

Glastonbury Landowners Association
Finance Committee
MINUTES Monday – January 19, 2025 – 7:00 PM

Call to Order (7:00pm)

1. Committee Members Present - Jewel Wieczorek, Alicia Dearing, Currey Hall, Regina Wunsch

2. Landowners Present - Zane Curry, Miriam Barker, Jessica DeBruin, Chris Fowle

3. Landowner Comment on None-Agenda Items

3.1 Zane Curry announces that Linda Ulrich has stepped down as the North Ombudsman due to other engagements and involvements.

3.2 Zane explains that our Treasurer, Debbie Newby, is on vacation, so Zane will be leading the meeting and going over the 2026 Budget in her absence.

4. Review the approved 2026 Budget and 2025 Actuals

4.1 The committee had a work session to put together the draft budget, in addition to hours of volunteer time by committee members. 2025 financial information was not shared with the committee by the previous Treasurer; all information was provided by ATS. It was then put to the Board for a vote January 5, 2026 and was approved on January 6, 2026.

4.2 Assessments were sent to landowners on January 14, 2026.

4.3 Currey Hall put together a document with 2025 Actuals next to 2026 Budget so we have context from the previous year. Zane Curry will use this to review the budget. **See attached minutes materials for accompanying meeting document: 2025 Actuals vs 2026 Budget.**

4.4 Assessments have increased about \$4,000 year over year, roughly due to increased dwelling assessments.

4.5 2025 the snow removal was \$101,118 versus \$34,505 budgeted. Zane believes that although it was a very snowy year, that it could have been so high because the Road chair and dispatcher did not live in Glastonbury and the large machines were out way more than he felt was necessary. This year we have a full-time resident as a Road dispatcher and feel \$43,875 is a fair assessment of what should be budgeted this year for snow removal.

4.6 Road Maintenance. There was no mag chloride put down in SG because the contractor was told not to apply it. SG road maintenance actuals included Sagittarius Skyway road improvements. Alicia Dearing asks if Sagittarius Skyway should have been placed under maintenance. Regina Wunsch explains that the funds for both Sagittarius Skyway and Gemini Hill should have been taken from the road fund, not the

maintenance line item. Gemini Hill was also placed under fall maintenance, not the road fund. The road fund should be much less when taking this into consideration. Regina Wunsch says it is an accounting problem; those will need to be corrected.

4.7 Sign Posts & Roadside Mowing. Some believe that these signs actually made things more dangerous than safe due to their placement.

4.8 Legal Expenses. Actuals were much higher than the budget for 2025. The road widening projects were a notable portion of this, but even without those expenses, it would have been well over budget. Zane highly recommends using other methods rather than Legal action to resolve issues, so we have decided to keep Legal much lower than 2025 actuals.

4.9 Accounting Fees. The 2026 budgeted items are a bit higher this year because the Board plans to engage ATS more for some treasury items.

4.10 Rental and storage fees were budgeted higher than necessary for 2025. This year we took those down some to more accurately reflect the fees and usage.

5. Landowner Comments and Questions

5.1 Zane explains that in our governing documents our number one priority is roads. Regina explains that you are expected to have at least \$5,000 in the road funds for emergencies. Now the NG Road Reserve fund is at \$1,700, if it had been properly accounted for in 2025, which puts the community at a big risk. Jewel Wieczorek explains that when she was on the Board, an emergency road fund could be deployed without Board approval to use in case of emergency. The Road Committee is recommending the Board keep this emergency fund within the committee for approval. Zane encourages landowners to try to solve some problems without having to draw on funds. If we come together as a community, it doesn't have to be about drawing dollars from our budget.

5.2 Alicia Dearing suggests that we share the side-by-side document that Currey created for this committee meeting with the community on the website or in an Eblast. Zane suggests we wait until it's fully complete because 2025 still needs adjustments.

