitigation. She wants to share some information about an option for mitigation. MSU Extension in Livingston and Park County Weed Control have partnered together to offer Park County residents biocontrol at a discounted price for landowners in Park County. The cost is \$65 for a colony of knapweed root weevils for a biological control for knapweed. You can get on a waitlist by calling the MSU extension office. When they harvest the weevils, you will be notified and you can come get them. They are a great alternative option for mitigation.

**4. Approval of Minutes** – July 2026 GLA Board Meeting minutes have been approved via email vote and are posted at <https://www.montanagla.org/board-minutes>

### **5. Officer Reports**

- a. **Vice-President – Lance Rushmeyer.** He has been receiving lots of information for disgruntled information on landowners that want to run for office. This will be discussed at the Compliance meeting and BOD meeting on Sept 8th at 6pm.
- b. **Treasurer – Debbie Newby**
  - i. **July 2026 Financial report (Distributed to BOD on 8/21/2026).** Debbie has posted her July 2026 Treasurer's report to the website under Financial Reports you can view at <https://www.montanagla.org/financial-reports> for a more in-depth update.

**MOTION: Walter makes the motion to approve the July 2026 Financial Reports. Lance seconded.**

#### **Discussion:**

**In Favor:** Alicia Roskind Dearing, Debbie Newby, Jaylyn Jensen, Walter Wunsch, Chris Farrar, Scott Stomieroski, Lance Rushmeyer, Holly Gill

**Not In Favor:** Steve Anderson

**Motion Carries**

- ii. **Review of Spring Road Maintenance Invoices/Payments from July.** Debbie went over this, as posted in her July 2026 Treasurer's report to the website under Financial Reports you can view that at <https://www.montanagla.org/financial-reports>

**c. Secretary – Alicia Roskind-Dearing**

- i. Alicia is completely spread thin between life and Board work. It's taking her much longer than she would like to get to the minutes, but she hopes it will slow down after October. She needs help returning phone calls and asking for a volunteer to help return phone calls. Walter volunteered to help. Below are the phone calls that need to be returned. Some are fairly overdue.
  - 1. Val O'Connell
  - 2. Todd Weller
  - 3. Dawn Benth
  - 4. David Redick
  - 5. Livingston MT - unknown name

**NEXT STEPS: Walter will respond to voicemail. Alicia will forward them to Walter.**

**6. Ombudsmen Reports**

- d. North Glastonbury – Vacant
- e. South Glastonbury – Miriam Barker: Nothing to report.

**7. Committee Reports**

- f. Finance Committee - Debbie Newby, Treasurer
  - i. ***FC recommendation to transfer \$10,000.00 from SunWest Checking to Bank of the Rockies Saving account whenever the SunWest balance is \$12,000.00 or greater.*** One of the things that the Committee thinks is good practice is to transfer \$10,000 from SunWest Checking whenever the balance is over \$12,000 to the Bank of the Rockies Savings account because we earn more interest. Rather than put this up for a vote to the Board every time SunWest account goes over \$10,000, the Committee recommends that the Board approve the Treasurer initiates this transfer anytime the account goes over \$10,000.

**MOTION: Debbie makes the motion that whenever there is a balance of \$12,000 or greater that the GLA Treasurer transfers \$10,000 from Sunwest Checking to the Bank of the Rockies Saving account. Walter seconded.**

**In Favor:** Alicia Roskind Dearing, Debbie Newby, Jaylyn Jensen, Walter Wunsch, Chris Farrar, James Timmer, Scott Stomieroski, Lance Rushmeyer, Holly Gill

**Not in Favor:**

**Abstain:** Steve Anderson

**Motion Carries.**

- ii. ***Landowner (colored paper) 2027 Assessment Statements Notice added to 2027 Election packet for USPS mailing mid-Sept 2026.*** Debbie has put together a draft notice in regards to the 2027 Quarterly Assessment changes moving to only providing USPS in Q1. Moving forward in 2027 the Q2, Q3, Q4 statements will no longer be mailed via USPS. Landowners can still pay quarterly, they just will not receive a USPS statement. The GLA will send out

Q1 statements USPS, unless a landowner has designated to receive email assessments. Steve asked why this is necessary, he does not want any emailed statements. Debbie explains that sending it out for the final three quarters is a huge burden both time and financially for a volunteer Board. Alicia explains that if we do not have volunteers to do the work every quarter, which takes hours from multiple people 3 times per year, then the GLA will have to pay ATS \$55 an hour to pack up the assessments and ship them, which far exceeds the \$5 fee. It just does not make sense for our organization to send out quarterly USPS assessment statements. She stated again, all landowners that have designated USPS mailing assessments will still receive Q1, which they may pay annually and be done with it. If they wish, they may still pay quarterly, but it will be their responsibility to keep track of when those assessments are due and need to be paid. They can still receive quarterly assessments for Q2, Q3, and Q4 but only via email or not at all if they do not choose to do email assessments. This process was already approved by the Board at the July 2026 Board meeting, this is just approving the letter that will be included in the 2027 Election Packet on a separate colored piece of paper notifying landowners, as well, not to expect a 2027 USPS mailed Q2-Q4 assessment statements. If by Q4 of 2027 there are some people that have not paid their assessments and we believe it's due to the change in this process, Alicia will call them personally to ensure they have received the update so they may come into compliance before the 2028 Election. The organization will also remove the \$5 processing fee for quarterly assessments, because it will no longer cost the organization to USPS mail these, as it's just a matter of pressing a button for ATS to generate email assessments.

**MOTION: Debbie makes the motion to approve the 2027 Assessment Statements Notice she created to be sent out in the 2027 Election Packet on a separate colored paper. Lance seconded.**

**Discussion:**

**In Favor:** Alicia Roskind Dearing, Debbie Newby, Jaylyn Jensen, Walter Wunsch, Chris Farrar, Scott Stomieroski, Lance Rushmeyer, Holly Gill, James Timmer

**Not In Favor:**

**Abstain:** Steve Anderson

**Motion Carries.**

- iii. Collections Status. A total of 9 payment plans in place now; 8 of those are in the top 16 delinquent accounts so half of those people are in payment plans. We have sent 4 people to the attorney for collections Demand Letters. One of those have gone out and 3 more are in the queue.
- g. **Roads** - Walter Wunsch, Road Committee Chairman
  - i. Randy of High Country Excavation completed the gravel for NG and SG.
  - ii. ***Roadside mowing in North Glastonbury – Road Committee recommendation to immediately dispatch Greg Sheldon for NG roadside mowing. He has agreed to do it for \$900.***

**MOTION: Alicia makes the motion to approve roadside mowing in NG by Greg Sheldon for \$900. Walter seconded.**

**Discussion:** Jaylyn requests that when he does mow that he blows the clippings back onto the blows it off the road. She explains that by leaving the clippings it is dangerous for motor bike riders. Lance states that given the rise of fuel, he believes this is a good price given that it is the same as last year.

**All in Favor. Motion Carries.**

**NEXT STEPS: Jaylyn will reach out to Zane and Walter to ask that the blowing off of debris is done.**

**h. Governing Docs - Alicia Roskind-Dearing, Committee Chair**

- i. Legal review of 2026 Proposed Bylaw Revisions seems stalled as we approach the date to send these out to landowners in the Election Packet. Debbie suggests reaching out to local attorneys who may have availability to do the review and cost less. She suggests Jon Hesse in Livingston. Val suggests Hertha Lund helped write the GLA documents; she is in Bozeman and could review. She has a background in contract law. Walter suggests Nels Swandel.

