

# Glastonbury Landowners Association

## Newsletter July 2012

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### HOA Management Trial Period

The Board is pleased to announce its decision to employ a professional homeowner association management company to handle administrative duties for the GLA with this costing no more than is already being allocated for these types of duties currently being performed by contractors.

After thoroughly analyzing our needs and the expenses required to carry out administrative functions, and the options available to handle them, the Board voted unanimously to begin a 6-month trial period, which started in June, with Minnick Management, an HOA management company located in Bozeman. Minnick will handle a wide variety of tasks that range from taking meeting minutes, performing accounting functions, conducting project reviews, to serving as a communication hub, just to name a few. Put simply, Minnick will serve as the administrative branch of the association under the direction and supervision of the Board.

Over the years, the Board has been handling the many administrative tasks necessary for operation of the association to the best of its ability by using both volunteers and paid contractors. This approach has worked fairly well, but at times has been lacking due to the unavailability of contractors, and skilled volunteer resources.

As we have now reached a point where our processes have been better clarified and simplified, we are ready to move to a more professional level of administration. This will enable the Board to better serve landowners by providing a higher degree of consistency and efficiency.

Starting mid-July, all communication with the association will be received by Minnick Management, who will process items as required, including forwarding some things to the director or committee most appropriate to handle it. Our new address and contact information are as follows:

**GLA • PO Box 1862 • Bozeman, MT 59771**  
**Phone: 406-556-7187 • Fax: 406-556-7197**  
**Voicemail: 406-451-0033**  
**admin@GLA-MT.org**

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### Assessment Payment Policies

The financial health of the association is an important concern of the Board. As part of our streamlining process, the Board has carefully reviewed Section 11 of the Covenants regarding how assessments are to be paid. Starting in January 2013, please be prepared to pay your assessments in the following manner, unless you have established other arrangements with the Treasurer:

Mid-January: Annual assessment statements are sent out to landowners.

Landowners choose 1 of 2 payment options:

- 1) Pay in full by the end of January, or
- 2) Pay in equal quarterly payments by January 31, April 31, July 31, and October 31.

As stated in the Covenants, there is a 30-day grace period for payments, after which a 5 percent penalty and 1.5 percent monthly interest will begin to accrue.

### Board Meetings Streamlined

After exploring ways to conduct our board meeting business as efficiently as possible, the Board has determined that items on our agenda must be thoroughly reviewed and/or researched by committee prior to the meeting. This will allow the Board to have the most complete understanding of a subject at the time it is brought before them, thereby allowing meaningful discussion and the ability to make decisions and take actions as needed.

If you have an issue you wish to bring to the Board, please provide us with complete details so that your request can be forwarded to the appropriate Director. After committee research, review and/or necessary preliminary meetings regarding the subject, the item may be placed on the agenda.

Monthly board meetings begin at 7:00 p.m. and end at approximately 9:00 p.m.

If you wish to be e-mailed the monthly board meeting agenda, or to be informed of meeting schedule changes via e-mail, please contact [admin@gla-mt.org](mailto:admin@gla-mt.org).

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**NOTE:** The GLA is always looking for independent contractors who are interested in various jobs such as snowplowing, repair and maintenance, as well as volunteers for committees, odd jobs and help at the annual meeting. Contact us for details.

### Land Use Master Plan 5-Year Review

The Land Use Master Plan has been in place for the past five years, and the Board is in the process of reviewing it for possible modifications that will then be brought before the membership for a vote. If you are interested in serving on the Master Plan Committee, or have comments for the Board to consider regarding possible changes, please contact us.

### Lawsuit Update

As discussed in the May 9, 2012 President's letter, Daniel and Valery O'Connell have 2 lawsuits pending against the association. To date, we have now spent over \$21,000 on legal fees. Although this is a most unfortunate situation, State law requires that the Association defend itself via legal counsel because of its status as a corporation.

Regarding the first case that has been appealed, briefs have been filed with the Supreme Court by both parties, and we are awaiting the Justice's decision. In the other matter, settlement options are being considered by the Board.

**The GLA's official website is: [www.GLA-MT.org](http://www.GLA-MT.org).**