Glastonbury Landowners Association

Glastonbury Landowners Association | Board of Directors
Meeting Agenda July 28, 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** – June 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. ***June 2026 Financial report (Distributed to BOD on 7/13/26) – BOD Vote***
        ii. Spring Road Maintenance Invoices/Payments
    d. Secretary – Alicia Roskind-Dearing
        i. Discuss potential GLA management software
6. **Ombudsmen Reports**
    a. North Glastonbury – Vacant
    b. South Glastonbury – Miriam Barker
7. **Committee Reports**
    a. Finance Committee
        i. ***FC recommendation to allocate the following funds from 004 Savings Gen Op Acct:***
            1. ***$30K to 016 Snow Removal Reserve Cash Fund – BOD Vote***
            2. ***$15K to 014a NG Road Reserve Cash Fund – BOD Vote***
            3. ***$15K to 014b SG Road Reserve Cash Fund – BOD Vote***
        ii. ***FC recommendation for 2027 Quarterly Assessment Statements to be sent via email only, and $5 service fee be removed for quarterly payments – BOD Vote***

   iii. FC recommendation: BOD spending motions specify the source of funds (account or fund) for payment of associated invoices
   iv. ***Community Property Assets on Balance Sheet – BOD Vote***
      1. ***Option 1: continue with market based value***
      2. ***Option 2: change to tax assessed value***
      3. ***Option 3: remove from the balance sheet***
   v. Collections Status
b. **Roads**
   i. Lyman Dust Control Invoices – Mag Chloride
      1. ***Approve invoice #2026745 – NG – from account 1035c in the amount of $4,768.54 – BOD Vote***
      2. ***Approve invoice #2026268 – SG – from 1036b in the amount of $9,064.00 with the balance of $12,230.16 from the SG Road Reserve Fund – BOD Vote***
   ii. Spring maintenance wrap up report
   iii. Road signs
   iv. Mag chloride v. monthly touch up grading
   v. ***Road Policy (2026 Proposed, 2025, or 2008) – BOD Vote***
c. **Governing Docs**
   i. Reminder on 30-day comment period expiry – Aug 1, 2026
   ii. Next steps following 30-day comment period
d. **Election Committee**
   i. Reminder on upcoming deadlines
   ii. Current declared candidates
   iii. Update on election instructions for ATS
e. **Project Review**
   i. ***Marino / Miles Leo Dr – Initial Well***
   ii. ***Spruance SG-95 – Family Conveyance***
   iii. ***Jones NG 51-C - Shed***
   iv. ***Rohe SG 76/77 – Road installation***
f. **Legal Committee**
   i. Legal expenses year-to-date
g. **Community Property Committee**
   i. Soccer field and parking lot mowing update
   ii. Combining Community Property Committee Picnic/BBQ with in-person BOD gathering

8. **Final Landowner Comments**
9. **Closed Session – Legal Discussion**
10. **Adjournment**

Upcoming Meetings:

August 3, 2026 – Governing Documents – 6:30 P.M. MST

August 4, 2026 – Road Committee - 6:00 P.M. MST

August 10, 2026 – Finance Committee – 6:00 P.M. MST

August 12, 2026 – Project Review Committee 7:00 P.M. MST

Please see GLA website at 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 will be the official record of where and when all meetings will be held.

Next GLA Board Meeting:

August 25, 2026 6:30 PM 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) under Governance > Policies > Conduct of Meeting

Glastonbury Landowners Association |
Board of Directors Meeting
Tuesday – July 28, 2026 – 6:30 PM
Join Via Zoom or Dial In
Call In: 1-346-248-7799 **Meeting ID:** 619 079 2223 **Passcode:** 2023

Call to Order (6:33pm)

1. Board Members Present - Alicia Roskind Dearing, Steve Anderson, Debbie Newby, Zane Curry, Jaylyn Jensen, Walter Wunsch, Tyson Wright, Chris Farrar, James Timmer, Scott Stomieroski, Lance Rushmeyer, Holly Gill (absent at 9:29pm, back at 9:52pm)
Absent with Notice: Steve Anderson
Absent without Notice:

