

Dear Glastonbury Landowner,

Your opinions about the Glastonbury Landowners' Association matter. The process to update our governing documents is underway. Obtaining a 51% "YES" vote of the entire membership on any changes to our governing documents is required, and with your thoughtful input, is possible. The work has begun, and we need your help now with this initial survey.

This survey has been developed by a committee of interested landowners, supported by the GLA Board of Directors, in an effort to make recommendations to the Association on changes to our governing documents. The purpose of this survey is to gather information from the landowners about our Association, our Community, and our governing documents. Thus, only landowners may take this survey. This survey will help the committee establish a mission statement and give the committee an idea of how to draft changes and make appropriate recommendations. Recommendations will need to be voted on and passed by 51% of the membership of the Association in accordance with our current governing documents before any changes are made.

Please expect other surveys from this committee in the future months, as we anticipate this to be a long-term effort. To participate online in this initial survey, log onto Survey Monkey at [_____](#). If you prefer a hard copy of this survey to be mailed to you, or if you are interested in joining this committee to provide input outside of this first survey, please feel free to email govdocinput@glamontana.org.

I. Demographics

1) How many months a year do you reside in Glastonbury?

- Less than one month
- 1-3 months
- 3-6 months
- 6-9 Months
- 9-12 months
- Full-time resident
- I do not reside in Glastonbury and do not plan to
- I do not reside in Glastonbury and plan to

2) How long have you owned property in Glastonbury?

- Less than a year
- 10 years or less
- More than 15 years
- 5 years or less
- 15 years or less

3) What are your current GLA land interests?

- Own a percentage of a land interest
- Own a single land interest
- Own multiple land interests

4) Which statement(s) best applies to your current situation?

- I own vacant land
- I own land with a structure other than a residence
- I own land with only a residence
- I own land with a residence and other structure(s)

5) I own land in:

- North Glastonbury
- South Glastonbury
- Both

6) Which statement best applies to your situation?

- I own land on a platted Glastonbury road
- I own land on a private subdivision road
- Both

7) How many membership interests (parcels) do you own?

- One Two
- Three Four
- Five Six
- Seven Other

8) Why do you own land in Glastonbury? (Please choose 7 and rank in order of importance.)

- A beautiful rural area
- Want to live in Montana
- Affordable living
- Close to work
- Quiet neighborhood
- Neighbors/Community
- Religious purposes
- High values
- Open-minded community
- Schools
- Near wilderness areas
- Not isolated
- Sacred land
- Sense of peace
- Ability to thrive
- Live our own way collectively
- Great place to raise kids
- Great place to retire
- Local businesses
- Great weather (high desert climate)

- ___ A permanent vacation
- ___ Feel safe living here
- ___ Independence/self-reliance
- ___ Natural housing
- ___ Close to Bozeman
- ___ Good investment
- ___ Freedom from overregulation
- ___ Rental purposes
- ___ Business purposes
- ___ Pride of property ownership/ability to create
- ___ Fishing/hunting/outdoor recreational activities
- ___ Gardening, hobby farm, hobby ranch activities
- ___ Ability to be sustainable (green energy, well water, firewood, etc)
- ___ Other _____

9) The Covenants outline the major responsibilities of the Board, which include: maintaining roads, collecting assessments (regular and delinquent), enforcing the Covenants, and acting as a fiduciary to manage funds. If the governing documents are revised, how would you like the Board to conduct GLA business? (Please choose 7 and rank in order of importance)

- ___ Maintain common lands
- ___ Protect property values
- ___ Not be intrusive
- ___ Establish health, safety, and pollution guidelines
- ___ Arbitrate or mediate disputes between neighbors
- ___ Prepare a community, emergency readiness program
- ___ Be financially responsible for our collective dollars
- ___ Establish guidelines for conducting landowner business
- ___ Balance the homeowner vs. business owner
- ___ Define rules for communication and transparency to landowners
- ___ Enforce covenants and restrictions through fines and fees (potentially raising yearly assessments for all landowners)
- ___ Require GLA business be conducted in a professional manner
- ___ Attempt to partner with landowners if there is a land issue with the landowner.
- ___ Limit Board power and responsibility to those powers specifically stated in the governing documents and establish that all other powers and responsibilities remain with the landowners.
- ___ Organize block parties / community work days / volunteer awards
- ___ Support, endorse, and stimulate community infrastructure such as: (community center, parks and trails, shooting range, local economy, etc.)
- ___ Help maintain the aesthetics and attractiveness of the community as a whole
- ___ Continue to serve the landowners as it currently does
- ___ I want the Board to have fewer responsibilities and support removing the responsibilities of
- ___ Other _____

II. Government

1) Have you read the Glastonbury Landowners' Association's Governing Documents?