**MOTION: Alicia makes the motion to have legal counsel review in part or whole with a threshold limit of up to \$2,000. Jaylyn seconded.**

**Discussion:** Alicia explains that we have to have the Code of Conduct and Conflict of interest be reviewed because that has already been approved to be reviewed by legal counsel. James Casey suggests dropping the review into AI and asking which ones should be reviewed legally to make sure we prioritize the most important ones. Jewel recommended Nels Swandel.

**All in Favor. Motion Carries.**

**NEXT STEPS: Alicia will reach out to Hertha Lund asking for a quote. Debbie will reach out to Jon Hesse. Walter will reach out to Nels Swandel.**

**ii. Election Committee**

1. Upcoming deadlines. The next Election Committee meeting is on Sept 3rd at 6pm MST. 2027 Ballots ship on Sept 15th.

**i. Project Review**

- i. No Update

**j. Legal Committee**

- i. No Update

**k. Community Property Committee**

- i. Sept 20 @ 3pm - 5pm BOD In-Person Meeting / GLA Picnic at the Soccer Field weather permitting or Emigrant Hall, if not. Walter, Lance, Zane, Alicia and Steve are able to attend.

**NEXT STEPS: Alicia will email CPC members to see if they are able to attend.**

**l. Compliance Committee**

- i. BOD Meeting on Sept 8 at 6pm to discuss current Compliance issues.

**8. Rule 2.02 proposal discussion.** Jaylyn sent proposed language to the Board a couple weeks ago. The thinking was that we enact a rule that any landowner who is found to be not in good standing by the Compliance Committee and by the GLA Board, due to violation of Covenant 10.01 (impeding, interfering or obstructing the incoming Board members from a smooth transition) be found Not in Good Standing for a minimum of three (3) years. There has been some discussion that the time limit should be 1 year or 5 years. Some feel the language should be more clear as to what type of interference or obstruction. Jaylyn feels that it is pretty clear as is.

**Language Proposed Rule: "Rule 2.02 - Violations of Covenant 10.01 - Any landowner found to be Not in Good Standing due to interference with, obstruction of, or otherwise violation of Covenant 10.01, Association's Authority,**

including impeding the process of an incoming Board's transition from the preceding year, shall incur all the restrictions of such standing stated within GLA Governing Documents for a minimum of three (3) years. The Board may, at its discretion, extend the period of Not in Good Standing, based on the individual circumstances and the extent of the Covenant 10.01 violation."

**MOTION: Jaylyn makes the motion to approve Rule 2.02. Walter seconded.**

**Discussion:** Lance asks whether or not he should abstain because he made a complaint about the Covenant violations of 10.01. Jaylyn feels that it was to the Compliance Committee it was not specific to this rule. Jaylyn thinks that if you behave in a way that prevents the Board from proceeding in a successful way that there should be consequences. Holly asks what we have not gotten back. Jaylyn explains the website, the phone number, the email account. The GLA just received the physical 2026 Election Materials back from Tim Brockett in mid-August after repeated requests. It's caused exponential extra work to get these materials back with them still not being returned. Debbie said "this was impeding the new Board and was actual hostile actions. It's not in the same league as a landowner doing something on their property and inadvertently bothering a neighbor. It was purposeful and hostile." Lance explains that if we were to get a sheriff involved at \$80 an hour to get this back, it is blackmail because Tim was attempting to charge the GLA for his services to return things that are legally owned by the GLA.. James Casey says that there may be FCC infringements. It seems bigger than just an issue with the GLA. Jaylyn feels it's clearly a violation of Montana State Law, possibly even Federal Law. It would take a Board member going to talk to the Park County law officials to be clear on this. This rule is the best chance of preventing this from happening again. Holly says that Tim claims he owns the website so it's not blackmail if he owns it. Alicia asks in what way does Tim own the website? Alicia explains that Tim does not own these materials. Tim volunteered to build these for the Board. There is no contract between Tim and the GLA saying that he owned these materials. These items have been owned by the Board for many years. The only reason he thinks he owns them is because he changed the payment form to his personal credit card, after he was already no longer on the Board. That does not make him the lawful owner of these materials. This rule is not just for Tim. This is for anyone that impedes the Board from smooth transition in the future. Val says that the Covenants does not allow a timeframe, you are either in compliance or out of compliance. She believes this rule would be more strict than the Covenants and this would be contradicting the Covenants themselves. Alicia personally thinks this should be reviewed by legal counsel to ensure that this rule can be made in the way that it is. Holly believes that the Board will be sued if it does this. She feels there is no way you could ban someone forever. Alicia would approve a motion to have this reviewed by legal counsel. Debbie feels that it does not need to be reviewed. Debbie could go on for hours on how much time it has cost her to receive no electronic files from the previous Treasurer, Claudette Dirkers. None. It cost her countless hours to recoup this information and cost the Association a lot of money to have ATS convey this information to Debbie because it was not conveyed to her. We still have no idea what we are missing from these files not being properly conveyed. Scott also explains that PRC has no previous files from last year. The list goes on and on on how detrimental this has been to the organization this year and future years.

**In Favor:** Jaylyn Jensen, Debbie Newby, Lance Rushmeyer, Walter Wunsch, Scott Stomierski

**Not in Favor:** Holly Gill, Steve Anderson, Tyson Wright, Chris Farrar, Alicia Dearing

**Abstain:**

**Motion Fails.**

**\*\*James Timmer was called on but did not respond, but was still on the call. (8pm)**

**MOTION: Alicia makes the motion to take this to legal counsel for review and that if it passes legal review then it goes into effect immediately. Jaylyn seconded.**

**Discussion:** Chris agrees that this needs legal review to move forward; we want to make sure we are doing this right. Scott wants to clarify that this is nothing personal or targeted at a specific individual. This rule is targeted to

the behaviors of future Board members to prevent this type of impediment and obstruction in the future. Holly does not understand why some elements the landowners have to vote on while rules like this do not have to go out for landowner vote. Jaylyn explains that the Board is able to make rules, it is in the Covenants that the Board has the ability to make rules at their discretion. James missed the discussion for this motion and the one previous. He is traveling and his service went out. He is abstaining because he was unable to hear the discussion.

**In Favor:** Jaylyn Jensen, Debbie Newby, Scott Stomieroski, Alicia Dearing, Lance Rushmeyer, Walter Wunsch

**Not in Favor:** Tyson Wright, Steve Anderson, Holly Gill, Chris Farrar

**Abstain:** James Timmer

**Motion Carries.**

**NEXT STEPS: Alicia will communicate to Zane about this motion and next steps.**

**9. Tim Brockett requested SG 88-A removal from GLA.** Legal Committee discussed the cost of this removal, and the cost would be prohibitive for the organization. The organization would be missing the dues from this lot. Zane said that it would cost the organization all the dues that would be missed. Steve believes that he said he would pay the dues regardless. Scott explains that by letting people out that want out, defeats the purpose of the GLA itself if landowners can just be let out whenever they request to be removed. Tim's for removal from the GLA: "I would like to start a separate HOA for High South, starting with my property at 129 Sagittarius Skyway, SG 88A. I believe that a separate HOA could better address plowing and road maintenance on Sagittarius Skyway. It would also free the GLA forever from Sagittarius Skyway maintenance obligations." At this time, no other landowners in that area have expressed desire to join this new association with Tim. A few have been questioned and said they had no interest.