6. Motion to Adjourn by Alicia Dearing. **Seconded** Jewel Wieczorek. **All in favor. Adjourned at 7:50pm.**

GLA 2026 Budget with 2025 Full Year Actual and 2025 Budget

2025 inputs: Assessment fee = \$247.20; Parcels = 412; Dwellings = 361

	2025 Actual	2025 Budget	2025 Variance to Budget (\$)	2026 Budget	2026 inputs: Assessment fee = \$247.20; Parcels = 415; Dwellings = 366
ORDINARY INCOME					
Land Assessments	98,748	101,846	(3,099)	102,588	# Parcels X Assessment amount
Dwelling Assessments	87,046	89,239	(2,193)	90,475	# Dwellings X Assessment Amount
Golden Age Village Fees	12,113	12,113	-	12,113	49 X Assessment Amount
Road Usage Fees	720	742	(22)	742	3 X Assessment Amount
Finance & Service Fees	2,199	-	2,199	-	
Total Parcel Assessment Fees	200,825	203,940	(3,115)	205,917	
Project Review Fees	14,355	8,000	6,355	10,000	Combined fees minus construction bonds
Other Gen Fund Income	870	-	870	-	
TOTAL INCOME	216,050	211,940	4,110	215,917	
EXPENSES					
Plowing Expense					
Contracted Snow Plowing	103,273	30,900	72,373	38,900	
Snow Fences	350	2,575	(2,225)	2,575	
Sanding	5,495	1,030	4,465	2,500	
Total Plowing/Snow Removal	109,118	34,505	74,613	43,975	
Road Maintenance					
NG Gravel Road Maintenance	50,575	36,050	14,525	36,050	NG Road Maintenance Actual for 2025 included NG Widening Expenses (Gemini Hill)
NG Paved Road Maintenance	3,225	7,931	(4,706)	7,931	
NG Gravel Road - Mag Chloride	-	9,064	(9,064)	9,064	
Total NG Road Maintenance	53,800	53,045	755	53,045	
SG Gravel Road Maintenance	63,797	43,981	19,816	43,981	SG Road Maintenance Actual for 2025 included SG Road Widening Expenses (Sag. Skyway) - Contract Max was \$50K for Spring + Fall SG Maintenance
SG Gravel Road - Mag Chloride	-	9,064	(9,064)	9,064	
Total SG Road Maintenance	63,797	53,045	10,752	53,045	
Signs, Posts, etc	5,764	2,060	3,704	1,000	
Roadside Mowing	2,725	2,833	(108)	2,600	
Freight - Shipping Charges	1,000	-	1,000	-	
Total Road Maintenance	127,086	110,983	16,103	109,690	
Parkland/Recreation Center Expenses					
Utilities - Rec Center	421	515	(94)	400	
Mowing/Gas	450	1,030	(580)	500	
Parkland/Recreation Center	871	1,545	(674)	900	
Legal Expenses					
General Legal Advice	6,924	3,090	3,834	5,000	
Litigation Expense	15,506	2,060	13,446	5,000	
Legal Expense for Collections	-	2,060	(2,060)	1,000	
Total Legal Expense	22,430	7,210	15,220	11,000	
Overhead and Administrative Expenses					
Accounting Fees					
General Accounting Fees	14,607	15,450	(843)	15,450	
Ballot Counting Expense	1,268	2,833	(1,565)	1,500	
Total Accounting Fees	15,874	18,283	(2,408)	16,950	

Insurance Roads/Common Land	6,683	7,210	(527)	7,000	
Licenses/Annual Reporting	-	21	(21)	-	
Lien Filing Expense	90	412	(322)	100	
Misc Admin Expense	177	742	(564)	500	
Office Supplies					
Admin Office Supplies	164	155	10	150	
Document Production	13	-	13	-	
Other Office Supplies	543	824	(281)	150	
Total Office Supplies	720	979	(258)	300	
Postage & Shipping	2,110	2,575	(465)	2,000	
Printing and Copies	578	258	320	500	
Rent for Facilities	847	1,545	(698)	1,300	Storage unit and Emigrant Hall rental 5 times
Rent for PO Box	120	206	(86)	126	
Software Expense					
Dropbox	(204)	247	(451)	205	
Microsoft Office	-	-	-	145	
Meeting Software	385	591	(206)	400	Zoom
Other Software	321	721	(400)	400	
Total Software Expense	503	1,559	(1,057)	1,150	
Property Taxes	718	773	(54)	800	
Telephone & Messaging	266	103	163	410	Ooma (\$35.77/month)
Website Expense					
URL & Doman Fees	628	206	422	256	Squarespace (\$192/year); Domain (\$64/year)
Website Software Fees	196	361	(165)	240	
Other Website Costs	-	-	-	-	
Total Website Expenses	824	567	258	496	
Annual Meeting & Refreshments	-	258	(258)	250	
Total Overhead/Admin Expenses	29,512	35,488	(5,976)	31,882	
Bank Fees	105	103	2	-	
TOTAL EXPENSES	289,121	189,833	99,288	197,447	
NET ORDINARY INCOME	(73,071)	22,107	(95,178)	18,470	
Other Income & Expense					
Other Income					
Interest Income	5,460	5,244	216	6,400	Includes estimated Sun West income on 6 mo. CDs at 3.2%
Total Other Income	5,460	5,244	216	6,400	
Other Expense					
Income Taxes	1,298	681	617	1,300	
Total Other Expense	1,298	681	617	1,300	
Net Other Income	4,162	4,563	(401)	5,100	
NET INCOME	(68,910)	26,670	(95,580)	23,570	
NET INCOME AT 100% COLLECTION RATE				23,570	
NET INCOME AT 93% COLLECTION RATE				10,056	Net income minus ((dwelling assess + parcel assess) times 7%) \$23,570 - ((\$102,588 + \$90,475) X .07) = \$10,056