

GLA Community Property Meeting 6-16-2015

This meeting summary/interpretation is being distributed to the GLA Board and Community as a volunteer service by the GLFPC. We welcome your suggestions and input should there be oversights or errors. We invite the GLA Board to make use of the following summary as a basis for their official GLA meeting minutes for this meeting. If the GLA Board does make official record of meeting minutes from this meeting, we would kindly request to receive an email copy of those official meeting minutes, when they are completed. Respectfully, the GLFPC.

Though GLA's soccer field days are gone, the 20 acre tract remains in North Glastonbury without any clear purpose, and thus, begs the question: "What is the best future use of the 20 acres of common land in NG?" (It is important to note that all landowners, both in NG and SG, are shareholders in this 20 acre tract. This question was explored by GLA's, newly formed and first, Community Property Committee meeting on June 16, 2015.

Committee Chairman Charlotte Mizzi, and committee member Robert Wallace, opened the meeting by presenting thoughts about possible commercial use of this private 20 acre area. At first, Wallace suggested a golf driving range, which was immediately countered by landowner input, prompting interesting discussion.

The four attending landowners asked vital questions, including pinpointing the legal issues surrounding the proposed commercial use of our 20 acres of common land. Two landowners noted that because GLA is licensed by Montana to operate as a Non-Profit Corporation, it would be illegal to generate income on our privately held common land. Others predicted that if the site were to be used for profit, the county would have jurisdiction over such public use. Furthermore, we landowners would lose our current private road status, and an increase in traffic would not only seriously impact our already deteriorating NG paved road, but our stressed road budget, as well. When other landowners pointed out that our covenants would need to be changed if the site were to be used commercially, Mizzi then said, "Well then, we will just have to change the covenants."

As an attendee queried Wallace as to where the money would be found to develop a golf driving range, he stated that there are lots of wealthy people in Paradise Valley who would be willing to donate their money toward it, and that a driving range would be popular attraction to the million and half plus tourists that visit Yellowstone Park on a seasonal basis.

The discussion shifted to yet another money-making venture, when Mizzi came forth with a creative plan, which was to build a Community Center, including a spa and a swimming pool for public use. Then when asked where the money would come from for this enterprise, Mizzi suggested that money could come from general public donations and maybe also charging membership fees. To lend credence to this idea, Mizzi stated

that NG would be growing based on the plans for phase two of Golden Age Village. When completed, this would bring 20 new affordable houses, implying that more people eventually mean more money. She also said that either a chapel or cathedral is also in the works, the location being across the road from the soccer field. Another possible use that was brought up was that of a farmer's market, including crafts and garden produce.

New board and committee member, Pouwel Gelderloos, also present, has a long history of involvement with the soccer field. During the dialogue, he and the landowners stated that the site should more readily be used by landowners since it belongs to landowners. From there, a discussion of demographics ensued. Contrary to Wallace's position that the soccer field is no longer used, a landowner noted that the site is regularly used to walk dogs, ride horses, and even fly model airplanes, not to mention soccer practice. And with some kind of eventual shelter from the sun and basic landscaping, Gelderloos and landowners saw it as a "People's Park – a place to meet and talk with friends and maybe even have a picnic. They also envisioned a running loop, or a bike path, too. After all, infrastructure is already in place, including irrigation, electricity, plumbing and parking.

As the meeting concluded, there was a consensus that Charlotte Mizzi would first get information from the county and research the legal parameters of the suggested uses before moving forward, and that general landowner input would be sought. Gelderloos was invited to be a Co-Chair with Mizzi and it would be brought to a vote at the July 13th board meeting. (Though not yet listed on the GLA website as an official committee, the April 2015 issue of the GLA Newsletter also named former Board Member Jim Kozlik, as one of this committee's members.)