

GLASTONBURY LANDOWNERS ASSOCIATION, INC.

P.O. Box 312 • Emigrant, MT 59027 • 406-451-0033 • www.glamontana.org • info@glamontana.org

October 22, 2015

Dear Landowners,

Enclosed please find the proposed changes to the Bylaws and Covenants for your study and input. Since these are definitive changes, ample time will be allotted for the necessary meetings to take place (both by phone and in-person) in order to answer questions and discuss the potential merits or negative consequences of the changes before adoption (or not).

Since our Annual Meeting and Elections are coming up mid-November, quickly followed by the holiday season, these meetings will carry into the first quarter of 2016. We will keep you updated on meeting times, and will be answering questions through our newsletters and an online FAQ area.

This process to amend our governing documents began in 2013 with a Board committee, which was then followed by work in 2014 by a landowner committee. Their work output was the survey to which 17% of the landowners responded. In 2015 the Governing Documents Committee worked on the sections in the Covenants, Bylaws and Master Plan that met the high priority of limiting liability to the GLA and making our way of operating more efficient. These changes are based on four main considerations:

1. Recommendation for associations to review their governing documents every five to ten years to ensure they still meet the needs of the community, and any changes in state or federal laws. Covenant's Section 2.04 provides for an automatic extension of the covenants every ten years unless modified at that time by the members.
2. Recommendations from the GLA's attorneys to remove wording that unnecessarily places enforcement responsibility on the Board, when those areas are the responsibility of the state or county. Most of the changes to Covenants Section 5 are due to this issue.
3. Change areas of the Bylaws or Covenants where the language conflicts, is unclear or its interpretation can be made easier if the language reflects the language of Montana law regarding nonprofit corporations. This is the reason for most of the suggested changes in the Bylaws.
4. Changes that landowners requested in letters, survey answers, and at Board meetings. For example, Covenant Section 11.06 regarding delinquent assessments was driven by landowner input as well as information from three attorneys.

Our Bylaws and Covenants spell out the requirements for amendments to be made as follows: For Covenant and Master Plan amendments, an affirmative vote of 51 percent of the members in good standing is required for adoption of an amendment. For the Bylaws, once quorum is reached, a majority of members in good standing need to vote affirmatively for an amendment to pass.

When reviewing the enclosed documents, you will see an explanation of what prompted the change and/or the reason for the proposed amendment. New wording is shown in italic and wording to be removed is shown with a strike-through.

Please send your questions and comments to info@glamontana.org so the board can begin to address questions and post information on the FAQ area of the website.

In advance, we thank you for your time studying these changes and look forward to your input, concerns, and questions.

GLA Board of Directors