**MOTION: Chris makes the motion to deny Tim Brockett's request to leave the GLA. Walter seconded.**

**Discussion:** Jaylyn thinks that if Tim Brockett wants to leave the GLA, that she should take us to court to do so. He should not just get a free pass to leave. We have no way of knowing the unseen consequences of him leaving. Alicia just feels it's a bad precedent. Scott feels that we either dissolve the whole thing or landowners have to stay in.

**In Favor:** Jaylyn Jensen, Debbie Newby, Scott Stomieroski, Alicia Dearing, Lance Rushmeyer, Walter Wunsch, Tyson Wright, James Timmer, Chris Farrar

**Not In Favor:**

**Abstain:** Steve Anderson, Holly Gill

**Motion Carries.**

**10. Parcel NG 32-C Dwelling Inspections and Assessment re-evaluation.**

1. The cabin has no kitchen appliances, water/mold damage 2-3 years ago requires refurbishment. Landowner is requesting that the GLA suspend cabin dwelling assessment until such time it is refurbished and outfitted with a usable kitchen.
  2. Main home uninhabited for 5-7 years. The home is unfit for habitation and owners plan to demolish and replace it. Remove dwelling assessment for Main Home on condition it is never used again, pending demolition.
  3. Pending dwelling assessment changes on NG 32-C, Revise Garcia 3yr payment plan to adjust quarterly assessments scheduled to be added 2026-2029 to remove dwelling assessments.
- ii. The owner had requested previously to have one dwelling assessment removed. They have two dwelling assessments. The Board discussed this last month and denied the motion. Chris asked previously if we had looked at the dwellings, which we had not. Debbie was

under the assumption that one of the dwellings was being inhabited. In further communication with the landowner, she realized neither dwelling was inhabited. Debbie and another Board member went to look at the two properties. Before they did the inspection, the son of the landowner reached out, and explained that the cabin had been flooded and was in disrepair and could not be used. Then Debbie found out that the main dwelling could not be used either. Steve Anderson and Debbie Newby went out and met the son on the property. The property is overgrown. It's very clear that neither dwelling has been inhabited for some time. When they went into the cabin she could not find the kitchen. It is very tiny. There is a tiny loft. It is clear that the cabin is in disrepair and has been flooded and torn apart. There were no kitchen appliances in the cabin except a cook top, which was removed

**MOTION: Debbie makes the motion to suspend the dwelling assessments on the cabin until it has been refurbished and re-inspected and outfitted with a usable kitchen. Steve seconded.**

**Discussion:** Steve explains that the cabin is really bad. There is no water going to it. It was unlivable unless you were homeless, but even then it would not be safe. He feels it should not have a dwelling assessment. They do plan to refurbish the cabin and hope to use it in the future. So this is a temporary suspension until they refurbish the cabin and re-inspect it. Jaylyn doesn't understand why we would remove the dwelling assessment. With other homes, they pay dwelling assessments as soon as they are dried in, regardless of kitchen appliances. Debbie explains that is in the case of new homes being built that have been approved as residences. This criteria of a dwelling having "cooking facilities" has been used in the past by the GLA when determining dwelling assessments. Debbie understands that it's not the GLA practice to remove and reinstate dwelling assessments. It makes things complicated and is too much for volunteer boards. Jaylyn feels that it doesn't make sense to take it away when they plan to upfit it to make it livable again. Jaylyn feels it's a dwelling regardless of the state it's in. Scott feels that the precedent when we relieve people of dwelling assessments, then you are making it into a nuisance for your neighbors to have a dilapidated building neighboring. Debbie feels that if we do deny this request that the GLA needs to come up with a different definition of what constitutes a dwelling (than what is defined in the Covenants) and have a clear definition for future issues like this one. Debbie explains that the owner moved out of the Main Home when she developed a medical condition, needed to be in Bozeman close to healthcare, and still lives there to this day. Debbie explains that they did not intend to "abandon" it, but they were forced due to health issues and flooding in the Cabin to leave the dwellings. Alicia cites Covenant 3.12, definition of a Dwelling Unit: "A structure or portion of a structure, normally consisting of a living area, bathroom and cooking facilities". Leslie Everett believes it's a pretty slippery slope for the organization to make judgments on whether or not a dwelling is being utilized. When her dwelling assessment was applied it was simply dried in, but with nothing else. She feels we go down a slippery slope when we define a dwelling unit by the appliances in it and whether or not they are being used. The past shows that the intention of that structure is for it to be a residence. She feels inadvertently trying to help one landowner would be a disservice to the community by allowing Board members arbitrarily making judgements of what a structures intended usage. They have already been assessed as dwellings, and even though they are not currently being utilized by a landowner, does not mean it is not a dwelling. She feels the Board should not make judgements on the utilization, if it is a dwelling, then it stays as a dwelling until the structure is removed completely. Leslie explains that it states that the dwelling is designed for occupancy, regardless if it has all the elements of the dwelling units. James Everett feels that if they intend to refurbish, who will police when it becomes a dwelling unit again? How will we know that it is usable again? Debbie feels that because there are no cooking facilities in the cabin it does not qualify as a Dwelling Unit per the Covenants actual definition of a Dwelling Unit. Val says that the precedent so far has been to remove the dwelling assessment when there are not all three: bathrooms, living rooms,

AND kitchen appliances. This precedent was established as well in court cases when the courts found that it must have all three to be a dwelling.

**In Favor:** Alicia Roskind Dearing, Steve Anderson, Debbie Newby, Walter Wunsch, Chris Farrar, Scott Stomieroski, Lance Rushmeyer, Holly Gill, Steve Anderson, James Timmer

**Not in Favor:** Jaylyn Jensen, Tyson Wright

**Abstain:**

**Motion Carries.**

**MOTION: Debbie makes the motion to remove the dwelling assessment on the main home on condition it is never used again pending demolition. Steve seconded.**

**Discussion:** There is no electricity and the fridge has been disconnected and moved from the wall. The stove is connected but no power to it. Alicia states that this one does not meet the same standards and precedents. Even though the power is not on, it still has kitchen appliances. If we are using the previous definition and precedent, then it would not meet the standards. Jaylyn feels that the Covenants “usually” have a bathroom, living room, and kitchen, not always. Val states that if you have a kitchen, then it is still a dwelling. Leslie feels that if the dwelling unit is removed from the property, then when that is removed, then that’s when the dwelling unit assessment is removed.

**In Favor:** Debbie Newby, Lance Rushmeyer, Chris Farrar, Walter, Steve Anderson

**Not in Favor:** Jaylyn Jensen, Tyson Wright, Scott Stomieroski, Alicia Dearing, Holly Gill

**Abstain:** James Timmer

**Motion Fails.**

**MOTION: Debbie makes the motion to revise the NG 32-C payment plan to reflect one dwelling assessment moving forward. Steve seconded.**

**Discussion:** Jewel states that it will need to be revisited every year to ensure the cabin is not being used. Debbie states that payment plans need to be revisited each year regardless of changes in assessment fees.

