

**Glastonbury Landowners Association, Inc.**  
**Board of Directors - Meeting Agenda**  
**June 11, 2018 – 7:00 pm**

1. **Call to Order** The meeting was called to order by Dennis at 7:02 p.m. at Emigrant Hall.

**PRESENT:** Dennis Riley (President), Dan Kehoe (Vice President), Regina Wunsch (Treasurer), Charlene Murphy (Secretary), Newman Brozovsky, Gerald Dubiel, Richard Johnson, Leo Keeler, Charlotte Mizzi (via phone), Kevin Newby, Mark Seaver

**ABSENT:** Paul Ranttalo

**Also attending:** Iona Yabut (Administrative Assistant)

**Landowners:** Aija-Mara Accatino, Donna Andersen, Charles & Miriam Barker, Debbie Blais, John Carp, Claudette & Micah Dirkers, Ed Dobrowski, Ken Hurley, Dorothy Keeler, Jerry & Jeff Ladewig; Michelle McCowan, Jeff & Donna Reiderer, Eleanor Schieffelin, Rebecca Thompson, Linda Ulrich, Chris & Ia Williams, Walter Wunsch

**Guest:** Sharon Braley,

2. **Set Agenda**

Charlene-move 5.9.1 to 5.5.5- end of sect report- ties in to 5.5.5

Kevin objected to a campaign CD sent to members by Charlotte Mizzi, Clare & Rudy Parker and Robert Buchannan. that contained untruths, accusations and public slander. Would like it on record that Buchanan accused Newby of trespassing on his property multiple times. But Newby was there only twice with other board members present. He was the fifth board member to visit after President Mizzi and the board issued a cease & desist order.

3. **Visiting Landowner Input Period** – (20 minutes, up to 3 minutes per speaker)

Jerry Ladewig, Mizzi's bio was not correct, her corrected bio still had errors.

Dorothy Keeler- stunned by Mizzi's campaign CD and would support Newby to sue for slander. Claudette- slandered also at hands of Mizzi, letters and CD were unprofessional.

4. **UNFINISHED BUSINESS**

5. **Officer and Committee Reports**

5.1 **President's Report – Dennis Riley**

5.1.1 **Welcome, introductions**

2 new faces in audience- asked board to introduce themselves.

5.1.2 **Mowing the soccer field**

Dennis asked John Carp to speak. John asked if and how mowing will be done. Only need to mow one of the fields.

**Motion:** Dan to mow the lower field and have Paul turn water on after rains stop.

Newman seconded. **Motion passed** (7 in favor: Newman, Gerald, Richard, Dan, Charlotte, Charlene, Regina, 4 opposed, Leo, Kevin, Mark, Dennis) **Motion Carried.**

**Action Item:** Newman to contact Joanna Dawson to mow lower field and Paul to turn on water after rains stop. Set timer to water a few hours at night only.

5.2 **Project Review Committee Report – Kevin Newby / Gerald Dubiel**

Next PR mtg is July 9<sup>th</sup>.

5.2.1 **NG 51-B Skinner, Dwelling, Garage, septic**

Gerald did surveying work, set boundaries up; RJ visited property and found all in compliance, closest property boundary 82 feet; DEQ from County. Mr. Skinner is sending the remaining fees via registered mail.

**Motion** Kevin motioned to approve this project with the condition that they obtain an electrical permit and disturbed land is reseeded. Leo seconded. **Passed Unanimously.**

5.2.2 **NG 31-E Ranttalo two Variance requests**

One variance request for the 30x40' shop built in 2000, one corner measured 11 inches within setback and a carport was added within setback.

Another variance submitted for the shed addition in 2013. Addition was added to an existing lean-to placed on the property line.

