

# **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