



**Glastonbury Landowners  
Association, Inc.**

April 16, 2007

**Re: Spring 2007 - Quarterly Update**

Dear Landowner,

We, the Board of the Glastonbury Landowners Association, are sending to you the following reports and hope they will offer to you an updated understanding concerning our current activities as well as those planned for the future. We have had a great start so far this year, and we look forward to sending you quarterly updates throughout the year.

**Executive Committee Report - Laura Boise (President)**

The 2007 Budget has been set with the Board's firm commitment to being a just steward of your assessments. Our priority and major focus is and will continue to be the improvement and maintenance of the roads.

We are also working to complete a special database, which will document standard processes and procedures that will support future Association boards and Landowners to operate at optimal efficiency.

Our Board meetings have become more streamlined and efficient. We have continued to encourage Landowner participation and input, and, as a result, the number of Landowners attending our meetings has grown. Overall, we have been gratified to see an increase in community involvement.

We wish to take this opportunity to thank each one of you, who has volunteered to assist the Board and/or has taken the time to offer your input or feedback in any way. This has been very supportive in helping us to know how we might better serve the community of Landowners. We desire to continue to improve our service and communication to you, and will be taking facilitation training for this purpose. Thank you, again, for working with us to improve our community in both large and small ways.

**Master Plan - Neil Kremer, Master Plan Committee (Chair)**

We are happy to report that the Land Use Master Plan, dated February 7, 2007, was approved by a majority of Glastonbury Landowners. At the conclusion of the Special Master Plan Meeting of March 24, 2007, it was clear that the Plan had been approved by a wide margin. On April 2, the Master Plan was legally filed with the Park County Clerk and Recorder's Office.

We would like to express our gratitude to all community members, who, over the years, have contributed to or participated in the development and adoption of the Land Use Master Plan. This Plan reflects the cooperative effort and input of the entire community and the synthesis of varied perspectives. We believe that it also represents a significant accomplishment in that it will protect the interests of the community for many years to come.

***Glastonbury Land Use Master Plan (L.U.M.P.) Ballot Tabulation***

As of March 30, 2007, a total of 233.5 votes of "Membership Interests in Good Standing" had been received and tallied. These represent 72½ % of the *possible* votes of the *total* membership interests. The breakdown of these votes is as follows:

**Total "Yes"/Approval Votes = 199 (62%)    Total "No"/Non-Approval Votes = 34.5 (10½%)**

(over)

**Road Maintenance - William Smith & Rich Spallone, Road & Weed Committee (Co-Chairs)**

Our plan is to implement as many improvements to our roads as resources will allow. And, with each succeeding year, we hope to build upon the improvements of the prior year.

All Glastonbury roads will be graded as soon as possible. Road Mix Gravel will be added in order to upgrade their condition. In the heaviest traveled areas and where a predominance of deteriorating road conditions occur, we will also use water and compact the roads. We are placing all of our available resources toward improving the roads this year. This is necessary because gravel has not been added to all of the roads for many years which, in turn has resulted in the roads being worn down to the base gravel where large, sharp rocks are present. We must now bring in over 36 loads of new top gravel to cover the 21-plus miles of GLA common roads.

One of the main reasons for increases in the yearly assessment fees is based upon our growing community, which, in turn, increases road usage. It is important to keep in mind that with the passing of time, and as the cost of living increases, so do road materials and fuel prices increase and our expenses. Because of this, we can no longer simply "grade" the roads, but must add new Crushed Road Mix to improve them; this is far more costly than simple road maintenance. *Please remember to drive carefully*, as our driving habits impact road conditions, which, impacts the rate of yearly assessments.

We had a moist winter, which included some very heavy snowfalls combined with unusually warm weather. This combination sometimes resulted in extremely difficult road conditions, which was also true throughout all of Park County. We brought in additional snow plowers, and on several particularly bad days the snow plow operators worked late into the evening and did their very best to make the roads safer. The challenge of winter road conditions is just part of living in the country. Unfortunately, we cannot always compete adequately with Mother Nature!

In the near future, we plan to install the twenty-five new road signs which we purchased last winter. We are currently assessing the specific locations where these signs will increase personal safety and driver information.

Weed and fire season is coming up. If you would like further information on Weed Control, or the County Fire-Wise Program, we hope to have information posted on our website soon.

