

**GLA Community Property Committee Meeting Minutes**  
**Friday May 26, 2023 9:00 am**  
**GLA Soccer Fields**

Committee members present: John Carp, Pouwel Gelderloos, James Kozlik

Committee members absent: Hendrick Gelderloos, Charlotte Mizzi

Landowners' phone-in: None

Meeting called to order by John at 9:05 am.

1. Discussion on seeding, soil prep. Pouwel to purchase first allotment of seed in Bozeman today. Bare areas of turf will be raked and seeded first. Seeding to be done Saturday morning May 27. Pouwel reported Hendrick Gelderloos volunteered to mow all outlying areas around the fields and building with his tractor and brush mower.
2. Building status update: The Board made mold clearance a condition of further work on the building. Building was inspected by a professional and does not have mold. Committee will seek funding approval of \$265 for building improvement materials.
3. Field sprinkler system: System is functional except for two zones. John to contact professional for sprinkler repair assessment and bid.
4. Discussion on seeking volunteers to help in field and building work. John to follow-up.
5. Discussion on need for a shade structure attached to the building.

Meeting adjourned at 10:00 am.

John Carp  
GLA CPC Chair

**GLA Community Property Committee Meeting Minutes**  
**Saturday Sept. 2, 2023**  
**9:00 AM At the soccer field concession building.**

Committee members present: John Carp, Pouwel Gelderloos, Charlotte Mizzi

Committee members absent: Hendrick Gelderloos

Landowners' phone-in: none

Meeting called to order by John at 9:10 am

1. Discussion on items needed for the community picnic of Sept. 10. Budget for picnic: \$500.
2. Discussion on building upgrades. Total spent on building work so far: \$0. Total spent on field maintenance and seeding: \$590. Masterwork construction has donated several items for repair and remodeling. All agreed the building looks much better. Much help in painting has been received from Oscar Fairbairn. Pouwel to provide a new used refrigerator for the kitchen, as the current one is not functional.
3. Community properties: The committee reviewed the Warranty Deed for parcel 96 in North and 102 in South, as they are being considered for sale. There are no special restrictions, save for standard covenants that apply to all properties. Covenant 7.01 is referenced on the deed, which lists standard guidelines for use of community properties.

Meeting adjourned at 9:40 am.

John Carp  
GLA CPC Chair

**GLA Community Property Committee Meeting Minutes**  
**Saturday Nov. 4, 2023**  
**9:30 AM Phone-in only.**

Committee members present: John Carp, Pouwel Gelderloos, Jim Kozlik  
Committee members absent: Hendrick Gelderloos, Charlotte Mizzi  
Landowners' phone-in: none

Meeting called to order by John at 9:35 am

1. Community property sales review: The committee will focus only on the sale of Lot 1 in North , the Quonset Hut property, comprising 11 acres. James and John walked the property on Oct. 11.
2. James and Pouwel volunteered to get the following information before contacting a realtor.
  - County plat map of the property
  - Walk the property and determine site for easement for Quonset hut and access drive.
  - Contact a surveyor and get quote for platting the easement.
  - Meet with County sanitarian to determine any wetland issues.
  - Lay out build site and Quonset hut easement on a photo map for reference.
3. Soccer fields status: Pouwel arranged for the soccer fields to be winterized by Blue Bird Landscaping at a cost of \$165. This leaves \$500 remaining in the budget of \$1750. The building is winterized also. Locks are needed to lock all doors. Powel to purchase 7 locks with one key. **Motion** by Pouwel: Approve \$70 for new locks, max. \$10 each. James seconded; motion passed unanimously.
4. Planning for 2024. The committee will meet next time to review budget needs for next year and bring these to the Board for budget considerations. Powel suggested buying a new mower for a cost of \$4000. This would pay for itself over time as the committee had to pay for professional mowings on the field – two mowings at \$220 each. There was also several volunteer mowings, but they could not mow as needed due to their time constraints. It was also difficult to transport the volunteered machines.
5. Soccer field sign update: Morgan will resume her sign design work in December.
6. Ice skating pond: John priced professional pond liners. They were high – around \$1500. Construction play tarp could be used at a cost of \$230. Pouwel to look at cost of ling the pond permanently with bentonite clay.

Meeting adjourned at 10:30 am.

John Carp  
GLA CPC Chair

