



Glastonbury Landowners Association, Inc.

October 31, 2006 Community Update: GLA Board Activities

Dear Glastonbury Landowners:

As the 2006 Annual Meeting approaches, the GLA Board would like to take this opportunity to submit our accomplishments and issues over the last two years.

We have made tremendous progress in most areas; but there are still some improvements, which need to be made. Maintaining and repairing the roads is our primary focus and biggest challenge. We are working on a plan and will be giving you an update with proposals at the 2006 Annual Meeting.

It has been an immediate goal of this Board to work toward opening more avenues of communication for the Landowners, so that we can be more responsive to your needs and concerns. We have invited Landowners to join committees and become involved in making recommendations before the Board. We have also welcomed Landowner attendance and input at every Board meeting. Additionally, a forum was created so ideas and input could be heard and discussed with those Landowners attending meetings.

Community participation within the various committees has also been encouraged (at last year's Annual Meeting we had a tremendous response from over thirty Landowners expressing their wish to be involved!). The Board intentionally incorporated the community input from last year's Annual Meeting into their goals and objectives and has striven to implement these objectives throughout the year.

Please remember that we are a volunteer organization, and we need your involvement *to* help us do better. We can't do it alone. Board members are community members, not paid employees, so we welcome your assistance and input to provide ideas to improve the organization. The Board has worked very hard to make all areas of the organization more streamlined so it can function better in the future.

Tremendous work has also been done on the Master Plan. As a result of all the Neighborhood and Community Meetings that were conducted over the past three years as well as the compilation of the Surveys that were sent to all Landowners, the Master Plan is almost finished. It is the goal of the GLA Board to ensure that we are being responsive to your desires for what will be included in the Master Plan. We have gone to great lengths to accomplish this task.

The Board has worked steadfastly to set clear goals by identifying and prioritizing its most important functions. We put road maintenance at the top of the list, and began by cutting back on our budget from the prior year by 20% in every area. Board members worked diligently

to update our database to ensure that everyone is notified of important concerns and revamp the accounting system to efficiently keep track of the organization's monies; this has immensely helped to streamline financial operations. We will also conduct independent audits of the books as per our bylaws. Further, the Board is currently discussing the establishment of a protocol and procedure manual, to guarantee consistency and non-repetition of the previous Boards' work and input. This will enable future Boards to work in a more efficient manner, which will save us time and money in the long run.

The following is an overview of some of the Board's accomplishments and current issues

Finances

The Board unanimously reached an agreement on the 2006 Budget and cut expenses by 20% in all areas in order to allocate more funds toward road improvements.

The Board saved over \$10,000 in comparison to the previous year's Budget by eliminating funds which were previously paid to Board members for their services. This money was reallocated for road improvement.

Architectural Projects

The Board placed a moratorium on multi-unit dwellings until the Land Use Master Plan is approved by all Landowners.

A variance procedure which includes neighborhood participation for non-conforming project applications was implemented.

A new Project Fee Schedule was approved. For your convenience, the GLA web site has this updated information. (www.gla-mt.org).

Roads/Guardrails

Over \$20,000 was allocated from last year's budget to repair roadways in both North and South Glastonbury. Because the roads were not well maintained for the two previous years, they quickly deteriorated within a short time. Again, an additional expenditure was allocated in an attempt to repair the roads. Unfortunately, without new top gravel, binder, water and rolling the roads, grading has not improved the situation.

Because the Board recognizes the importance of road maintenance as a priority, a feasibility study for the repair and upgrade of the Glastonbury roadways was initiated. A Road Committee has been formed and the study is continuing. We welcome anyone with road experience to join this committee. We hope to have a proposal ready for the Annual Meeting.

It is important to note that our yearly loan for the paving that was done several years ago is still approximately \$30,000 annually. Additionally, we had to use \$15,000 of our road budget to do the sealing on the asphalt roads in North Glastonbury. The Road Committee is currently exploring what measures need to be taken for long-term road improvement.

The greatest portion of our assessment fees goes toward the repair and maintenance of the roads. So, please remember that speed, large delivery trucks and ATVs can quickly deteriorate the roads. Since these are rural roads, we suggest that everyone drive at a slower speed so that the wash boards and potholes do not appear as quickly.

The guardrail at the north entrance of North Glastonbury has been repaired. As we move into the winter season, please be aware that not only is it a dangerous curve that could potentially cause serious injury, but also is an expense to all Landowners if it is damaged again.

Master Plan

For several years the Master Plan Committee has worked hard to compile and incorporate landowner input, derived from past surveys and neighborhood meetings, into the Master Plan. It has worked diligently to incorporate this input with the goal of reflecting the needs and desires of all landowners. We are currently in the process of editing the final draft of the Master Plan that will be mailed to all landowners for review and a final vote in the near future. (Note: The raw data from the Master Plan Survey can be reviewed at the GLA website.)

Recreation

It is the hope of the Paradise Valley Recreation Center ("PVRC") to create an overall plan for the use of the entire 20-acre parcel in North Glastonbury. In order to identify the community's intention for the use of this land, a survey was completed. Fencing for a tennis court was also donated. The fields are looking really great this year due to enormous volunteer effort. A concrete pathway surrounding the concession building was installed. Also, gravel was placed on the parking area. This was due to the generous donations of local Landowners.

The PVRC and the GLA Board are also looking into the possibility of obtaining a 501(c) (3) status, which is a non-profit classification. This status is very beneficial in obtaining grants, which could in turn be very helpful as we anticipate building a community recreation center in the future.

Community Committee/Volunteers

This committee was created to establish better communication; develop a comprehensive welcome packet for new Landowners; increase web site information; develop a Landowner "telephone tree"; and pursue the restructuring of the complaint committee. If you would like to volunteer, please go to the GLA web site and you will find further information. It is our goal that the Community Committee will assist the Board in expanding and fostering better communication as well as offering assistance with community events. As a result, we hope to establish a volunteer base on which to draw. The GLA is working on a project to ensure that Board Members and Committee Chair names, telephone numbers, and email addresses are more accessible, so we can serve you quickly when questions or concerns arise. For your convenience, we continue to post pertinent information on the GLA web site. (For info: call Laura Boise at 406 -333-4405)

Agenda Items

If you have an item to be added to the monthly meeting agenda; such as project application, please contact the appropriate committee chairperson, or mail your agenda item to the GLA; P.O. Box 312; Emigrant MT 59027 at least two weeks prior to the monthly Board meeting. Our meeting dates are posted on the GLA web site. Please note: it is possible that your request might not be placed on the agenda or addressed at the meeting if it isn't received by this timeline.

In closing, our community is experiencing rapid growth such as the remainder of Park County and Montana in general. That means that the GLA Board is addressing more issues than ever. Please keep in mind that the Board members are working hard to keep up with all of these issues. We look forward to seeing as many of you as possible at our 2006 Annual Meeting. Best regards!

The Glastonbury Landowners Association Board