2. Landowners Present - Ryan Kinports, James Everett, Leslie Everett, Joseph Marino, Miriam Barker, Jack Sutton, Claudette Dirkers

3. Landowner Comment on Non-Agenda Items

a. Claudette is concerned about how there were no physical copies sent out of the Bylaw changes for the 30-day landowner comment period that did not have the internet. Alicia states that it was clearly outlined on the printed sheet that was included in the nomination packet. The sheet was the first piece of paper of the Nomination Packet and a separate color to stand out. It explained that if they do not have access to the internet to reach out to the Board and the Board would make sure they were able to get a physical copy of the 2026 Bylaw Revision packet for comment. No one has reached out.

b. Leslie addresses that Bear Awareness Gardiner has expanded into Paradise Valley. Bear Awareness Gardiner is a hugely successful program in distributing bear-proof and wildlife-proof trash bins at no, or low cost to businesses and personal properties. Right now, at the Chico dump station there is information there that any landowner in GLA can request a bear-proof trash bin at no cost. It's provided by donations and grant funding from Bear Awareness. Leslie feels they are super high quality trash bins.

NEXT STEPS: Alicia change the Zoom information on minutes, past and present

4. Approval of Minutes – June 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. The Associations founding date per the Gov Docs is Sept 26, 1997. The initial charter is for 20-years, it has a 10-year evergreen roll renewal period. It means that in 2017, there should have been a vote on whether or not to carry the Covenants on in that 10-year time. Because it was not, it just rolled on and renewed. The next period is Sept 26, 2027 that this rollover date will occur. Zane intends to spearhead an effort to inform the community of its right to this option.

b. Vice-President – Lance Rushmeyer. No comment.

c. Treasurer – Debbie Newby. Reviewed the June Financial Reports that can be found on the website at https://www.montanagla.org/financial-reports

Income YTD is $103,980 with expenses of $27, 653. Net Income is $78,198 including bank interest YTD of $3,543. Total assessments received are just under 93% of budgeted for the year; with 87% invoiced of land and 85% of invoiced on dwellings. Net Accounts Receivable is down to $54,887 from $57,145 last month (on Customer Balance Summary).

i. June 2026 Financial report (Distributed to BOD on 7/13/26) – BOD Vote

MOTION: Debbie makes the motion to approve the June 2026 Financial Reports. Walter seconded.
All in Favor. Motion Carries.

ii. Spring Road Maintenance Invoices/Payments. High Country Excavation was paid for Spring Maintenance was $22,255.23 for North Glastonbury paid out of account 1035A - NG Gravel Account and $51,670.84 for South Glastonbury $51,674.84 of that $42,670.84 was paid out of the SG Gravel Fund 1036A and $9,000 of Landowner donations. The total billed was $73,926.07. Mag Chloride totaled at $26,062.07. The mag chloride invoice has not been paid yet. Zane explains that there were .53 miles in South and 2.5 miles in North of mag chloride applied.

d. Secretary – Alicia Roskind-Dearing

i. Discuss potential GLA management software. Alicia explains that she thinks it would be wise to consider an HOA / LOA management system. She has a friend that has developed a comprehensive system that is meant for larger organizations, but he is willing to offer it to us for cost. She will send additional information to the Board to consider.

6. Ombudsmen Reports

a. North Glastonbury – Vacant

b. South Glastonbury – Miriam Barker

7. Committee Reports

a. Finance Committee

i. FC recommendation to allocate the following funds from 004 Savings Gen Op Acct. The Committee voted to recommend to the Board to allocate $30,000 of 004 Savings Gen Operating Account to 016 Snow Removal Reserve Cash fund and to also allocate $15,000 of 004 Savings Gen Operating Account to each of the road funds: $15,000 into 014a NG Road Reserve Cash fund and $15,000 to 014b SG Road Reserve Cash fund.

1. $30K to 016 Snow Removal Reserve Cash Fund – BOD Vote

MOTION: Debbie makes the motion to move $30,000 from 004 operating account to 016 Snow Removal Reserve Fund. Walter seconded.