**The following is the estimated breakdown of the Road Budget for the year:**

\$2,100.00	Weeds
\$3,600.00	Fall grading
\$1,500.00	2007 snow plowing
\$1,075.00	Snow fencing
\$1,000.00	Road signs
\$7,200.00	6 days roller, grader, and water truck for North & South
\$17,280.00	36 loads of gravel for North & South
	<b>(\$33,775.00 Total funds allocated for Road Improvements)</b>
<u>\$30,225.00</u>	<u>Total loan payment for Road Pavement</u>
<b>\$64,000.00</b>	<b>Total Road Budget</b>

**GLA Recreation Land Report - Janet Naclerio, Recreation Committee (Co-Chair)**

It was a great year for the Paradise Valley Recreation Center (P.V.R.C.). The soccer fields are in wonderful shape -- the best shape so far. This past season, more than 100 children residing in the Emigrant area signed up for soccer. There were eight soccer games each week having a season total of 48 games. A Wednesday night scrimmage, open to the public, was a huge success having approximately 40 participants including soccer kids plus all age groups. The PVRC is also currently in the process of forming its own soccer league independent of Livingston, which is an exciting turn of events. Note: A soccer camp "clinic" is planned for July 16 through 19; details will be posted on our website.

The concession stand was open for business during each soccer game and was very popular. All money raised by the stand was used for the maintenance and improvement of the fields.

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These improvements included: installation of a concrete slab; a handicap access and adjacent patio around the concession building; construction of two goals, and; installation of a snow fence between the fields. All of these improvements have been through the generosity of local residents.

Please remember that the 20 acres of recreation land is not limited to soccer. It is allocated for other recreational activities which will be specified by the vote of the landowners sometime in the future. There is a possibility that the P.V.R.C. may receive a multi-functional building from a local donor. This would be a great asset. If this building is acquired, we will need volunteers to move, install and remodel the building. If you would like to help in this exciting endeavor, please contact Laura Boise at 333-4405. In addition, please know that we always welcome your input. If you have ideas, suggestions or would like to make a donation, contact Janet Naclerio at 333-4406.

**Treasurer's Report – Charlene Murphy (Treasurer)**

I have been serving as the GLA Treasurer since December 2006, and I feel confident that our assessments are spent wisely and prudently. We cut costs whenever possible. Below is a brief overview of our total budget. You can view a detailed budget on our GLA website ([www.GLA-mt.org](http://www.GLA-mt.org)). I would also be happy to answer questions and furnish you with a copy of the detailed budget at your request. Please feel free to write me at the address on this letterhead or contact me through my e-mail address ([crh53@mcn.net](mailto:crh53@mcn.net)).

**GLA 2007 Budget = \$96,428.00**

\$64,000.00	Roads, weeds, snowplowing and \$30,225.00 paving loan payment
\$ 7,941.00.	Total Insurance
\$ 7,850.00.	Administration
<u>\$16,637.00.</u>	<u>General Operating Expenses</u>
\$96,428.00	Total Budget collected from assessments, project impact fees & interest

**Notes on History of Pavement Loan**

In 2001, based on a vote of approval from the Landowners, the GLA paved about five miles of its common roads. At that time, we acquired the asphalt paving material at 2/3 cost because it was left over from a local project in the Paradise Valley. We also received a great loan (8.5% interest, non-secured) from the Bank of the Rockies. We will be paying on this loan until 2016.

**Administration Costs**

Board members have chosen to offer their volunteer work (which often includes serving far beyond 12 hours a month) without compensation. We also have three part-time, paid employees – a Webmaster, a Bookkeeper and an Administrative Secretary.

**Reminder Concerning Change of Land Ownership**

**After selling property, it is the responsibility of the original landowner (the seller) to provide the GLA with the name and address of the new owner.** This information is very pertinent in assisting us to keep our database/assessment information current. Thank you!

**Board Member Resignations and Replacements**

We would like to welcome two new Board members who have graciously consented to replace Francis Regan and Tim Brockett, who resigned from the Board this year. Eleanor Schieffelin, who previously served on the GLA Board when it was first formed, agreed to replace Francis Regan of North Glastonbury. Alyssa Angelis Allen, who completed her two-year term on the GLA Board last year, agreed to replace Tim Brockett of South Glastonbury. We were sorry to see Francis and Tim leave the Board and would like to take this opportunity to thank them for their generous service to our Board and the Glastonbury Community.

That's about it for now. We look forward to sending another update to you this summer!