**All in Favor. Motion Carries.**

## **10. Final Landowner Comments**

**11. Lance makes the motion to adjourn at 9:29pm. Alicia seconded. All in Favor. Motion Carries.**

### **July 28 - August 25, 2026 Email Votes**

**Motion: Motion to approve the attached 3-Year Payment Plan for Preston Cottrell, SG 26-C, beginning August 2026 with starting balance of: \$3,281.37 and monthly payments of \$139.22.**

**Date(s):** Aug 1, 2026 - Aug 4, 2026

**Motion Made By:** Debbie Newby

**Motion Seconded By:** Jaylyn Jensen

### **Specific Actions Taken:**

Debbie Newby will initiate the new payment plan and communicate with ATS.

### **Discussion:**

**Action Director Count:** 12

**In Favor:** Zane Curry, James Timmer, Alicia Dearing, Lance Rushmeyer, Christine Farrar, Debbie Newby, Steve Anderson, Scott Stomierowski, Jaylyn Jensen

**Not In Favor:**

**Abstain:**

**No Response:** Holly Gill, Tyson Wright, Walter Wunsch

**Motion Count:** 9-0-0-3 (In favor / Not in Favor / Abstain / No Response)

**Motion Vote:** Motion Passes.

**Motion:** Motion to approve approve the attached 3-Year Payment Plan for Kathie Garcia, NG 32-C, beginning August 2026 with starting balance of: \$1,757.61 and monthly payments of \$110.63.

**Date(s):** Aug 12, 2026 - Aug 15, 2026

**Motion Made By:** Debbie Newby

**Motion Seconded By:** James Timmer

**Specific Actions Taken:**

Debbie Newby will initiate a new payment plan with Kathie Garcia and notify ATS.

**Discussion:** Debbie stated, "Kathie has previously defaulted on a PP setup Nov 2024 and on a 2-Year PP setup March 2026. She has made a single payment this year on her account of \$252 on 7/21/2026. She has not responded to an Email I sent on 7/30/26 communicating the Board's 7/28/26 decision to continue Dwelling Assessments on her 2 dwellings and requiring her to sign up for a new Payment Plan this month. I sent the same notice via USPS mail to her on 7/31/26. I left a voicemail with her this evening requesting a call back. I Emailed copies of this 3-Year Payment Plan to her this evening for her consideration, along with her GLA Statement as submitted here.

**Action Director Count:** 12

**In Favor:** Zane Curry, James Timmer, Alicia Dearing, Lance Rushmeyer, Christine Farrar, Debbie Newby, Walter Wunsch, Steve Anderson, Tyson Wright, Scott Stomierowski, Jaylyn Jensen

**Not In Favor:**

**Abstain:**

**No Response:** Holly Gill

**\*Scott & Jaylyn voted yes after the 3-day email vote threshold. Both voted yes.**

**Motion Count:** 11-0-0-1 (In favor / Not in Favor / Abstain / No Response)

**Motion Vote:** Motion Passes.

**Motion:** Motion to approve GLA General Liability Insurance with RPS.

**Date(s):** August 21, 2026 - August 24, 2026

**Motion Made By:** Zane Curry  
**Motion Seconded By:** Debbie Newby

**Specific Actions Taken:**

Zane will initiate the policy with RPS.

**Discussion:**

**Action Director Count:** 12

**In Favor:** Zane Curry, James Timmer, Alicia Dearing, Lance Rushmeyer, Christine Farrar, Debbie Newby, Walter Wunsch, Steve Anderson, Tyson Wright, Scott Stomierowski, Jaylyn Jensen

**Not In Favor:**

**Abstain:**

**No Response:** Holly Gill

**Motion Count:** 11-0-0-1 (In favor / Not in Favor / Abstain / No Response)

**Motion Vote:** Motion Passes.

**Motion:** Motion to approve July 28, 2026 GLA BOD Meeting Minutes.

**Date(s):** August 23, 2026 - August 26, 2026

**Motion Made By:** Alicia Roskind Dearing

**Motion Seconded By:** Debbie Newby

**Specific Actions Taken:**

Alicia will post meeting minutes to the website at <https://www.montanagla.org/board-minutes>.

**Discussion:** Holly requested meeting recording but did not vote.

**Action Director Count:** 12

**In Favor:** Zane Curry, James Timmer, Alicia Dearing, Lance Rushmeyer, Debbie Newby, Walter Wunsch, Tyson Wright, Scott Stomierowski, Jaylyn Jensen

**Not In Favor:**

**Abstain:** Steve Anderson

**No Response:** Holly Gill, Christine Farrar

**Motion Count:** 9-0-1-2 (In favor / Not in Favor / Abstain / No Response)

**Motion Vote:** Motion Passes.

**Email voting is permitted via the Bylaws under Article VI. Section J.**

**J. Action Without a Meeting.** Any action required or permitted to be taken by the Board

of Directors may be taken without a meeting if all members of the Board are contacted and a two-thirds majority of the Board members shall individually or collectively affirmatively consent in writing to the proposed action. Such written consent or consents shall include electronic communications and shall be filed with the Minutes of the proceedings of the Board. Such action by written consent shall have the same force and effect as a majority vote of the Directors. Any certificates or any other document filed by the officers under any provision of law which relates to action so taken shall state that the action was taken by two-thirds majority written consent of the Board without a meeting and that the Articles of Incorporation and Bylaws of this Association authorize the Directors to so act, and such statement shall be prima facie evidence of such authority.



**Glastonbury Landowners Association | Board of Directors  
Meeting Agenda September 8, 2026**

**Please note landowner comments will be invited and encouraged at the following times:**

- A) After the intentional Moment of Silence – on non-agenda items only (1-3 minute limit per presiding officer pre-determined length to be announced at the beginning of the meeting) B) After motions are made, seconded, and BOD discussion has concluded, but before a BOD vote is taken on Agenda items only (1-3 minute limit per presiding officer pre-determined length to be announced at the beginning of the meeting)**
- C) At the conclusion of the meeting before Adjournment (1-3 minute limit per presiding officer pre determined length to be announced at the beginning of the meeting)**

**1. Call to Order**

**2. Moment of Silence – With Intention**

**3. Landowner Comment – Non-Agenda Items**

**4. Officer Reports**

- a. President – Zane Curry
- b. Vice-President – Lance Rushmeyer
- c. Treasurer – Debbie Newby
- d. Secretary – Alicia Roskind-Dearing

**5. Ombudsmen Reports**

- a. North Glastonbury – Vacant
- b. South Glastonbury – Miriam Barker

**6. Committee Reports**

**a. PRC Committee**

- i. *Merino/Miles well application fee refund – BOD Vote*
- ii. *Kinports dwelling assessment – BOD Vote*

**b. Election Committee**

- i. *Committee recommendation for approval of landowner voting instructions – BOD Vote*
- ii. *Committee recommendation for 2025 Landowners not in good standing – BOD Vote*
- iii. Upcoming dates and planning update

- iv. **Ballot mailing options – BOD Vote**
- c. **Governing Documents Committee**
  - i. **Discuss 2026 Proposed Bylaw Revisions Mailing**
- d. **Compliance Committee**
  - i. **Committee recommendation re: Brockett complaint**
    - 1. BOD Discussion**
    - 2. BOD vote on next steps**
  - ii. **Committee recommendation re: C. Dirkers complaint**
    - 1. BOD Discussion**
    - 2. BOD vote on next steps**
  - iii. **Committee recommendation re: Bush complaint**
    - 1. BOD Discussion**
    - 2. BOD vote on next steps**

**7. GLA Insurance**

- a. **GLA General Liability insurance informational update**
  - b. **GLA Director and Officer liability insurance informational update**
- 8. Merin Coats 10-day legal action warning and referral for collections**
- 9. Chad Stone 10-day legal action warning and referral for collections**
- 10. Final Landowner Comments**
- 11. Adjournment**

**Upcoming Meetings:**

September 3, 2026 – Election Committee – 6:00 P.M. MST

September 9, 2026 – Project Review Committee - 7:00 P.M. MST

Please see GLA website at [www.montanagla.org](http://www.montanagla.org) for meeting details and agendas. Note that meeting times and venues are subject to change, and as such the GLA website at [www.montanagla.org](http://www.montanagla.org) will be the official record of where and when all meetings will be held.