Yes No

2) Do you feel you understand the GLA Governing Documents well?

Yes No

3) The Association, since losing its legal liability insurance, has assumed the majority of the administrative duties Minnick Management had, and now has an office on Liberty Lane in North Glastonbury. Due to insufficient funds, outsourcing to a management company is no longer feasible, and thus, the Association is in need of volunteers. If you believe that the Association's day-to-day administrative tasks should be handled by community volunteers, do you have the time and skill set to volunteer on a consistent basis?

Yes No

4) Would you be for changing the covenants and bylaws to: (Select all that apply)

- Clarify confusing or conflicting language
- Better define and/or limit the level of GLA oversight of small building projects. The current covenants require the GLA to review all projects, even doghouses and small sheds.
- Identify unenforceable language for potential deletion
- Delete areas that duplicate state or county laws or regulations
- Reduce litigious vulnerability
- Do not see a need for any changes
- Comply with recommendations that documents for organizations like the GLA be reviewed every ten years
- Other _____

5) The Covenants define that the GLA's primary responsibility is to maintain roads. However, some landowners have expressed a belief that GLA's primary responsibility should be to protect property values. Do you agree?

Yes No

6) In this case, what does the Association protecting property values mean to you? (Please choose 5 and rank in order of importance):

- Limiting development
- Enforcing governing documents
- Restricting members' activities
- Maintaining our road systems
- Limiting regulations
- Controlling density
- Preventing/resolving eyesores

- Maintaining a rural, residential community
- Restricting grading or excavation on vacant land
- Retaining and developing common use land
- Allowing unrestricted development within the community
- Requiring approval or restricting business or commercial operations on lots that have no residence
- Other _____

7) One of the main functions of the Association is to enforce the Covenants. Some landowners have said that the Association is not aggressive enough in enforcing the current covenants and restrictions, while others believe the Association is too strict in enforcing the covenants. Considering this I support: (Check all that apply)

- Enforcement of covenants and restrictions to the letter of the law, no matter the cost and increased assessments. This could be a process of notification of the violation with a time limit to comply, a fining system if the violation continues, and possible litigation if the landowner does not comply.
- A fining system for landowners who do not comply with restrictions that would not increase assessments.
- Enforcement by the Board limited to follow-up on written complaints from landowners that an eyesore exists. This is the current way covenants are enforced. After a complaint letter has been received, the Board responds with a letter written to the landowner in violation. There is currently no further action on the part of the Board.
- I think the Association is doing enough now to enforce our covenants
- I want less enforcement of covenants

8) Currently, the Board designates committees to assist with the management of the Association, according to our Bylaws. In order to reduce the workload of the Board in handling issues and providing checks and balances between the Board and the members, some have suggested that our committees be run by first submitting issues to Bylaw-and-Board-appointed landowner committees who would make recommendations to the Board who would then vote on the appropriate action. Considering this, I:

- Want committees run as they are now
- Want issues to be first handled by an empowered landowner committee that makes recommendations to the Board, which would then vote on appropriate action.
- Would like to participate as a member of a landowner committee

III. Roads

1) The Covenants define that the GLA's primary responsibility is to maintain roads. Do you agree?

- Yes No

2) The Land Use Master Plan was passed in 2007. The intent of the Land Use Master Plan was to maintain the rural nature of our community. The Master Plan limits building height to

30 feet and limits density by not allowing multiple family dwellings/apartments or small divisions of land, as in a major subdivision over 5 lots per 20 acres. It does not allow future single-wide manufactured homes, but does allow double-wide manufactured homes. (Of course, current mobile homes are grandfathered in). Some landowners have suggested that the GLA would better serve the community as a road-maintenance organization (RMO) only. Under an RMO, the Bylaws and Master Plan would be removed. Thus, there would be no land-use guidelines, and any neighbor could possibly build a pig farm, skyscraper, or RV park, potentially eroding our roads more quickly. The Covenants, however, would still remain, as they run with the land. Considering these opinions, I:

- Support the GLA becoming a road-maintenance association only
- Oppose the GLA becoming a road-maintenance association only

3) Park County offers the option of zoning, where the County comes in and manages this area, thereby dissolving the GLA land-use regulations altogether. This can happen ONLY with at least a 51% "YES" vote of all the landowners. Information on Park County zoning can be found at this site: <http://www.parkcounty.org/site/1Pln.html>. It is recommended to go to this link and become familiar with these regulations. Considering this, I:

- Support Park County Zoning for Glastonbury
- Oppose Park County Zoning for Glastonbury

4) Have you read the Park County Growth Policy and Park County Zoning regulations, which can be found here: <http://www.parkcounty.org/site/1Pln.html?>

- Yes
- No

5) Do you feel you understand these zoning regulations well?