**Motion:** Kevin motioned and Leo seconded that the board deny Ranttalo's variance for the 2013 shed expansion project. Leo seconded. Newman-no, Gerald-no, Richard-no, Charlotte-no, Leo-yes, Daniel-yes, Charlene-yes, Kevin-yes, Mark-yes, Regina-yes, Dennis-yes. 4 No votes, 7 Yes votes. **Motion carried.**

**Motion:** Leo motioned and Mark seconded that the original shop apartment that is a 30x40 foot building and that is 11" in too close, be considered a variance. Roll call vote, 11 Yes votes. **Motion Carried.**

**Motion:** Leo motioned and Kevin seconded to send Trisler a letter stating these two motions passed, highlighting fact Paul is still in violation for carport addition and long shed building. Unanimous consent. **Motion Carried.**

**Action Item:** Leo to write that letter to Trisler.

### **5.2.3 Fairbairn NG 41-C, Little Library Request Fairbairn**

Don't have enough information to make a qualified decision.

**Action Item:** Dennis will follow up with Fairbairn.

### **5.2.4 Dried-in dwelling structures**

Definition of a dwelling in new construction to be sent out for 30-day review by members. PR committee motioned to board to accept the definition of a dried-in dwelling.

**Motion:** Kevin for board to accept this definition of a dried- in dwelling, to send out to Landowners for 30-day review Mark seconded. Unanimous consent. **Motion Carried.**

### **5.2.5 Sharpless, Goulart, follow up additional dwellings**

Richard met with Sharpless agrees she has 3 dwellings. About RV, Covenants say can park it, but cannot live in it. She will receive 3 dwelling assessments.

Goulart willing to pay 2 dwelling assessments.

### **5.2.6 Second dwelling assessment for Keeler**

Keeler started a vacation rental last year and decided to continue this season, living downstairs. Home is a standard split level; living area up and down, lockable doors separate the two living areas.

**Action Item:** Regina will add Keeler's second dwelling assessment starting in July.

## **5.3 Treasurer's Reports – Regina Wunsch**

### **5.3.1 P&L, Balance Sheet, Deposit/Check Details, Customer Bal Summary May 2018.**

**Motion:** Charlene motioned and Dan seconded to accept treasurer's reports as presented.

**Motion passed unanimously.**

### **5.3.2 Deleting a confusing line on the statements**

At the bottom of the statement page is another date. QuickBooks defaults a 30-day due date. Landowners are unsure if one installment or all three is due. Regina suggest leave off this date.

No motion. Board agreed by General consensus to remove the date.

## **5.4 Finance Committee Report – Regina Wunsch**

Two Landowners called to get on payment plans. Need legal committee to get the invoice, to determine cost per Landowner for attorney's work and legal letters.

**Action item:** Leo to remind Tyler to send list of costs, amounts owed per landowner.

## **5.5 Secretary's Report – Charlene Murphy**

### **5.5.1 Logistics for June 16, election meeting**

Set up Friday night at 7:00 p.m. before election. Asking for help with setting up audio. Dan to intro candidates, Kevin to give opening prayer.

### **5.5.2 Election materials retention is 4 years**

Correction to the May 7, 2018, meeting minutes which stated a 3-year retention.

### **5.5.3 Committee reports on June 16, Finance, Road, and Legal Committees**

Directors asked to stay for tamper proofing of ballots-highlighting unchecked boxes as a measure of security when stored.

No photography allowed as per previous board vote based on attorney advice.

### **5.5.4 Admin Assistant position and new Secretary July 16.**

Thanked Iona for 2 years work. The business of the GLA requires an admin assistant position. Charlene announced not running in November 10, 2018, election. The secretary can be a non-board member.

**Motion:** Charlene motioned and Charlotte seconded to approve job description and send to Job Services, Craigslist, Indeed.com to hire someone as soon as possible. **Amended motion:** Change description from “up to 18 hrs./week” to “36 hrs. per 2-week pay cycle.” Also “for immediate hiring and training”. Unanimous consent. **Motion Carried.**  
**Action Item:** Assist Charlene with uploading job description to websites.

### **5.5.5 Mailing July 1, docs for member review & comment on Election Procedures, C.O.I., Dried-in criteria**

Election Procedures for 30-day review by members, includes Bio guidelines. Next election is only 5 months away. Nomination letter goes out end August.

**Motion:** Charlene motioned and Kevin seconded to send mailing, including proposed changes in election procedures limiting bios to 150 words.