**Next GLA Board Meeting:**

September 8, 2026 6:00 PM MST

September 22, 2026 6:30 PM MST

All GLA Board of Directors meetings will be conducted in accordance with the 05.18.2015 [Conduct of a Meeting Policy](#). This policy can be found on the GLA website ([www.montanagla.org](http://www.montanagla.org)) under Governance > Policies > Conduct of Meeting

# **Glastonbury Landowners Association |**

## **Board of Directors Meeting**

**Tuesday – July 28, 2026 – 6:30 PM**

**[Join Via Zoom](#) or Dial In**

**Call In: 1-346-248-7799 Meeting ID: 619 079 2223 Passcode: 2023**

### **Call to Order (6:02pm)**

**1. Board Members Present** - Alicia Roskind Dearing, Debbie Newby, Zane Curry, Jaylyn Jensen, Walter Wunsch, Chris Farrar, James Timmer, Scott Stomieroski, Steve Anderson, Lance Rushmeyer (joined 6:20pm), Holly Gill (joined at 6:24pm / left around 9:55pm), Tyson Wright (joined 6:40pm)

**Absent with Notice:**

**Absent without Notice:**

**2. Landowners Present** - Clare Parker, Jennifer Church, James & Leslie Everett, Haylee Hall, Miriam Barker, Jack Sutton, Linda & Neil Kremer, David Church

### **3. Landowner Comment on Non-Agenda Items**

### **4. Officer Reports**

**a. President – Zane Curry.** Zane calls on ALL Directors. He strongly encourages active participation beyond just voting. There are some Directors that have completely dropped off other than voting. Zane will be doing roll call voting for all agenda items. He asks that Directors seek out opportunities to engage with the community beyond just meetings. It makes a significant difference in bringing the community together. He feels that there are fractures that are decades old, and it's going to take all of us to help repair those. To the fellow community members, "how can or will your participation lessen the burden of a volunteer Board. It's often expected that those who are serving will mop up and take care of all the issues, but it really takes all of us. "What resources within your control are you willing to bear to help out the community, whether that be time or dollars?" As the community takes a deeper look at the GLA in Sept 2027 on whether or not to continue with the GLA, per the Covenants.

**b. Vice-President – Lance Rushmeyer.** Absent

**c. Treasurer – Debbie Newby.** The Finance Committee on September 14, 2026 at 6 P.M. She will hold her comments until the September 22, 2026 GLA BOD Meeting at 6:30 P.M. All current Financial Reports can be found on the website at <https://www.montanagla.org/financial-reports>

**d. Secretary - Alicia Roskind Dearing.** Alicia has an unexpected major health matter with her father, which is taxing her already overloaded schedule. She is doing her best to keep up with the Secretarial and webmaster duties. She appreciates your patience at this time.

### **5. Ombudsmen Reports**

**a. North Glastonbury – Vacant**

**b. South Glastonbury – Miriam Barker.** No report.

### **6. Committee Reports**

#### **a. PRC Committee**

**i. Merino/Miles well application fee refund.** This is a property that was purchased by Merino and Miles. They filed a PRC application on a well. It is a tenancy on commons. It came to light after the August GLA BOD meeting that an application had already been submitted to the GLA. Tim Brockett notified the Board that an application had already been filed. Given that NO records have been provided by the 2025 Board members, so the current 2026 BOD was unaware. Debbie was able to find bank records that they had already paid the fees. The PRC voted on refunding the application fees but the construction bond and impact fees would stay in effect.

**MOTION: Alicia makes the motion to refund the application fee of \$175 while keeping the construction bond and impact fees. Zane seconded.**

**In Favor:** James Timmer, Alicia Dearing, Chris Farrar, Debbie Newby, Jaylyn Jensen, Steve Anderson, Scott Stomierowski, Zane Curry

**No Response:** Walter Wunsch

**Motion Carries.**

**ii. Kinports dwelling assessment.** Ryan Kinports has dried status and his assessments should begin.

**MOTION: Zane makes the motion to begin Ryan Kinports assessments beginning Q4 2026. Steve seconded.**

**In Favor:** James Timmer, Alicia Dearing, Chris Farrar, Debbie Newby, Jaylyn Jensen, Steve Anderson, Scott Stomierowski, Zane Curry

**No Response:** Walter Wunsch

**Motion Carries.**

#### **b. Election Committee**

**i. Committee recommendation for approval of landowner voting instructions.** The Committee voted to approve the voting instructions that have been provided to the Board. Those were emailed to the Board on Sept 7, 2026. Jaylyn got an email from a landowner requesting that we add a little bit of language. It's on the first page, they wanted to ask if we could put each North and South if we could add "up to" before the words three and four Directors that are available. Zane believes no problem with this addition; it adds a degree of clarity.

**MOTION: Zane recommends that approval of the 2027 Voting instruction with the addition of the verbiage above to the second bullet after the word elect. Debbie seconded.**

**In Favor:** Walter Wunsch, Alicia Dearing, Chris Farrar, Debbie Newby, Jaylyn Jensen, Steve Anderson, Scott Stomierowski, Zane Curry, Lance Rushmeyer, Holly Gill

**Abstain:** James Timmer

**Motion Carries**

**ii. Committee recommendation for 2025 Landowners not in good standing.** There were 13 landowners re: 13 parcels, 11 landowners from 2025 that were found to have Covenant violations and / or past due assessments preventing them from voting in the 2025 election cycle. The 2026 Board has no information about these landowners due to lack of information conveyed from the 2025 Board. One landowner has sold their property. The Election Committee, given no information, voted to recommend that the Board hold constant all landowners as is from 2025 remaining in Not Good Standing status. Hold constant being that no changes to their status is given that there is no record that their status has changed. Debbie explains that not all of these violations came from 2025. Chris has a hard time doing this given that we have no idea what their violations are and if they are still active. Debbie believes that if they were out of compliance and no information has been provided that the status has changed, so they can't just magically be brought into compliance. The Committee votes to hold all of those in violation to be still in violation for the 2027 election. Alicia explains that some of the current officers that were in office in 2023/2024 may be able to provide some information on these violators. Debbie would like to formally request the information from 2025 Board Officers that they provide the information on these landowners and explain their reasoning for putting them out of compliance. Alicia believes that we should do more fact finding before moving to keep past violators out of compliance due to lack of information; we need more information before preventing them to run / cast votes.

