



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 Stomioski, 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 Bufurd 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.**

iii. 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**

**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.