Discussion: The GLA is making more interest at the Bank of the Rockies in the savings account than in the Sunwest CDs that have limited liquidity compared to the savings account. Jaylyn thinks that there may be even better interest rates with high liquidity accounts at her bank, so she will look into that to see if we can get better rates. Even though it will be allocated to the snow removal reserve fund, it will still be in the BOR general savings, just in an allocated account. Claudette asks about whether or not those funds can be allocated to snow funds because they were originally construction bonds. Debbie explains that the 2026 Board had previously voted to restore the Construction Bond funds and it has been done. That can be found in the minutes.

All in Favor. Motion Carries.

2. $15K to 014a NG Road Reserve Cash Fund. The Committee voted to recommend to the Board to allocate $15,000 now in the 004 general savings to 014a NG Road Reserve Cash Fund.

MOTION: Debbie makes the motion to allocate 004 General Savings Operating Account to 014bato the NG Road Reserve Cash fund. Zane seconded.

All in Favor. Motion Carries.

3. $15K to 014b SG Road Reserve Cash Fund.

MOTION: Debbie makes the motion to allocate 004 General Savings Operating Account 004 to the 014BbSG Road Reserve Cash fund. Lance seconded.

All in Favor. Motion Carries.

ii. FC recommendation for 2027 Quarterly Assessment Statements to be sent via email only, and $5 service fee be removed for quarterly payments. Moving forward in 2027, the Committee is recommending that any quarterly statements only be available by email. This would reduce the expenses and time for each quarterly statement to be USPS mailed to landowners. Landowners can still pay quarterly, but they will only receive one physically mailed statement in Q1. After Q1, they would be responsible for keeping up with when to pay and how much, unless they opted to receive email statements. Landowners can still pay physical mail checks and online for quarterly statements. The 2026 Board would send out a piece of paper on a separate color sheet in the Q4 and Q1 2027 assessments notifying landowners of the change in 2027 and give them the opportunity to opt into quarterly emailed assessments. If in Q4 2027, someone has not paid their dues, possibly due to this change, the 2027 Board would be expected to confirm with them that they were aware of this change. The Committee recommends removing the $5 quarterly fee because there would no longer be the need to process these with so much time and expense to the organization. It would simply be a button click for ATS to send these out. This would also help prevent people with built up fees at the end of Q4 associated with the $5 quarterly fee.

MOTION: Debbie makes the motion that in 2027 quarterly assessments for Q2, Q3, and Q4 be email assessment statements only and remove the $5 fee. Walter seconded.

Discussion: Zane wonders if the Board should move towards making people sign-up for quarterly payment so they understand the requirements of the quarterly assessments selection. Debbie feels that's a good idea to ensure we have proper emails for each person. Jaylyn asks if it would be sent via mail. Alicia explains that it definitely needs to go out via email and mail, and, ideally, some type of confirmation that it was received. Zane points out that it could be included in the nomination packet on a separate sheet of paper. Alicia thinks it could say something about them going online to sign-up to ensure they are aware of this. If a landowner still did not change, the Treasurer would have to address that as the year progresses. **<u>This isn't to discourage quarterly assessment payments,</u>** but just to streamline the system to save time and money for the organization. This would be only for quarterly assessments. Annual assessments full print outs will still be sent via physical mail, for landowners who have selected physical mail communication and by email for those who have designated email assessments already. Claudette feels that moving electronically could disillusion landowners that do not have good internet access. Zane explains that there is ***zero*** change to how anyone is allowed to pay (quarterly vs. yearly); the change is only to how the landowner receives statements. Landowners will still be able to pay quarterly, but they will only be given the option to receive the quarterly assessment statements via email.