**MOTION: Debbie makes the motion to formally request the information from 2025 Board Officers requesting any information available submitted to ATS for these violations in the 2025 Election. Jaylyn seconded.**

**Discussion:** Zane requests that a Director step up to do this communication to Tim Brockett, Claudette Dirkers, and Doug Gill. Walter will email the three Officers from 2025 and Debbie will help him draft the message. Val O'Connell would like to know why names of these offenders cannot be provided in the meeting. She would like more information on these people because

some of these situations she feels were selective by 2025 Officers so some people could not run or participate. She feels there were no votes that were happening by 2025 because the documentation was missing. So you can't just go on last year's criteria. The Bylaws say that in order for a landowner, per the Covenants, as soon as you come back into good standing, you are back in good standing, regardless if the Board votes or doesn't vote. The Board can't vote someone out of good standing, it happens due to the violation. Zane inquiries with the Committee members present how they would like to proceed now that the Board has not accepted the recommendation. All agree that waiting on the recommendation until more information is gathered. Zane said that there were 61 that either were past due or in violation in the 2025 election total. Past the 13 in question, the rest were cut-and-dry assessment delinquencies.

**In Favor:** James Timmer, Walter Wunsch, Alicia Dearing, Chris Farrar, Debbie Newby, Jaylyn Jensen, Steve Anderson, Scott Stomierowski, Zane Curry, Lance Rushmeyer, Holly Gill, Tyson Wright

**All in Favor. Motion Carries.**

**iii. Upcoming dates and planning update.** Sept 15 is the next one where ballots will be mailed out to all community members. Landowners need to be October 31, 2026 to be accepted on the Board or valid ballots. November 3 the election will close. Between Nov 5-7 the Nov 17 (50 mins in)\*\* November 21 will be an Annual Meeting. December 8 will be the final Board meeting and where the 2027 Board will occur at the end of the meeting and voting for officers. The scheduled meeting for Dec 15 will be tentatively scheduled; it will be up to the newly elected President whether or not the meeting occurs on that date. The budget will need to be created during this time frame so that in January the budget can go live. There will be two observers available while ATS is counting the ballots. **Zane??**

**\*\*Comment from Walter: The Dry Creek ramp up to Hercules will have work done on it shortly.**

**iv. Ballot mailing options.** Two fellow committee members took it upon themselves to get quotes for the ballot packet to be sent out to all landowners. We have a quote from the Main Print Shop for just the actual printing of the materials: the instructions, the ballots, etc. This is just an estimate due to uncertainty with the Bylaw materials, this quote includes an estimate of the amount for Bylaw inclusions. Postage not included. \$1,380. For \$1,723.40 it would include postage and stuffing, basically doing the entire job with packing and posting. The UPS store quoted \$1,380 without postage. UPS with postage estimated to be \$840. So with postage included it is \$2,220 with UPS Store. Main Print Shop is less expensive.

**MOTION: Alicia makes the motion to go with the Main Print Shop printing, posting, stuffing, and mailing for the 2027 Ballot Packet. Debbie seconded.**

**In Favor:** James Timmer, Walter Wunsch, Alicia Dearing, Chris Farrar, Debbie Newby, Jaylyn Jensen, Steve Anderson, Scott Stomierowski, Zane Curry, Lance Rushmeyer, Holly Gill, Tyson Wright

**All in Favor. Motion Carries.**

### **c. Governing Documents Committee**

**i. Discuss 2026 Proposed Bylaw Revisions Mailing.** Three legal attorneys were approached for review. One originally said they could do it, but then it came to light that they had a conflict of interest because they have or do represent a current landowner and could not represent us in this matter. One lawyer would not work with us unless we cut ties completely with our current counsel Cotner, Blackford, and Ryan representation, which is not possible at this time due to active legal matters that are being handled by Cotner, Blackford, and Ryan. Cotner, Blackford, and Ryan were unable to get the review done in the timeframe we requested. Debbie wants to make sure that "**Article VI, Board of Directors, A. Number and Qualifications Page 5**" should be one vote, not separated into two votes because they have to be together to pass. Alicia states that that is how it will be done. They were split just for clarity when providing explanations to landowners.

Alicia feels that the changes overall are straightforward and within our bounds to enact these changes. It would have been ideal to have it reviewed but it's just not possible before sending out on Sept 15th. Holly expresses concerns that if these go into effect that there could be a huge bill for 2027 Board due to landowners suing the Board due to the changes, her being one of them. Zane explains that it is not required for the GLA to get legal counsel to make these changes and that landowners have had months to comment on these documents. There has been no big

opposition expressed about these changes. Lance explains that a lot of time has gone into this and there has been very little change to the documents, so they should go out. Alicia explains that there has been one change since it went to landowners. That change is to “**Article VI, Board of Directors, D. Election Process, Directors’ Term of Office, and Voting on Other Matters. Page 8 2. Candidates must receive a minimum of 10% of the number of votes cast in North and South, respectively, to be elected as a Director.**” Originally when it went out for review it was 5% and the Committee voted to increase to 10%. All else has stayed the same. Val states that page 11 item 12 is in conflict with page 11 item 12. She feels they need to be reviewed to ensure that there are no contradictions with the Bylaws, Covenants, and Montana State Law. She feels there is no rush to get these out. They can be sent out separately. Zane feels there are three options: a) vote now to put on ballot as is b) delay and continue to work to get legal review and send out separately c) leave it for the 2027 Board to take up. Holly explains that if it goes Montana State Law that that could cause huge issues for the future Board. Zane suggests putting a note saying that this has not been reviewed by legal counsel at this time but that the Board will continue to look for legal counsel on these documents. Holly agrees that this is a good idea.

**MOTION: Alicia makes the motion to send out the 2026 Proposed Bylaw Revisions with the change of 5% to 10% to be elected as a Director and with a note stating that these revisions have not been reviewed by legal counsel but the GLA is currently seeking legal review and should any revisions have conflicts with Montana State Law that landowners will be notified and they will not go into effect.**

**Discussion:** See above. Holly suggested that Swandel be contacted since someone said they have worked with our documents before and could save a lot of money because of his familiarity. Val explains that a complaint under Article V. Section C. Page 8. “If a complaint and compliance process is not complete within 1 day.” She feels that that goes against the Covenants. Article XI, Part C. states you must give the landowners that there must be notice before any changes are enacted by the Board, and she believes that the 10% from 5% should be sent out for review because it has been changed. Zane states that it is not required to give 30 days comment for changes to be made, it is only required that landowners are given 30 or more days before a change is made. The ballots themselves are notice of potential changes being made to the Bylaws.

**In Favor:** James Timmer, Walter Wunsch, Alicia Dearing, Chris Farrar, Debbie Newby, Jaylyn Jensen, Scott Stomierowski, Zane Curry, Lance Rushmeyer, Tyson Wright

**Not in Favor:** Holly Gill, Steve Anderson

**Motion Carries.**

#### **d. Compliance Committee**

##### **i. Committee recommendation re: Brockett complaint.**

**1. There was a complaint made against Tim Brockett made by Lance Rushmeyer stating that Tim is in violation for Covenant 10.01 due to his actions this year in refusing to hand over many 2025 and earlier materials during the 2026 Board transition and would like him to be out of compliance for four years.**

Four committee members were present for the Compliance Committee meeting to consider this complaint.

