

Glastonbury Landowners Association
Community Property Committee

Thursday – June 18, 2026 – 6 PM

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

Call to Order (7:01pm)

1. Committee Members Present- Alicia Roskind Dearing, Jaylyn Jensen, Jewel Wieczorek, Leslie Everett, Ben Buford

Absent with Notice: James Timmer, Lance Rushmeyer

Absent without Notice:

2. Landowners Present- James Everett

3. Landowner Comment on Non-Agenda Items

4. Discuss mailing of Proposed 2026 Bylaw Revisions for 30-day landowner review, potential vote

- a. As the revisions are currently formatted, they would be almost 5 pages front and back. The Committee needs to work on the formatting to bring this down to ideally 3 pages front and back. Alicia will work on the bulk of the revision formatting. Jaylyn will draft a cover letter of just a few paragraphs to conserve space, explaining the Committee's overall thought process on the 2026 Proposed Revision Packet.
- b. 4 Column landscape document for 30-day revision to landowners
 - 1st column: Location of Bylaw being addressed
 - 2nd column: Explanation about why the Committee is proposing the revision
 - 3rd column: current Bylaw verbiage
 - 4th column: proposed revised verbiage
- c. Alicia will create a page on the website that shows the Bylaws more completely in the document so landowners can go to the website and the revisions in context. We need to keep the mailing down to as few pages as possible due to the expense, but we want to create the opportunity for landowners to see the full scope within the document.
- d. Ask the Board about how they want to ship the Revision packet. The revisions alone will likely be 3-4 pages, plus the nomination packet that could be up to 5 pages, so if there are not enough volunteers to pack the envelopes, we may need to use a shipping service. Alicia will discuss this with the Board at the meeting on June 23rd.

5. Potential addition to 2026 Proposed Bylaw Revisions of vote minimum to Election Process, potential vote

- a. Alicia believes that having a minimum vote threshold for a Director to win a seat on the Board is a wise move and that we should include it in the 30-day landowner packet. This means that candidates have some landowner support to win a seat, not simply someone or themselves writing their name in. Leslie suggested rather than having a static number, that we do a percentage. The Committee reviewed 2023-2025 election results and landed on a 5% minimum vote threshold in North and South, respectively, to win a seat as a Director. This would be about 4-6 minimum votes depending on election turnout and in Good Standing for each North or South. A vote will be needed by the Board to add this to the 2026 Proposed Bylaw Revision packet since it is a new addition since the Board approved the previous revisions packet for 30-day landowner review.

MOTION: Alicia makes the motion to recommend the Bylaw revision under Election Process: “2. Candidates must receive a minimum of 5% of the number of votes cast in North and South, respectively, to be

elected.” Jaylyn seconded. All in Favor. Motion Carries.

6. Discuss Equal Representation Bylaw revision proposed by Director, potential vote

The Committee feels that although equal representation would be ideal, that by stifling the Board to be always equally represented, could cause lots of issues overall. All Directors should be expected to act in good faith and fairly represent ALL landowners regardless of where they live. The Committee feels that through the new proposed revisions they have tried to account for having high standards of ethics for Directors, and that those changes will help mitigate the issue of bad actors. Rather than restrict the Board more to be equally represented, the Code of Ethics and Conflict of Interest Policy, if approved, should address this issue more fully. Should the Board decide that they want to move forward with an equal representation clause in the 2026 Proposed Revision packet, the Committee recommends the following wording, rather than what has been proposed. See motion below for verbiage.

MOTION: Alicia makes the motion to recommend to the Board that the new proposed verbiage from Debbie Newby for Equal Representation should not be added to the 2026 Proposed Bylaw Revisions. Should the Board feel it is necessary to add, the Committee recommends the following verbiage (orange highlighted text is new verbiage / unhighlighted is verbiage currently in the Bylaws):

“A. Number and Qualifications. The affairs of the Association shall be governed by a Board of Directors. The Initial Directors shall be those Members of the Association appointed by the Incorporator identified in the Articles of Incorporation. Thereafter, the Board shall have an even number of positions available to be filled at election with equal representation for each Glastonbury (North and South) as a result of the election. Initially, this number shall be twelve (12). The actual number of Directors shall be those who have been nominated and elected to office as provided herein; however, the number of Directors shall not be reduced to fewer than four (4), nor increased to more than twelve (12). Of the twelve positions available on the Board of Directors, up to six positions shall be elected from Glastonbury North and up to six positions shall be elected from Glastonbury South, respectively, on separate ballots from among two separate groups of qualifying candidates.

If the election results render unequal representation (in the case there are not enough persons elected to make up a 12-member board), the newly elected candidates with the most votes will be seated to achieve equal representation for NG and SG. Should the Board representation become unequal due to election results, the Board shall attempt to fill seats, per section E. Vacancies. Once the Board is able to fill the vacant seats in the unequally represented area, the previously elected candidates will be able to be seated.”

Jaylyn seconded. All in Favor. Motion Carries.

MOTION: Alicia makes the motion to recommend to the Board to incorporate the new verbiage under Election Process to be added to the 2026 Proposed Bylaw Revisions for 30-day landowner comment and recommendations on Equal Representation. Leslie seconded. All in Favor. Motion Carries.

NEXT STEPS: Alicia will bring this to the Board at the next Board meeting on June 23, 2026

7. Review and update Gov Docs Timeline

2026 Proposed Bylaw Revisions will be mailed out July 1st with nomination packets. Aug 1: 30-day landowner comment period ends. Gov Docs meets to consider and incorporate landowner comments ASAP. Board votes via email to approve sending updated 2026 Proposed Bylaw Revisions to legal counsel for review. Legal counsel has until Sept 7th to review and provide feedback. Gov Docs meetings ASAP to incorporate legal counsel revisions. All revisions must be completed to be sent to landowners for a vote by ballot mail date on Sept. 15, 2026.

NEXT STEPS: Alicia will ask Zane to reach out to legal counsel to give them a heads up to expect these revisions on this timeline so they are prepared to review when the documents are ready to review after a 30-day landowner comment.

Meeting adjourned at 9:14pm