In Favor: Alicia Roskind Dearing, Steve Anderson, Debbie Newby, Zane Curry, Jaylyn Jensen, Walter Wunsch, Tyson Wright, Chris Farrar, Scott Stomieroski, Lance Rushmeyer

Not in Favor:

Abstain: James Timmer

***Holly Gill did not respond when called upon twice. Holly is considered absent until she makes herself known again in the meeting.**

Motion Carries.

iii. FC recommendation: BOD spending motions specify the source of funds (account or fund) for payment of associated invoices. Zane notes that this is needed for all future motions and will help ensure that this protocol is done for all future meetings.

iv. Community Property Assets on Balance Sheet. There are 4 properties on our balance sheet: Quonset Hut Parcel is listed on our Balance Sheet at market value as $324,000. The tax valuation is $145,748. The Soccer Field's market value is listed on our Balance Sheet as $740,000 with tax value at $11,561. The Sagittarius Skyway Parcel is listed on our Balance Sheet at $1.1 million and tax valued at $3,901. Sagittarius Place Parcel is listed on our Balance Sheet as $1.5 million and tax valued at $31,911. This has been brought up because there are concerns about these large assets could encourage a lawsuit to try to get over valued properties when these properties are not actually worth that claimed Market Value. These Market Values came from one real estate agent evaluating the properties in 2024. Debbie explains that there are three options.

1. **Option 1: continue with market based value**
2. **Option 2: change to tax assessed value**
3. **Option 3: remove from the balance sheet**

MOTION: Zane makes the motion to record the community property assets at the tax assessed values for the financial statements rather than than the market value, as they are currently stated. Lance seconded

Discussion: Debbie feels they should not be removed altogether because we have expenses around these properties so to remove them without recognizing our financial expenses associated with them does not make sense when expensing. Claudette Dirkers explains that these were added at their market value so that the GLA could potentially qualify for a loan down the road to fund future road work, particularly in North Glastonbury. A few Directors point out that because these have been evaluated, the Board could use these for future loan applications without having to be listed regularly on financial reports that put the organization at risk. Leslie Everett points out that although these have been valued at this market price by a realtor, that it's not taking into account the high threshold of landowner support to actually sell these assets, so there is no realistic way to value these properties without knowing if they could actually be sold when the time came. Alyssa Allen is curious even if the GLA were to use this land as collateral for a loan, would it even be able to be usable collateral because even if the GLA defaulted, the loaner would not realistically be able to get that property from the organization legally without a landowner vote. She finds it odd that it's even considered to be used for collateral on a loan. Zane explains that at this time, there is no effort by the GLA to seek a loan. This is a hypothetical conversation. All that is being discussed now, is how to value this property on the balance sheet.

In Favor: Alicia Roskind Dearing, Steve Anderson, Debbie Newby, Zane Curry, Jaylyn Jensen, Walter Wunsch, Tyson Wright, Chris Farrar, James Timmer, Scott Stomieroski, Lance Rushmeyer, Holly Gill

Not in Favor:

Abstain: James Timmer

Motion Carries.

v. Collections Status. There are now 7 payment plans in place. These will be noted on the Customer Balance Summary report with asterisks. Not all of those were in June, so for the June financials it will have less than 7, but for July financials it will show 7 with asterisks. As of July, there is an 8th payment plan that is currently in default.

b. Roads

i. Lyman Dust Control Invoices – Mag Chloride. The original invoice did not have the split between North and South. Zane has gone back to Lyman asking them to split the amounts

1. Approve invoice #2026745 – NG – from account 1035c in the amount of $4,768.54

MOTION: Zane makes the motion to approve invoice #2026745 for NG mag chloride application. Funds to be drawn from account 1035c in the amount $4,768.54. Walter seconded.

Discussion: It was applied from Capricorn to Venus Way, and on Gemini to the intersection with Caspari East and West. There are little orange flags that are markers to indicate where it has been applied and you can tell where it is darker on the road. Claudette asks if any more mag chloride would be applied in the fall. Zane explains that it is possible. It will have to be discussed with the Road Committee. Lyman, the mag chloride provider, made a strong recommendation that mag chloride NOT be applied in the fall due to the time that you put it down and the risk that there is snow fall and it is scrapped off. Claudette asks why a little over half of that amount budgeted for NG was used. How are those differences reconciled? Zane states that he is happy to review these items at the next Road Committee on August 4th and encourages those curious about this to attend. Lance asks about the recent storms tearing up the roads in the higher North areas, he's wondering if those are going to be addressed. Zane explains that it is possible that some of that road mix may have washed away and that will be addressed by the Road Committee.

