



**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 Stomioski, 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. Jayln 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)