

**GLA Community Property Committee Meeting Minutes**  
**Saturday Mar. 16, 2024**  
**9:00 AM Phone-in only.**

Committee members present: John Carp, Pouwel Gelderloos, Leslie Everett

Committee members absent: Charlotte Mizzi, Jack Sutton, James Kozlik

Landowners' phone-in: none

Meeting called to order by John at 9:05 am

1. Community property NG lot1 sales update: All agreed to get LO input before getting any work done on the property for the sale. Leslie provided options for a landowner vote announcement. John wrote a draft letter for LO's regarding the sale. Leslie will write a draft letter and postcard for educating the LO's on the property sale, based on John's letter and other info available.  
Discussion on whether the sale is a covenant amendment or not. This would affect the vote threshold.  
John to take to the legal committee.  
John spoke with a contractor who said an engineer may not be necessary to amend the wetlands property water restriction. Pouwel will obtain the COS for the property from the County. Discussion on whether there would be a need to be an easement versus a subdivision for the GLA Quonset Hut on the lot. John to research.
2. Discussion on spring maintenance for the soccer fields: All agreed to work within the current budget (\$1750) and maintain current level of maintenance for the building and fields. If the above sale goes through, the budget would be increased next year. Committee will lay out work plans at the March meeting, focusing on field mowing and sprinkler repair. John to contact Keith Short Landscaping of Gardiner for sprinkler repairs. There is committee agreement to hold a community picnic again, as last year's picnic was popular.
3. Obtaining market value for the three community properties: The Board decided to add the value of the properties to the GLA financial balance sheet at it's last meeting. The Board requested current market values for the properties. Discussion ensued on whether tax values would be preferable to market value. Tax values would be easier to obtain, as no agent would be needed, and values do not fluctuate as market assessments would. This will be brought to the Board at the next meeting.  
Ciara Wallace, owner of property in North, has volunteered to be on the property committee. She will be added when she updates her ownership info to the Treasurer.

Meeting adjourned at 10:20 am.

John Carp  
GLA CPC Chair

## **CPC Draft Land Sale letter**

Dear GLA Landowner,

The GLA owns four community properties. Three were deeded to the GLA with the Certificate of Survey in 1998, when the GLA was created and transferred from Church Universal and Triumphant.

They were intended for recreational use and enjoyment by the GLA landowners.

There are two in South Glastonbury, 150 acres in high South off of upper Hercules, Lot 51 , and lot 70 on Sagittarius Place, which is 70 acres.

The two in North include the soccer field 20 acre parcel, and Lot 1 which holds the Quonset Hut, which is just east of Sirius Hill.

The soccer field lands were deeded to the GLA in 2003 by Church Universal upon the condition that they are used for recreational purposes only, which is what it has been used for over the past twenty years. The properties in South have been enjoyed by landowners over the years for hiking and other recreational activities.

The GLA is considering selling Lot 1, a 14 acre parcel near Sirius Hill, and it has the Quonset Hut building. This parcel does not have any recreational value, but it is a potential home site.

The Quonset Hut would remain in GLA possession through an easement, as it holds sand for winter sanding of roads.

The GLA will be looking at selling this property as a source of additional revenue, primarily to help in improving road conditions.

There is a water use restriction on the property, as it is near wetlands. This can be released but it would require an engineer's report, which would advise potential buyers of the septic and well locations that would be acceptable.

Before the engineering work is done, the Community Property Committee is seeking landowner approval on this sale. The current Board feels the land sale will be of great financial value to the community and would like to see it sold this year. All landowners will benefit from greatly improved road maintenance, as well as other administrative improvements.

At 14 acres, the GLA can realize a sale value of anywhere from \$300,000 to \$500,000, depending on market demand.

The Bylaws require a minimum 50% response on a vote for it to be valid. This would require 205 landowners to respond. Then the majority of those would have to vote yes for the sale for it to pass.

Please respond to our vote as instructed in the accompanying information and thank you for your consideration of this sale.