All in Favor. Motion Carries.

2. Approve invoice #2026268 – SG – from 1036b in the amount of $9,064.00 with the balance of $12,230.16 from the SG Road Reserve Fund

MOTION: Zane makes the motion to approve invoice #2026268 – SG – from 1036b in the amount of $9,064.00 with the balance of $12,230.16 from the SG Road Reserve Fund. Walter seconded.

Discussion: Claudette states that according to Bylaw VI. B, reserve funds are supposed to be for emergencies and unforeseen contingencies. She does not understand how you can take money from a road reserve fund and pay for mag chloride. Zane states that emergencies can have a broad scope of use. Lance explains that he lives in NG but has had a lot of complaints from SG landowners for how bad the roads have been up until now. He feels that the roads were so bad that an emergency could be due for this situation. Alicia agrees that they are really bad and could be in an emergency situation with the current state they are currently.

All in Favor. Motion Carries.

ii. Spring maintenance wrap up report. In North Glastonbury, 11 loads of road mix were added, that's 28 yards per load, 1.2 miles were graded.53 miles received mag chloride. One non-primary road, Orion, was graded as well. All came in under theBoard approved amount of. $27,000 with mag chloride and grading and materials. The Board approved $30,000 for this work. In South Glastonbury, 41 loads of road mix were applied, that's 28 yards per load as well. 3.3 miles were graded, 2.46 miles received mag chloride. No secondary or third-tier roads were addressed, only Arcturus and Hercules. The amount that was spent, including mag chloride and all of the grading and material, was $72,800. Of that total, $9,000 was donated thanks to Walter and Regina Wunsch and Byron Kassing. The Board approved $65,000. Randy Traucht of High Country Excavation re-graded and watering of the roads before the mag chloride application at no cost. The GLA should not always expect this, but he wanted to be sure the GLA was pleased with his work due to the scheduling challenges with lining up the grading and the mag chloride, at no fault of the GLA. Zane, as a resident of South, feels Randy has done great work so far.

iii. Road signs. Tyson has found someone that is not local, after a lot of looking locally, to make these long awaited road signs. Debbie thanks the Road Committee for replacing the STOP sign at Pegasus Way. Guy Gravert addressed this the very next day after it was brought to the Road Committee's attention.

iv. Mag chloride v. monthly touch up grading. Zane noticed that the mag chloride was applied in almost one day, he feels that for the amount that it would likely take to re-grade versus the cost to apply mag chloride, which is quite high, the roads could essentially be re-graded once per month and cost less then applying mag chloride once or twice a year and then risk having it washed off. This was discussed between Zane and Randy, and Zane feels it could be a potential option going forward.

v. Road Policy (2026 Proposed, 2025, or 2008). These three policies have been out for 30-day landowner comment, although that is not required. That period has now ended as of July 17, 2026. One Director asked about extending that deadline because the Road Policy being potentially memorialized with the current 2026 Proposed Bylaw Revisions that would be voted on during the 2026 Election. Eight people responded in favor of the 2026 Road Policy. Two landowners responded with feedback not liking any of the policies. Scott Stomieroski explains that it will be impossible to make every landowner happy, but the majority of feedback was positive for the 2026 Road Policy.

MOTION: Lance makes the motion to approve the 2026 Road Policy. Scott seconded.