They found Tim Brockett was in violation of Covenant 10.01. Zane explains there has been a lot of email communication in regard to this matter. The Committee did believe that this was a 10.01 Covenant violation, while they did not agree with the penalty. Lance explains that after everything we have gone through to get information, the GLA has never received the requested information, except for 2025 physical election materials. These materials have kept the GLA from being fully successful in 2026 due to lack of information conveyed. Holly feels that Tim is taking the whole stance that he is innocent until proven guilty. Does anyone have a receipt that he paid for these materials? Zane explains that he provided these receipts to all Directors in January and February showing the payment history made by the GLA from Bank of the Rockies records. The only payment that Tim made personally was in a brief 18 hour window to [Hosting.com](https://www.hosting.com) when the GLA was granted access. He logged into [Hosting.com](https://www.hosting.com) and made a forward 3-year payment. This move allowed grounds for [Hosting.com](https://www.hosting.com) to refuse the GLA access to [www.glamontan.org](https://www.glamontan.org). This is GLA owned property that he has kept from the Board and continues to be. There has now been 30 days since the notification of this potential violation to Tim Brockett to respond. No response has been made. Tim has acted in an administration capacity while not an elected Director on the Board keeping the current Board from fulfilling their elected duties. Tim has been sent multiple requests for all of the information he is withholding: GLA email for [glamontana.org](mailto:info@glamontana.org), the webhosting for [glamontana.org](https://www.glamontana.org), Ooma phone number that was previously owned by GLA, and many PRC electronic files with important and relevant historical information. He has

been using these materials and responding to communication using all of these outlets. Debbie notes that the GLA only has the voting check-in sheets that were provided by ATS, so we have no information for current violators from the 2025 election. That is the only material we have to use for this year to identify current violators. We need that information to successfully vet landowners in or out of violation but none of that has been provided by previous Directors.

Covenant 10.01 state: “**10.01 Association's Authority.** The Association is hereby vested with the discretion and authority to exercise all rights, powers and responsibilities, make all decisions, take all actions, make and enforce all rules and regulations and otherwise do all things in the administration of the Community that are authorized or required in this Declaration of Covenants or by the Master Plan. The Association is the sole administrative authority in the Community and shall exercise its rights, powers and responsibilities and manage its affairs in accordance with its articles of incorporation, bylaws and rules.” The Committee is recommending the GLA Board find Tim Brockett in violation of Covenant 10.01 because Tim’s actions were clearly hostile and working against the 2026 elected Board members and Association itself from moving forward successfully and fulfilling their elected responsibilities.

**NEXT STEPS:** Alicia will send the draft Compliance Committee meeting minutes from this meeting to be approved and posted to the website.

**MOTION:** Jaylyn makes the motion to find Tim Brockett found in violation of Covenant violation 10.01 for a period of 3 years. Walter seconded.

**Discussion:** Tyson states that the GLA does in fact own [glamontana.org](http://glamontana.org), even though he’s changed it to the “Unofficial GLA website, that does not change that it is GLA property, so he is in violation of Covenant 10.01. Zane explains that the only things that are returned are the 2025 physical Election materials, but the box has been opened which is supposed to stay sealed unless an election is disputed. He also returned a few GLA signs. Other than that, nothing has been returned. Debbie would like to have a time frame of 3 years added. Alicia feels that you can’t put a timeframe on it, he is either in compliance or out. So if he returns all the materials, then he can come back into compliance. Jaylyn feels that he should not get a free pass for being obstructive for 8 months and that there should be consequences for obstructing the Board to this degree. Chris explains that the Committee discussed that not only does he have to return that materials, but he also has to pay all legal fees in regard to getting counsel due to his actions and obstruction. Zane restates that the Committee recommends that he is out of compliance until: 1) access to the url [www.glamontana.org](http://www.glamontana.org), 2) access to the [info@glamontana.org](mailto:info@glamontana.org) 3) all electronic files related to GLA activity, and 4) compensation to all legal fees up to the date that items one and two are complied with. Zane has asked legal counsel what to do at this point and they said you have to file a lawsuit, which could cost anywhere between \$10,000 to \$50,000, without knowing if we could get legal fees back if a lawsuit is filed. Even if we are granted legal fees, how and when will the GLA get those funds back. In the time being, that money is tied up that we need. Zane feels that it sets a dangerous precedent for the community and any future Board to sue previous Board members for things that they just don’t like. Alicia feels that the timeline is against Covenants and would like to see an amendment so he can come back into compliance when all things have been returned and compensated for legal fees until the materials have been returned.

**In Favor:** Walter Wunsch, Debbie Newby, Jaylyn Jensen, Scott Stomierowski, Zane Curry, Lance Rushmeyer

**Not in Favor:** Christ Farrar, Alicia Dearing, Holly Gill, Steve Anderson, Tyson Wright, Steve Anderson, James Timmer, Zane Curry, James Timmer

**Motion Fails.**

**MOTION:** Zane makes the motion to find Tim Brockett Not In Good standing and he remain not in standing until he returns the url, [glamontana.org](http://glamontana.org), all electronic materials that he received or created while a Director, and that he repay any legal fees that incurred up to the point that he satisfies point one and two and until the GLA Board finds that he is good standing. Walter seconded.

**Discussion:** Chris wants clarity of what happens when we get the url back. Zane explains that we can redirect that url to our current website. He explains that there would not be two separate websites. Scott does not understand why if he does all these things he should be able to run again in a future election and possibly win and then be able to do this all again. Debbie points out that more things could come to light and that he should not just come back into good standing if these things are completed but also that the Board votes to bring him in good standing. Zane states that through June, the GLA has roughly spent \$2,000 in legal fees associated with Tim Brockett. There may be more legal fees incurred but we have not received a bill since June.

**In Favor:** Chris Farrar, Walter Wunsch, Debbie Newby, Jaylyn Jensen, Scott Stomierowski, Zane Curry, Lance Rushmeyer,

Tyson Wright, Zane Curry

**Not in Favor:** Holly Gill, James Timmer, Scott Stomierowski

**Abstain:** Jaylyn Jensen

**Motion Carries.**

**ii. Committee recommendation re: C. Dirkers complaint**

**1. This is a formal complaint against former Directors Claudette Dirkers by Lance Rushmeyer saying that she should be taken out of compliance for a 2-year period for violating Covenant 10.01.** The Committee did not agree with the time limit but did find her not in good standing until she returns all materials she had access to while GLA Secretary and that she works to help the GLA get access to the [glamontana.org](http://glamontana.org) because her name is listed a current contributor on the [glamontana.org](http://glamontana.org) website and current moderator. Zane explains that she did work with Zane for about three months in the beginning of the year, but there are still materials outstanding that have not been returned. She would not work with Debbie, 2026 Treasurer, at all. She dropped off boxes of materials that were not relevant for the majority of her treasurer duties. Zane asks what is the remedy for this. Debbie would like all the electronic files, the financial files, and landowners Not In Good standing information. Zane asks if there are any financial records that the GLA has not received from ATS. Debbie explains specifically records in regard to liens and financial information that we do not know that we may not have, but we have no way of knowing. Zane restates that the GLA would like any electronic files in regard to liens, payments plans and covenant violations. Debbie believes the penalty should be multiple years of Not In Good standing status because these were hostile actions to prevent the current GLA from being successful. Jaylyn feels she should assist the Board in making a good faith action to provide things that the Board needs. Zane feels that is objective. Debbie states that 2025 Board stated to Ryan Kinports that there was a draft 2025 budget, but then when asked about it, the 2025 previous Board members stated there was no draft budget. She feels that there was information that was held from some of the 2025 Board members out of spite. On one hand the GLA needs these materials to run successfully and one that there should be penalties in addition to returning. Debbie states that she has had to re-create a minimum of 2,000 documents, possibly up to 5,000. She should not have had to re-create these files when Claudette could have easily handed these files over to make her job successful. She got nothing. Zero files. Not one electronic file from 2025 Treasurer, Claudette Dirkers. Debbie is unsure what computer Claudette was using to update Quickbooks. The computer that Claudette handed over was worthless because it had not been updated since 2023. Holly feels that it's really hypocritical of the current Board. She feels some members of this Board did the same things in the past. She did not state what and by whom. Alicia noted in the chat that she immediately handed over all logins and relevant materials that she could think of when she resigned in 2025. She also worked with the current President, Doug Gill, to provide information requested, including a phone call. She would have happily provided any further information if it had been requested.