Yours sincerely,

The GLA Board of Directors.

Community Property Committee

Project – Sale of Quonset Hut Property

## **Landowner Vote Communication Plan Options/Suggestions**

Fellow Committee Members –

I wanted to provide some information for our committee discussion regarding options for outreach to landowners related to the potential sale of the Quonset Hut Property. The landowner vote threshold to be able to move forward with the sale of the property is very high. As such, the committee may want to consider starting the communication process early, to advise landowners of the work being done by the committee and gauge landowner interest in selling the parcel ahead of executing a formal vote.

I understand that there is still much work to be done to determine if the property is indeed sellable. Perhaps we can consider and discuss what the appropriate timeframe would be to start the communication process with landowners in the context of the work that is currently in progress.

Below are some ideas of communication tools that we can use to start to engage landowners ahead of a vote. These are being provided as a starting point for a committee discussion.

### **A Few Ideas:**

- **Electronic/Email Letter & Survey – (Cost \$0)**
  - Create an email and electronic survey on Google Forms that can go to all landowners that have registered email addresses to inform them of the committee's work and solicit feedback in a structured manner.
    - Pros: Free (using tools the organization already pays for)
    - Cons: will not reach all landowners
- **Email/Postcard to Landowners – (Cost Approx \$100)**
  - Draft a simple postcard message advising landowners of the Community Property Committees work looking into the potential sale of the property and solicit landowner feedback through email and a postcard mailing.
    - Pros: Cost effective, can reach all landowners including those that don't have emails registered, provides a means for open-ended feedback
    - Cons: Lack of structured feedback
- **Letter and Survey to Landowners – (Cost TBD)**
  - Draft a brief letter from the committee to landowners explaining the project and create a short postcard survey that landowners can mail back answering specific questions regarding the potential sale of the property to gauge for interest in a more structured and wide-reaching manner.
    - Pros: Can reach all landowners including those that don't have emails registered, provides a means for structured feedback
    - Cons: Cost

**GLA Community Property Committee Meeting Minutes**  
**Saturday May. 18, 2024 9:00 am At the Soccer Fields**

Committee members present: John Carp, Pouwel Gelderloos, Charlotte Mizzi, Jack Sutton (phone)

Committee members absent: James Kozlik, Leslie Everett

Landowners' phone-in: none

Landowners present: Morgan Squires

Meeting called to order by John at 9:05 am

1. Community property NG lot 1 Quonset Hut sales update: John was contacted by a GLA landowner who is interested in buying Lot 1. Waiting to hear back from him. The committee discussed options for the Quonset Hut, used for storing sand for winter road applications. There are three options:
  1. Sell the QH with the property, then the GLA would lease it from them.
  2. Get a boundary adjustment with the neighbor Story Ranch. Story Ranch would then own it and the GLA would lease it from them. Lot 1 would then be free of the QH for future sale.
  3. Move the QH to an as yet unspecified location near the asphalt roads in North.
2. Soccer field sign update: Discussion on improving the sign with Morgan, who has been designing the graphics. Charlotte motioned and Pouwell seconded to change the colors to match the building closer, and to put the instructions on a second smaller sign. The main info would go on the larger sign in front of the building. All in favor. Morgan to present a new design to the committee.
3. Discussion on spring maintenance for the soccer fields:

As of this date, \$1050 remains in the budget after allocating \$700 for Greg Sheldon's five mowings of the fields. Three are a couple sprinkler lines not working. John has contacted Shortscapes Landscaping of Gardiner or check the system. They will be coming next week.

Charlotte Mizzi has had good experience using Weed and Seed fertilizer for her field to control weeds and enhance grass growth. Pouwell will look into costs.