In Favor: Alicia Roskind Dearing, Steve Anderson, Debbie Newby, Zane Curry, Jaylyn Jensen, Walter Wunsch, Chris Farrar, James Timmer, Scott Stomieroski, Lance Rushmeyer

Not in Favor: Tyson Wright, Holly Gill

Abstain:

Motion Carries.

c. Governing Docs - Alicia Roskind Dearing

i. Reminder on 30-day comment period expiry – Aug 1, 2026

ii. Next steps following the 30-day comment period. There was a 30-day landowner comment period that began July 1, 2026 and ends on August 1, 2026. This was announced in a physical mailing along with the 2027 Nomination Packet on a separate sheet of colored paper on the top of the packet, as well as multiple Eblast announcements and reminders. Alicia will send one final reminder this week. The Committee will meet on Aug 3rd at 6:30pm to discuss incoming landowner comments and incorporate them where applicable. The Committee will also discuss some or all of the revisions being sent to GLA legal counsel for review and make a recommendation to the Board. The 2026 Bylaw Revisions will be included in the 2027 Election Ballot packet to be voted on by landowners along with the 2027 Election that is slated to be shipped on Sept 15th, 2026.

d. Election Committee

i. Reminder on upcoming deadlines. August 15th is the deadline for GLA Nominations for GLA Directors and Ombudsman. September 15th ballots will be mailed. October 31st fourth quarter assessments must be paid to be considered good standing to have the ballot counted. November 3rd voting closes. Those are just the big dates for consideration.

ii. Current declared candidates. There are 3 open seats in South. For those seats, we have received two nominations of Alicia Roskind Dearing and Tim Brockett. There are 4 open seats in North with no nominations.

iii. Update on election instructions for ATS. The Committee met on July 12th; almost all Committee members were present. At those meetings the Committee almost exclusively discussed ATS instructions from counting and processing. That process is underway. The initial draft, in Zane's opinion, is 80% complete. After ATS reviews them and approves them, then they will be sent to the Board for review and vote. Lance asks how Tim Brockett can run after all of the things has done this year. Zane explains that if he were to be precluded from running, then that would certainly bring issues of potential litigation. Scott asks that it be recorded for record what Tim Brockett has done to prevent the Board from operating properly in 2025. Scott explains that Tim has blocked the current GLA from access to the previous glamontana.org website, email services, 2025 physical election box materials, and continual soliciting of services and payment from the Board in exchange for GLA owned materials. Zane states that Tim Brockett requested that Claudette Drinkers send the 2025 GLA physical election materials, which she said she did ship to him. They shipped to his personal address in Arizona, preventing the 2026 GLA Board from obtaining those materials. Multiple requests have been made by the GLA for the 2025 physical election materials; no materials have been provided by Tim Brockett. These are GLA owned election materials.

e. Project Review

i. Marino / Miles Leo Dr – Initial Well. This is a tenancy-in-commons that requires two land-only assessments. Right now with Sunwest it's only showing one account. This has to be updated by Sunwest so that Marino can properly pay his land-only assessment. Debbie thinks it would be best to wait until Sunwest is updated before he pays, and that the Board allow him the time to straighten this out. Marino asks if he should go ahead and pay the other amount, as is. The Committee unanimously approved.

MOTION: Zane makes the motion to approve the initial well application for Marino / Miles Leo Dr - Lot SG 42D. Alicia seconded.

Discussion: Stott did the site inspection. Tyson asks for the motion to be approved once the payment has been made. Zane feels that since it's already been partially paid and the issue came up after-the-fact that it is a tenancy in common and requires two payments. Zane explains that Marino has been chomping at the bit to pay,. He feels confident once it's sorted out between GLA and Sunwest, it will be paid promptly.

All in Favor. Motion Carries.

ii. Spruance SG-95 – Family Conveyance. The Committee voted to approve it pending that all the fees have been paid. It was expected to be paid by this meeting. Debbie explains that all fees have been paid and their assessments are current.

MOTION: Zane makes the motion to approve Spruance SG-95 for the Family Conveyance with the two parcels to be SG-95A and SG-95B. Alicia seconded.

Discussion: James Everett states there was a drain field issue because it could be close to where the boundary of the house. Jack Sutton, who did the inspection, could not find it. Should it ever be sold, James Everett feels it should be on the record where that drain field is located. The County should have reviewed that before granting a conveyance. Jack felt that the road might cut right through the drain field. Zane explained that it would be an issue for Spruance, not the GLA. The only issue that James sees is that the GLA drain field setbacks require it if it couldn't be found. Scott feels that the County should be responsible for identifying that for the Spurances. It is unknown if the County has approved this subdivision. A platmap was provided by Spurance. It says tract A and tract B. It has to be approved by the County before the designation would be recorded officially as lot A/B. Debbie asks that there be an action item that Spurance notifies the Board once the County approves it.