**Motion passed (1 opposed – Leo).**

**Action Item: Charlene send mailing July 2, 2018, Election Procedures and Dried-in definition of new construction.**

**Action Item: Mark to post new Conflict of Interest Policy on website.**

**Action Item:** Mark to post committee reports presented at Election Meeting on website, posted after election.

## **5.6 Road and Weed / Management Committee Report – Dennis Riley**

### **5.6.1 NG Pavement repair**

Dennis- Tim Brockett has done many good things for the Road & Weed committee but his behavior of verbally attacking other individuals on committees is unproductive, unprofessional and disrupts the work of the committees.

**Motion:** Dennis motioned and Mark seconded to remove Tim Brockett from every committee he is on. **Motion passed** (6 in favor- Gerald, Dan, Charlene, Mark, Regina, Dennis; 2 opposed- Richard, Leo; 3 abstentions- Newman, Charlotte, Kevin) **Motion Carried.**

**Motion:** Leo motioned and Mark seconded that Charlotte be removed from all committees she is on.

Kevin reminded the board that covenants state a director must serve on a committee to be a board member. If you remove her from all committees, then removing as a board director.

**Leo withdrew his motion.**

### **5.6.1 NG pavement repair**

Pavement repair of large area on Capricorn, preliminary work is done, dug out, filled in with appropriate base. Road & Weed Committee will discuss further.

### **5.6.2 Road Engineer**

Some recommendations are being taken care of. The new board will consider the budget and priorities recommended by the Road & Weed Committee.

Claudette reported that upper Gemini to Caspari Way needs to be added to engineer's report.

**Action Item:** Committee to report to Board at July 16 meeting.

### **5.6.3 Spring Grading**

Schedule another Road committee meeting June 26, 7 p.m. at Spectec. Committee, can ask board to move funds, prioritize needs.

### **5.6.4 Flooding in High South**

**Status of Hercules:** Walter Wunsch: Chad repaired second area of damage, working since Friday on major damage. Filling in with basalt and going down about 3 feet.

Regina- need to approve \$3,000 extra funding for Mercury/Venus problem because work came in over the budget.

**Motion:** Dennis motioned and Leo seconded that the board approve up to \$3,000 for overruns on NG Spring grading. **Motion passed unanimously.**

### **5.6.5 Culverts**

Move to committee

### **5.6.7 McCowan damage compensation**

\$738 to pay for damage done by water from a GLA contractor cut.

**Motion:** Leo motioned and Charlene seconded to pay Michelle McCowan the amount determined (\$738) by road committee that was equitable to repair damages to her property caused by a GLA contractor cut. 9 Yes Votes, 2 No votes, Richard and Charlotte. **Motion passed.**

**Action Item:** Regina to pay \$738 out of NG Road Fund, by consensus of the board.

**Action Item:** Road Committee to work with Engineer's report on long term mitigation of drainage issue with McCowan and Buford.

### **5.6.8 Subdivision Roads/ Arcturus Extension, Sirius gravel, etc.**

Road committee is still considering board's recommendation on subdivision roads.

Claudette presented committee request for snow fence materials and Chevron signs.

**Motion:** Leo motioned and Dan seconded to approve snow fencing request (\$445). For 50, 12 foot pressurized 2 x 4's and 500 wood screws for new snow fences.

**Motion passed unanimously.**

**Action Item:** Committee to discuss chevron signs, pinpoint locations, how many signs are needed. Jeff Reiderer to remove chevron signs on the curve.

## **5.7 Complaints – Dennis Riley**

### **5.7.1 Complaint Ia & Chris Williams, 04 25 2018/group complaint**

**Motion:** Dan motioned and Newman seconded to table this complaint until the July board meeting. 5 Yes votes and 5 No votes. Charlotte recused herself. **Motion Failed.**

Kevin motioned that every board member read and make notes for every item on the complaint. No second.

**Motion:** Leo motioned and Regina seconded that the current sitting board has a special meeting to address this complaint.

