

Glastonbury Landowners Association

Newsletter ❧ Fall 2016

Letter from the President

The Glastonbury Landowners Association board of directors has been very busy working to serve the community, and as autumn approaches, we look forward to continuing to uphold our responsibility to all landowners.

Did you know the GLA website has a new look? The front page offers the events calendar where board and committee meetings are posted and easy access to "Building and Construction" information, which includes links to "Projects/Improvements: Instructions & Forms" and "Projects Up for Review." "Projects Up for Review" is a new link so people can see what is happening in their neighborhoods. Also posted are meeting minutes from board and committee meetings, and all governing documents including the Master Plan, Covenants and By-laws. For more information about our improved site, see the article, "GLA Website Changes" in this newsletter and I invite you to visit www.glamontana.org.

The last few board meetings have been by phone with landowners listening in, but the board meeting on September 12th will be in-person at Emigrant Hall. Board meetings are the business meetings of the board. At board meetings, landowners may contribute during the two comment periods: one at the beginning and one at the end, and each person may speak for three minutes. In addition, during Project Review, the applicants and neighboring landowners have an opportunity to make comments. All committee meetings are also open to landowners to give input to the committee members. I encourage landowners to attend and participate so varying ideas can be heard. For those who cannot attend, board and committee meeting minutes are posted on the website and emailed to landowners who have requested email notifications. We are expecting to have an orderly meeting on September 12th.

I would like to hear ideas from all of you concerning the soccer field and surrounding property. As chairperson for the Community Property Committee and as a representative of the board, I would like to reach out to landowners to get some ideas. There are 20 acres of land that are designated for recreational purposes. What is your vision and wish for this area? I am planning to have neighborhood meetings: 3 in North and 3 in South Glastonbury, which will be hosted by landowners in their respective areas. The purpose of the meetings is to solicit your thoughts on what you would like to see happen with that land. Some have expressed doing nothing. Should you want to host a meeting, please contact me through info@glamontana.org.

Our responsibility is for the entire community, and we continue to work for all landowners. I would like to thank you for the confidence you have given us.

Sincerely,
Charlotte Mizzi



Hello neighbors! With help from Ross Brunson and Dan Kehoe, Mark Seaver has been modifying the GLA website, www.glamontana.org, hoping to make it more useful to the community. Mark fully expects that this will be an ongoing process and welcomes suggestions from you, the members. Should you have suggestions, email them to info@glamontana.org or use the "Email us" hot link to the right of the calendar. This hot link will open a blank email message in your chosen email program.

The home page has been significantly changed. It now shows the GLA calendar where the various GLA meetings are listed as they are organized. If you click on a meeting name, you'll get detailed information on where the meeting will be held and in many cases, a preliminary meeting agenda. Above the Calendar are 4 four main menus, whose names should help identify the information that they lead to.

To the right is a series of quick links. These are designed to give direct access to information that will be needed by many or changed regularly. The first section includes a Frequently Asked Questions area, a list of useful county, state, and environmental resources, and the hot link for emailing the info account mentioned above.

Below that are two links related to building and construction. The first one of these provides direct access to the instructions and all of the forms that might be needed for various construction projects. The second is where limited information describing projects up for review will appear. The board has carefully considered what and how much information to include here. The GLA Webmaster posts the lot number and type of project being submitted on the GLA website. More detailed information including project plans will be sent to any landowner who requests it. This posting will remain on the GLA website until 3-5 business days following either: 1) GLA Board preliminary approval or 2) the retraction of the project. We feel that this represents a compromise between the rights of the property owner and the rights of their neighbors.

The final set of right side links will take you to the most recent minutes and reports from the board as well as the various committees. As the information in this final set of links gets replaced, the older minutes and reports will be moved to pages that can be accessed through the "Minutes and Reports" submenu under the Governance menu.

The GLA's Official website is: www.glamontana.org

GLA • PO Box 312 • Emigrant, Montana 59027 (406) 451-0033 • info@glamontana.org

To date, other than the Minutes and Reports archiving pages, there have been only modest changes to the pages and information reached through the four top level menus (Current Landowners, Prospective Landowners, Governance, and Communications). As you access the information that's available on the website, feel free to let Mark know if you encounter problems or see ways to make the access easier.

In case anyone is wondering, the picture at the top of the page is the sunrise that greeted Mark's family on their first morning in the Valley. What a start!

Options for Call-In Phone Meetings

In August 2016, a new option for call-in board meetings was started. The board has added a toll free line for members calling into meetings when the option to call-in is available. This toll free line (877-660-4969) is a restricted use line, with a monthly limit of 2600 minutes and no carry over of unused minutes. That number of minutes translates into 11 members using the toll free line for most of a 4-hour meeting or 14.5 members (anyone want to volunteer to be the half member?...) for a 3-hour meeting. Because of the minutes restriction, we ask that members who have unlimited calling on their phone (either cell or landline) call the non-toll free number (406-272-4075), a Billings, MT number.

No Photography Announcement

Please be aware that the GLA Meetings are private meetings. When Emigrant Hall is rented by the GLA it is a private space for use by the board and landowners. Photography at these private meetings is not allowed.

New Administrative Assistant

Please join us in welcoming our new administrative assistant, Iona Yabut. Iona relocated to Paradise Valley from Chicago where she served as a clinician and administrator at the University of Chicago Comer Children's Hospital.

We thank former administrative assistant Karleen McSherry for her dedicated service and wish her every success with future endeavors.

A Reminder About Our Roads

Kevin Newby spoke to Parks Frady on Aug 22, 2016. Mr. Frady is responsible for maintenance of the county roads. Dry Creek Road will be chip sealed the last week in August or the first full week in September. A reminder: the speed limit for Dry Creek



Road is 35 mph. It is everyone's responsibility to adhere to the 25 mph speed limit on our gravel roads. Higher speeds destroy our roads. Kevin suggests that you save your speed for Route 89.

Are You Building or Planning to Build?

The Covenants require that all building projects and improvements to property be submitted to the association for approval prior to beginning construction. It is the Board's role to ensure that the standards and requirements outlined in the Covenants and Master Plan are being followed. In order to have time to properly



review your project, please submit plans thirty days to at least two weeks prior to the monthly board meeting, which usually occurs on the 2nd Monday of each month. Forms and new instructions may be found on the GLA website www.glamontana.org in the right hand column under "Building and Construction" and then "Projects/Improvements: Instructions & Forms." Please contact the Project Review Committee by calling 406-451-0033 and voicemail extension 103 if you have any questions.

Special Meeting & Elections Update

In a Special Meeting of the Members on August 27, 2016, landowners cast their ballots for a new North Glastonbury Ombudsman and the proposed Amendment to Covenant 11.06.

Specific voting results for ombudsmen are as follows:

NORTH GLASTONBURY CANDIDATES

<u>Ombudsman</u>	<u>Votes</u>
JohnCarp	57
Dan O'Connell	11
Donna Anderson (write-in)	1
Linda Ulrich (write-in)	1

We welcome John Carp, the new ombudsman who will serve the remainder of the term until the Annual Meeting & Election on November 12, 2016. This volunteer position is a means for landowners to participate in bettering our community, and we thank all who ran for election and for their willingness to serve.

AMENDMENT TO COVENANT 11.06

Yes	97 Votes
No	53 Votes

The Amendment did not pass. It requires a 51% Yes vote of the entire membership eligible to vote to change a covenant. In this case it required 171 Yes Votes to pass.

We offer our sincere appreciation and thanks to all of the board members and numerous volunteers for their hard work and community spirit and look forward to seeing you at the upcoming Annual Meeting and Elections.