All in Favor. Motion Carries.

iii. Jones NG 51-C - Shed. This is a 200 sq ft pre-manufactured shed. Submitted via postal service. More than enough distance between the shed site and the stateline behind it. Lance spoke with her on Sunday, he feels everything seems perfectly acceptable.

MOTION: Lance makes the motion to approve Jones NG 51-C - Shed. Jaylyn seconded.

Discussion: Zane would like the PRC to take up the topic of reviewing whether or not it is worth reviewing 200 sq ft sheds for PRC. He does not see the need. The PRC will take it up for discussion and potential recommendation.

All in Favor. Motion Carries.

iv. Rohe SG 76/77 – Road installation. There was a bit of discussion earlier about complications from a less than smooth transition. This was maybe the 3rd PRC application where the landowner could not contact the board because they did not have the accurate Board contact after attempting to leave multiple voice messages and emails to the previous email and phone that the current GLA does not have access to currently. James Everett asks if the PRC reviewed this and if the same error has been fixed. James explains that it's just a matter of procedure to ensure the proper names are on the form. The PRC did not vote on this due to the timeline of the landowner finally being able to contact the Board. Debbie feels like it's worth noting that it spans two parcels 76/77. The two parcels have the same owner at this time, but she would like to know if an easement is required. Zane explains that there is no way to create a road there unless they use both parcels and feels this is a landowner issue, not the GLA's issue. If they were to sell it, they would have to figure out the easement.

MOTION: Zane makes a motion to approve, pending the receipt of the one form that does not have the landowner's signature. Walter seconded.

Discussion: Alicia stated that the reason the landowner could not contact the Board properly is because Tim Brockett would not hand over the GLA communication accounts to the current GLA Board in the transition and continues to hold these accounts and manage them.

f. Legal Committee

i. Legal expenses year-to-date. Invoiced year-to-date, $8,127.75. We have paid $2,276.71. The amount paid is less because we were discounted on our full amount invoice due to issues with an employee at the firm that was not handling our requests in a proper timeframe. This person has been let go and communication has been great. The current balance as of the end of June at $3,249.25 and net invoiced for the year at $5,525.96 .Of the actual net invoiced expenses, $1,282.75 is general legal advice. $3,134.21 is litigation incurred. $26.50 is Collections. Expect that that number jumps up materially once we receive the bill for July, because a lot of Collection actions have occurred in July. However, those expenses do get posted to landowner accounts. $1,082.50.

g. Community Property Committee

i. Soccer field and parking lot mowing update. Zane's son, Luka, went out and mowed the soccer field in July. He did not charge the organization for the work.

ii. Combining Community Property Committee Picnic/BBQ with in-person BOD gathering. Originally discussed to be in August. Summer has been busy and August does not look realistic. It is now slated for September. Alicia will send dates out for the Board to review and then to the Committee.

8. Final Landowner Comments.

- **a.** Tyson Wright requests for Alicia to send out an Eblast announcing the Bear Aware Gardiner program. Leslie will send the information to the Board, and Alicia will send it out.

9. The public meeting adjourned at 9:33pm.

<u>June 23, 2026 - July 28, 2026 Email Votes</u>

Motion: Motion to approve a 3-Year Payment Plan for NG 10-C, beginning July 2026 with a starting balance of $4,143.95 (as of May 31, 2026) and monthly payment of $176.91.

Date(s): June 30, 2026 - July 3, 2026

Motion Made By: Debbie Newby
Motion Seconded By: Alicia Roskind Dearing

Specific Actions Taken:

Debbie Newby, Treasurer, will correspond with landowner to begin the payment plan once approved.