Morgan recommended planting some trees at the soccer fields. Possibly LO's may donate. Pouwel recommended a swing set for the site. Quality set cost from Costco is \$1200. Pouwell motioned and Charlotte seconded to obtain one. All in favor. This would be an extra-budgetary item, requiring Board approval from unallocated funds. Upcoming expenses for sprinkler repair, the picnic, the fertilizer and the sign (all costs unknown as of yet) would max out the budget. This motion will not be acted on until other costs are finalized.
4. Obtaining market value for the three community properties: The Board decided to add the value of the properties to the GLA financial balance sheet at its last meeting. The Board requested current market values for the properties. John has contacted Joey Parker, North resident and Real Estate Agent with Small Dog Realty in Bozeman. He has offered to volunteer to give market valuations for the four properties at no cost. He resides in California and will be in Glastonbury in a couple of weeks.

Meeting adjourned at 11.20 am.

John Carp GLA CPC Chair



**GLA Community Property Committee Meeting Minutes**  
**Wednesday, Aug. 21, 2024 7:00 pm At the Soccer Fields**

Committee members present: John Carp, Jack Sutton, Charlotte Mizzi,

Committee members absent: James Kozlik

Landowners' phone-in: none

Landowners present: Jaime Rambo

Meeting called to order by John at 7:15 pm

1. Jack motioned and Charlotte seconded to approve Jaime Rambo as a committee. Unanimous approval. Jaime has a vision for a playground at the soccer field for use by the growing number of residents with children. Committee will request Board approval for Jaime as committee member.
2. Community property NG lot 1 Quonset Hut sales update: Jack motioned, and John seconded to approve the attached letter, written by John, for a landowner community vote on the sale of the Quonset Hut property. Motion approved unanimously. The letter will be presented to the Board for review.
3. Picnic planning. Picnic to be held Sunday Sept. 15, 3-6 pm. Discussion on tasks to setup for the event: Foods purchase, email and postcard announcement, equipment setup, and lining up volunteers. John will re-use the postcard from last year for notifying non-email LO's. The CPC budget will cover costs of the picnic. Of the \$1750 CPC budget, \$700 has been used for five field mowings. Of the \$1050 remaining, approx. \$500 will go to the picnic, including \$100 for the postcard. \$400 has been pre-approved sprinkler repair, which will be used for lower cost repairs if they are available.

Meeting adjourned at 8:30 pm

John Carp GLA CPC Chair

Dear GLA Landowner,

The GLA owns four community properties. Three were deeded to the GLA with the Certificate of Survey in 1998, when the GLA was created and transferred from Church Universal and Triumphant.

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There are two in South Glastonbury, 150 acres in high South off of upper Hercules, Lot 51 , and Lot 70 on Sagittarius Place, which is 70 acres.

The two in North include the soccer field 20 acre parcel, and Lot 1 which holds the Quonset Hut, which is just east of Sirius Hill.

The soccer field lands were deeded to the GLA in 2003 by Church Universal upon the condition that they are used for recreational purposes only, which is what it has been used for over the past twenty years. The properties in South have been enjoyed by landowners over the years for hiking and other recreational activities.

The soccer field property and Lot 51 are not being considered for sale, as they have recreational value. Lot 70 in South Glastonbury is not being considered for sale this time, but it may be at some future point.

The GLA is considering only selling Lot 1, a 14 acre parcel near Sirius Hill with the Quonset Hut building. This parcel does not have any recreational value, but it is a potential home site.

The Quonset Hut would remain in GLA possession, as it holds sand for winter sanding of roads.

The GLA will be looking at selling this property as a source of additional revenue, primarily to help in improving road conditions.

Before considering the sale, the Community Property Committee is seeking landowner approval on this sale through a community vote. The Property Committee feels the sale of the land will benefit all landowners from greatly improved road maintenance, as well as other administrative improvements.

At 14 acres, Lot 1 has been set a market value of \$375,000.

The Bylaws require a minimum 50% response from the total number of landowners on a vote for it to be valid. This would require 205 landowners to respond. Then the majority of those would have to vote yes for the sale for it to pass.

Please respond to our vote as instructed in the accompanying information and thank you for your consideration of this sale.

Yours sincerely,

The GLA Board of Directors.

