

Glastonbury Landowners Association

Newsletter  March 2014

Help the GLA save money—vote to use e-mail

The GLA board would like to use e-mail for meeting notices and other communications with members in order to save money. However, the Bylaws require that all meeting notices and communication with members be done by postal service or fax.

To deal with this, a Special Meeting of the GLA membership will be held on April 14, 2014 at 7 pm at St. John's Church in Emigrant to consider and vote on amending the Bylaws to include e-mail as a way to give meeting notice and communicate with members. In order for the proposed amendment to be adopted, at least 51% of the membership in good standing must vote in favor. It is that simple. **See the attached letter and ballot regarding this important issue.**

Please come to the Special Meeting to cast your vote or mail your ballot before the meeting. You may also designate a proxy to vote on your behalf. Your mailed ballot must be received on or before April 14, 2014.

Check out developments on the new website

It is official. The new name, aka the domain name, for the new GLA website is www.glamontana.org, and the new e-mail address is now info@glamontana.org. The recently added *Calendar of Events* gives an easy overview of upcoming board and committee meetings. Those with a keen eye will also notice that the real estate transfer form is updated. Kudos to Ross Brunson for developing this important communication tool.

Board expands GLA meeting notice options

Notice of the time and place of all GLA board and committee meetings is expanding. To be informed of GLA board and committee meetings, landowners can 1) go to the GLA website, www.glamontana.org and open the *Calendar of Events* or 2) call the GLA's automated phone answering service, "VoiceNation," at 406-451-0033, ext. 105, to hear the schedule of upcoming meeting times and places. If a meeting is planned as a phone conference rather than a time and place meeting, callers will be given a call-in number and pass-code to participate by phone.

47 recommendations & 29 comments heard at Governing Document Committee meeting

The first meeting for the Governing Document Committee has gotten off to a great start. Brainstorming at the meeting has yielded a list of 47 recommendations and 29 comments about GLA governance. The lists are expected to grow as the review work continues, and everyone's input is welcome. While many of the recommendations target specific governing documents, others call for changes in board policy and procedures. A copy of the recommendations can be found on the GLA's website, www.glamontana.org. If you want to stay abreast of proposed changes and/or participate in this document review by e-mail, you will find ways to do so on the website. Next meeting is Thursday, March 13 at 7 pm at St. John's Church in Emigrant.

Please print out copies of the Bylaws and Covenants, which can be downloaded from the website, and bring these to the meeting.

Janice McCann is New Treasurer

Noting her bookkeeping experience, the board has elected Janice McCann as Treasurer in February and Regina Wunsch was appointed as the "Expert Advisor" to the Treasurer.

Money matters per new accounting practices

With the new bookkeeping system in place, the board learned there was a \$10,248 budget shortfall at the March meeting. Budget consultant Regina Wunsch said the shortfall is due to using actual 12/31/13 fiscal year numbers to estimate assessment income and expenses. Since the GLA needs to operate with a balanced budget, the board moved to transfer about \$7,000, set aside for administrative projects, along with about \$3,000 from unallocated savings to cover the shortfall, and further agreed those funds can be rebuilt as past due income is received. Because past due receivables is unreliable income, it cannot be used to establish the budget.

The new reports also made it apparent that unpaid assessments shorted the GLA's income last year by about \$19,000 and that overall the GLA is owed about \$189,000 in unpaid assessments and penalties. Hearing this, the board determined that it is necessary to take stronger measures to collect the unpaid amounts. Landowners at the board meeting also voiced strong support for aggressive yet even-handed collection of delinquent assessments. In light of the current situation the board has moved to use legal means, per the Covenants, to go beyond property liens to collect these delinquent fees.

The 2013 fiscal year-end financial reports, due in January, are also part of this mailing. The complexity of converting the books to conform to standard accounting practices required extra time before being able to provide these reports to the membership. Data from the old books with different account names and the new version activated in October had to be used for the compilation. Please note that the CPA "Statement of Activities" is done on accrual basis—meaning it shows the assessments and finance charges, etc., invoiced in 2013. For what was actually collected, see "Statement of Cash Flows." Kudos to Regina Wunsch, Janice McCann, Sheridan Stenberg, and Charlene Murphy for their tenacious and dedicated attention to our money matters.

South Glastonbury board opening

Current board member, Rich Spallone, is resigning effective May 1, 2014 because he is selling his Glastonbury property. We are grateful for his many years of service on the board. SG landowners interested in serving on the board should address a letter of intention to the GLA. Candidates are encouraged to attend the April 14 board meeting.

The GLA's official website is: www.glamontana.org

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