- Yes
- No

6) Park County also offers the option of a Rural Special Improvement District (RSID), which is a road-maintenance arrangement between the Board and the County. The Board could request the County to evaluate how much it would cost to maintain some, or all, of our roads. Maintenance could cover gravel grading, blacktop paving, snowplowing, or sanding. The County would then determine the cost. Instead of being paid with assessments, an RSID is paid for with County property taxes. If the County provides an acceptable price, and the membership approves, all landowners affected by the RSID would be charged through their property taxes. This also means that the GLA would no longer be responsible for the road maintained under the RSID. There is no County zoning associated with an RSID, and no RSID associated with Zoning. More information can be found under Montana Code Annotated: Title 7, Chapter 12, Part 21, at this web address: http://leg.mt.gov/bills/mca_toc/7_12_21.htm. Considering this, do you support an RSID for Glastonbury?

- Yes
- No

IV. North and South Glastonbury

In 1982, there were 70 parcels in North Glastonbury and 91 parcels in South Glastonbury. While 12 directors made sense when fewer people lived in Glastonbury and many hands were expected to do all of the Board work, that model no longer operates effectively. The administrative costs have increased as our community has grown. Today, there are 186 parcels in North and 211 in South, for a total of 397 parcels. Our community has more than doubled in size, and the GLA workload, and problems, have increased proportionally. All directors are allowed to vote on issues that sometimes only affect North Glastonbury or only affect South Glastonbury. Landowners in NG cannot elect directors from SG, and vice versa.

North and South Glastonbury are vastly different. They are physically distanced and face contrasting issues based on density, land usage, property values, property sizes, property elevations, and road systems. NG has a high-cost paved road. SG only has to maintain gravel roads (Dry Creek is a county road) but has many more miles of them. NG requires more frequent snow plowing and steady sanding due to their paved roads. SG rarely receives sanding, while plowing often starts at 6 inches, versus 2 inches for NG. NG with Golden Age Village has more invoiced assessments, \$74,720.00 than SG, which only has \$ 61,393.00.

1) Considering these issues, I think the current Glastonbury Landowner's Association is:

Too small Too Big Just about right

2) The current Board has 12 members: 6 from North and 6 from South. This means that 6 members, or one-half of the Board, make decisions for a part of the community that they do not represent. Smaller boards are less complicated to manage, would better represent and be more accountable to their respective landowners, and cost less than one large board. Roads services could be customized for each half of the community via self-maintenance, a Road Maintenance Organization (RMO) or an Rural Special Improvement District (RSID). Considering this, would you support reorganizing the GLA into two Associations, one for NG, one for SG?

Yes No

3) Would you support simply having neighborhood associations? This is an idea that would leave neighborhoods to create their own governance, thereby making the GLA a roads-maintenance and common-space only association. Current GLA Bylaws and Master Plan would be eliminated under a neighborhood association.

Yes No

V. Assessments

1) Do you believe that the GLA is wisely spending your assessment money?

Yes No

2) Would you be willing to give the GLA more money in assessments to spend on? (Check all that apply)

- More strongly enforcing the covenants
- Improving GLA community infrastructure (roads, common spaces)
- Developing community property (bike paths, improvements on common lands)
- Keeping up with inflation
- Yes, but only after delinquent accounts are brought current to every extent possible by all legal avenues and means available (The GLA is currently owed approximately \$210,000 in unpaid back assessments.)
- No, not for any reason

3) The Covenants specifically define that the GLA shall collect assessments, regular and delinquent, using the means of written communication, payment plans, property liens, collection attorneys, and/or foreclosure. Of those defined methods, I personally support:

- Communicating by letter
- Working out payment plans
- Placing liens on property
- Hiring a collection attorney
- Foreclosing on property
- Other _____

4) Would you like to see assessments lowered, even if it means a reduction in services provided by the Association?

- Yes No

5) If you believe that the GLA is not using the assessment money responsibly and you do not want a reduction in services, would you be for a different model of government and/or a different system for maintaining our roads, including: (Check all that apply)

- Road-Maintenance Organization
- Park County Zoning
- Park County RSID
- Reorganizing the GLA into two Boards
- Neighborhood associations

We appreciate your taking the time to complete this survey and for your thoughtful responses.

Thank you from the GLA Governing Documents Committee!