

**Glastonbury Landowners Association
Finance Committee**

Tuesday – March 10, 2026 – 6:00 PM

[Join Via Zoom](#) or Dial In

Call In: +1 720 707 2699 Meeting ID: 879 1933 7183 Password: 2023

Call to Order (6:11pm)

1. Committee Members Present- Alicia Roskind Dearing, Chris Farrar, Jewel Wieczorek, James Timmer, Debbie Newby, Regina Wunsch

Absent: Currey Hall

2. Landowners Present - Leslie Everett, James Everett, Miriam Barker, Cynthia Palek, Jack Sutton

3. Review February Financial Statements

The Bank of the Rockies (BoR) savings account has been changed to an Elite/Tiered Money Market account earning 2.75%. \$18,000 was transferred from BoR checking to savings to effect \$210,000 in savings and \$35,000 in checking as of today, March 10th.

The Collections Report was discussed with Regina indicating the Budgeted column (2) should not be a monthly accumulated amount (2* monthly budget for February, 3* monthly budget for March, etc.), but rather the Quarterly invoiced amount, adjusted for the 93% expected collection rate used in the 2026 Budget. This would bring the % of Budgeted column (3) down to a rate a little above the % of Invoiced rate we see.

ACTION ITEMS: Debbie will discuss with Elena 1) showing the \$30,000 transfer out of the Construction Bond account and the SG Road Reserve account on the Liabilities and Equity portion of the Balance Sheet and 2) adjusting the Collections Report “Budgeted” columns to represent 93% of Quarterly Invoiced amounts vice 2 months of Annual Budget.

4. Lien Filings and Overdue Accounts

- a.** Paper files/records for 11 liens put in place 2024-2025 were found in the large, open box from the storage unit. No lien records have been discovered yet for 6 of the 7 largest outstanding balances on the Customer Balance Summary. The outstanding balances between \$400-\$1,000 need to be handled.
- b.** Another payment plan was discovered for one of the parcels listed in the Customer Balance Summary. This makes two payment plans currently in effect that we are aware of.
- c.** The GLA Collections Procedure was distributed and referenced, particularly paragraph 3.f.3 which specifies a Demand Letter from a GLA attorney will be sent to landowners over 2 years delinquent. Discussion indicated a Collections attorney may need evidence of past GLA communication with landowners on their delinquent accounts, including 30-day and 10-day Lien Warning letters. Debbie did not receive and does not have this type of evidence and records of GLA communications.

- d. MOTION: Debbie Newby motions that any account over 2 years delinquent be referred to a collections attorney for proper, timely and consistent handling of the collection process, including the 2-year Demand Letter. Alicia Roskind Dearing seconds.**

In Favor: Alicia Roskind Dearing, Chris Farrar, James Timmer, Debby Newby, Regina Wunsch

Abstain: Jewel Wieczorek

Motion Carries.

- e.** Debbie will ask ATS to create detailed, line item printouts for Q2 statements that are overdue so landowners can see exactly how their account got to the amount. In the future, this should be done at least once/year in the Q1 statements. Following the first page GLA Statement template with Stub, she will ask ATS to use the Intuit Standard Statement for the long overdue accounts, to help cut down on page length of these statements.
- f.** Elena will make the Sign Up for Email Assessment statements callout box yellow in this quarter to help make it more noticeable.

5. Plan for Q2 Statements

- a.** Elena will generate Q2 quarterly assessments on April 2nd. Debbie suggests that by April 5th a group of volunteers print these and stuff the envelopes, so they may be mailed on Monday, April 6th.
- b.** Regina, Jewel, and Debbie will head up the packing party.

ACTION ITEM: Alicia will reach out to Jaime Rambo about the packing party.

6. Monday, April 13 @ 6pm will be the next Finance meeting.

Meeting adjourns at 6:57pm.