**Amended Motion:** Rather than a special meeting, each director has an assignment to side with complainants or Charlotte on each issue and turn in their writing by June 25. 8 Yes votes, Gerald, Richard, Leo, Dan, Kevin, Mark, Regina, Dennis. 2 abstentions, Newman and Charlene One recusal, Charlotte. **Motion carried.**

### **5.7.2 Complaint Leo Keeler, 03 22 2018**

Leo's complaint that Robert Wallace's shed is on the property line is beyond 8 year statute of limitations as advised by our attorney.

**Action Item:** Dennis to write closure letter to Leo's complaint.

### **5.7.3 Complaint Rakela 05 08 2018**

Rakela's complaint that the board has not kept a well log as per covenant requirement, and Dennis and Claudette are not qualified to be candidates in the June 16 election.

**Motion:** Leo motioned and Kevin seconded that:

WHEREAS a complaint has been received by the GLA Board regarding Members of the Association potentially not in good standing due to violating Covenant 5.12. (d) and thereby affecting their ability to vote or run in the June 16, 2018 election; and

WHEREAS prior GLA Boards have not enforced Covenant 5.12. (d) as well as several other covenants whose authority for management and enforcement are also the responsibility of either the State of Montana or Park County; and

WHEREAS in 2015 the Governing Doc Committee recommended that 5.12 (d) as well as these other covenants be put before the membership to delete from the Covenants; and

WHEREAS there are over 212 wells drilled in Glastonbury, with 94 drilled since 1997, which potentially impact landowners, of whom a number have complied with State law and filed the Form 602 Notice of Completion of Groundwater Development for their wells; and

WHEREAS the purpose of Covenant 5.12(d) is fulfilled by the State of Montana's website,

THEREFORE the GLA Board votes to waive enforcement of Covenant 5.12 (d) and will not disqualify any landowners from voting in the 2017 and 2018 elections.

Voice vote. **Motion carried.**

**Action Item:** Charlene will send complaint response to Kathleen Rakela.

### **5.7.4 Complaint Todd Mott 06 06 2018**

Dennis will take the first step to investigate this complaint.

### **5.7.5 How to address eyesores**

Board can send letters and a deadline for compliance.

## **5.8 Legal Committee Report – Dennis Riley**

### **5.8.1 Update on collections**

The Collection attorney sent demand letters to all landowners over two years in arrears. June 30 is deadline for response, then a notice filing legal action to collect the assessments. Avenues for collection include; small claims, district court, etc. will be handled case by case.

Discussed Kovacs who lost property to foreclosure. Bank notified the GLA but didn't respond. Bank sold the property to Fienhage in 2013. Fienhage paid all their assessments. GLA sent old debt, \$6,488.21, to Fienhage with a Demand letter. They responded with a letter from their attorney.

**Motion:** Leo motioned and Mark seconded to send a letter to Fienhage that a review of the records finds them current on all assessments. GLA will write off the bad debt.

Unanimous consent. **Motion Carried.**

**Action Item:** Legal Committee will write a letter to Fienhage. Regina will instruct accountant to write off old debt from Kovacs.

Jan Marie Hornack and Louis Difo.: Quite Title. Collection attorney entered the response on of GLA. Dual ownership. Court action involves both parties.

**5.8.2 Update on Rakela Lawsuit**

No new documents.

**5.8.3 Report on Legal Committee meeting, May 10, 2018 and letter drafted to CUT  
Re: easements**

Letter sent last week. CUT responded by phone voice mail and will get back to Dennis after their review.

**5.9 Election Committee Report – Kevin Newby / Charlene Murphy**

**5.9.1 New Election Procedures**

Covered in 5.5.5

**5.10 Governing Documents Committee – Leo Keeler**

**6. Approve Minutes: May 7, 2018, Board Minutes**

Dan motioned and Kevin seconded to approve the May 7, 2018 board minutes.

Unanimous consent. **Motion carried.**

**7. Visiting Landowner Input Period – (15 minutes, up to 3 minutes per speaker)**

**8. NEW BUSINESS**

**9. Adjournment (11:40 p.m.)**

**10. Closed Session**

**10.1 Discuss Rakela Lawsuit**

A closed Session was not held.

**11. Next Board Meeting: July 16, 2018**