Discussion:

Action Director Count: 12

In Favor: Zane Curry, James Timmer, Alicia Dearing, Lance Rushmeyer, Christine Farrar, Debbie Newby, Walter Wunsch, Jaylen Jensen
****Voted yes after vote cutoff date 7/3:** Steve Anderson, Scott Stomierowski
Not In Favor:
Abstain:
No Response: Holly Gill, Tyson Wright

Motion Count: 8-2-0-0-2 (In favor / In Favor Late / Not in Favor / Abstain / No Response)

Motion Vote: Motion Passes.

Motion: Motion to approve Luka Curry to get paid $25/hr for mowing the soccer field

Date(s): July 4, 2026 - July 7, 2026

Motion Made By: Steve Anderson
Motion Seconded By: Scott Stomieroski

Specific Actions Taken:

Zane will engage Luka and arrange a date for mowing the soccer fields in July 2026.

Discussion: Christine Farrar: "I would say yes as long as we provide the same limitations we discussed with Chris, a maximum amount/ hours, etc."

Action Director Count: 12

In Favor: James Timmer, Alicia Dearing, Lance Rushmeyer, Christine Farrar, Debbie Newby, Walter Wunsch, Jaylen Jensen, Tyson Wright, Steve Anderson
Not In Favor:
Abstain: Zane Curry
No Response: Holly Gill

Motion Count: 10-0-0-1-1 (In favor / In Favor Late / Not in Favor / Abstain / No Response)

Motion Vote: Motion Passes.

Motion: Motion to approve two 3-Year Payment Plans for: SG 21-A and SG 22-C, beginning July 2026 with starting balances of: $1,520.37 and $731.67 respectively; and monthly payments of $83.44 and $40.93 respectively.

Date(s): July 5, 2026 - July 8, 2026

Motion Made By: Debbie Newby

Motion Seconded By: Alicia Roskind Dearing

Specific Actions Taken:

Debbie Newby, Treasurer, will correspond with the landowner to begin the payment plan once approved.

Discussion:

Action Director Count: 12

In Favor: Zane Curry, James Timmer, Alicia Dearing, Lance Rushmeyer, Christine Farrar, Debbie Newby, Walter Wunsch, Tyson Wright, Scott Stomierowski, Steve Anderson
Not In Favor:
Abstain:
No Response: Holly Gill, Jaylen Jensen

Motion Count: 10-0-0-0-2 (In favor / In Favor Late / Not in Favor / Abstain / No Response)

Motion Vote: Motion Passes.

Motion: Motion to approve the attached 3-Year Payment Plan for SG 46-A, beginning July 2026 with starting balance of: $3,276.27 and monthly payments of $132.21

Date(s): July 9, 2026 - July 11, 2026

Motion Made By: Debbie Newby
Motion Seconded By: Chris Farrar

Specific Actions Taken:

Debbie will coordinate with the landowner to begin the payment plan. .

Discussion: Christine Farrar: "I would say yes as long as we provide the same limitations we discussed with Chris, a maximum amount/ hours, etc."

Action Director Count: 12

In Favor: James Timmer, Alicia Dearing, Lance Rushmeyer, Christine Farrar, Debbie Newby, Walter Wunsch, Jaylen Jensen, Steve Anderson, Zane Curry, Scott Stomierowski
Not In Favor:
Abstain:
No Response: Holly Gill, Tyson Wright

Motion Count: 10-0-0-2 (In favor / In Favor Late / Not in Favor / Abstain / No Response)

Motion Vote: Motion Passes.

Motion: Motion to approve the June 23, 2026 BOD Meeting Minutes.

Date(s): July 23, 2026 - July 26, 2026

Motion Made By: Alicia Roskind Dearing
Motion Seconded By: Debbie Newby

Specific Actions Taken:

Alicia will upload them to the GLA website.

Discussion:

Action Director Count: 12

In Favor: Zane Curry, James Timmer, Alicia Dearing, Lance Rushmeyer, Christine Farrar, Debbie Newby, Walter Wunsch, Steve Anderson, Tyson Wright
Not In Favor:
Abstain:
No Response: Holly Gill, Scott Stomierowski, Jaylyn Jensen
***Scott & Jaylyn voted yes after the 3-day email vote threshold. Both voted yes.**

Motion Count: 9-0-0-3 (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.