**MOTION: Zane finds Claudette Direkers in violation of Covenant 10.01 and Not In Good standing until she returns all GLA files specifically but not limited to any files in regard to liens, payment plants, and landowners in violations to the Covenants. She may return to good standing after the Board has taken a vote to bring her into good standing. Lance seconded.**

**In Favor:** Chris Farrar, Walter Wunsch, Debbie Newby, Jaylyn Jensen, Scott Stomierowski, Zane Curry, Lance Rushmeyer, Tyson Wright, Zane Curry, James Timmer, Jaylyn Jensen, Scott Stomierowski

**Not in Favor:** Holly Gill, Tyson Wright

**Abstain:** Steve Anderson

**Motion Carries.**

**iii. Committee recommendation re: Bush complaint**

**1. There was a complaint against L. Bush by Jeff Nash about a very large manure pile that is visible from the road and multiple neighboring properties.** Neil Kremer suggested that we could possibly find someone that would like the manure for compost to help with the removal of the pile. Chris states that the state of Montana and guidelines for these issues. There is a well system there so if there were any flooding,

that could be an issue. She's definitely in violation of Covenants around nuisance and eye sores. Park County could be brought in as well. Chris explains that the pile stretches approximately around 5 ft tall and goes along the entire fence line. Jeff Nash says they are 90 ft long and around 100 ft long. Chris explains that two horses could produce up to 100 pounds of manure a day, so if it's 10 horses, it can pile up very quickly. Before it was a pile, it was just the horses living in it. A landowner took a skid steer and piled it up, they said they would have been happy to haul it off but he has now sold his equipment. Chris explains that L. Bush is in violation of Covenants 4.02, 4.05, 5.01, 5.04, and 5.05 with subsets a and b under 5.05. It's also in violation of Park County and DEQ regulations, but it would be better if it could be resolved at the community level rather than escalate it at this point. Park County has opted not to engage at this time. It's unclear if she is willing to work to help remove this. Neil says that it could cost her time and money, but there are people that would like the manure because it's valuable compost. Jeff Nash explains that she has been soliciting funds as an animal sanctuary, but she has no paperwork stating that she is a non-profit.

**MOTION: Chris makes the motion to find Lisa Simms Bush in violation of multiple Covenants 4.02, 4.05, 5.01, 5.04, and 5.05 with subsets a and b under 5.05, she will remain Not In Good standing based on these Covenant violations until the manure piles are removed and voted on by the Board to bring her back in good standing. Lance seconded.**

**Discussion:** Jeff asked if there would be a limit to the number of horses allowed. Zane feels it would be better to do more research and figure out the appropriate number. This is also a State and County issue that needs to be addressed. The issue of the number of horses will still need to be addressed in the future, but we do not have enough information at this time. Val states that the GLA has the authority to limit the number of horses. Zane explains that we will take up the issue of the number of horses in the very near future.

**In Favor:** Chris Farrar, Walter Wunsch, Debbie Newby, Jaylyn Jensen, Scott Stomierowski, Zane Curry, Lance Rushmeyer, Tyson Wright, Zane Curry, James Timmer, Jaylyn Jensen, Scott Stomierowski, Tyson Wright

**Not in Favor:** Steve Anderson

**No Response:** James Timmer

**Absent:** Holly Gill

**Motion Carries.**

**7. GLA Insurance. Item tabled. Discussion tabled for next Board meeting on Sept. 22, 2026**

**8. Merin Coats 10-day legal action warning and referral for collections.** Debbie does not have a phone number for him. Debbie has emailed him several times if he would like to create a payment plan. He has not responded. She would like to move this to 10-day legal action warning and if he does not respond move forward with legal actions to place a lien on the property.

**MOTION: Debbie makes the motion to enact a 10-day legal warning and if he does not respond, to move forward with lien proceedings. Walter seconded.**

**In Favor:** Chris Farrar, Walter Wunsch, Debbie Newby, Jaylyn Jensen, Scott Stomierowski, Zane Curry, Lance Rushmeyer, Tyson Wright, Zane Curry, James Timmer, Jaylyn Jensen, Scott Stomierowski, Tyson Wright

**Not in Favor:** Steve Anderson

**Abstain:** James Timmer

**Absent:** Holly Gill

**Motion Carries.**

**9. Chad Stone 10-day legal action warning and referral for collections. Walter seconded.** We do have a phone number for him. Debbie has not called him. She has emailed him on a couple of occasions. He is one of two landowners that we do not have a mailing address for but we do know where his parcel is located and he lives on it. Debbie Fedexed a packet asking if he would like to create a payment plan. Zane has spoken with him and he has requested that his assessments past and future be forgiven because he is a disabled vet. Zane asked him to put that into writing formally requesting this. As of now, we have not

received the formal written request.

**MOTION: Debbie makes the motion that the GLA send a 10-day warning notice and if he does not respond, that he be moved to attorney for further collections. Walter seconded.**

**In Favor:** Chris Farrar, Walter Wunsch, Debbie Newby, Jaylyn Jensen, Scott Stomierowski, Zane Curry, Lance Rushmeyer, Tyson Wright, Zane Curry, James Timmer, Jaylyn Jensen, Scott Stomierowski, Tyson Wright, James Timmer, Steve Anderson

**Absent:** Holly Gill

**Motion Carries.**

#### **10. Final Landowner Comments**

- a. Val does not make a comment on her opinion, she comments from the stance of the law to prevent the GLA from being sued.

**11. Lance makes the motion to adjourn the meeting at 10:12pm. All in Favor. Motion Carries.**

#### **NO EMAIL VOTES FOR AUGUST 25, 2026 - SEPTEMBER 8, 2026**

**Email voting is permitted via the Bylaws under Article VI. Section J.**

**J. Action Without a Meeting.** Any action required or permitted to be taken by the Board of Directors may be taken without a meeting if all members of the Board are contacted and a two thirds majority of the Board members shall individually or collectively affirmatively consent in writing to the proposed action. Such written consent or consents shall include electronic communications and shall be filed with the Minutes of the proceedings of the Board. Such action by written consent shall have the same force and effect as a majority vote of the Directors. Any certificates or any other document filed by the officers under any provision of law which relates to action so taken shall state that the action was taken by two-thirds majority written consent of the Board without a meeting and that the Articles of Incorporation and Bylaws of this Association authorize the Directors to so act, and such statement shall be prima facie evidence of such authority.