

**GLFPC Summary/Interpretation**  
**of the GLA Board meeting January 11, 2016**

*This meeting summary/interpretation is being distributed to the GLA Board and Community as a volunteer service by GLFPC. Your suggestions are welcome should there be oversights or errors.*

Newly-elected GLA Board President Charlotte Mizzi convened her first regular board meeting on Monday, January 11, 2016 at St. John's Church in Emigrant, shortly after 7 pm. Upon entering, attendees were handed a notification at the door, titled "Meeting Decorum." After opening the meeting, President Mizzi proceeded to read aloud from this handout, stating that there would be absolutely no landowner input except at the beginning and end of the board meeting. No landowner would be permitted to speak beyond the allotted three minutes, with each speaker being timed.

Furthermore, a noteworthy addition to the Meeting Decorum handout was a statement that no landowners whatsoever would be allowed to speak during the Project Review Report, unless specifically asked by the board.

Without exception, all non-board speakers were silenced with the shattering sound of a gavel if anyone spoke beyond their three minutes. Longtime GLA Volunteer Financial Consultant, Regina Wunsch and non-board Project Review Committee Members Leo Keeler and Sally Muto, were among the numerous landowners who were silenced throughout this three hour meeting. Board member Ross Brunson controlled the stopwatch for the duration.

The first landowner to speak was Wunsch, announcing that she had a list of concerns to report after spending nearly three hours meeting with GLA's newly hired bookkeeper Julie Indreland and another 1½ hours by email. Wunsch was then abruptly stopped by Mizzi, at item #4, because her onetime three minute slot had expired. According to Wunsch, Indreland said there are some missing receipts in the paperwork given to her; there are inconsistencies with the payment plans of landowners with past due assessments given that some are being charged interest and some are not; and that the work of recalculating some of the delinquent account totals has not been assigned to Indreland. What other vital information was Wunsch prevented from sharing with landowners and the Board? President Mizzi ordered Wunsch to present her report in writing and said it would be taken under advisement.

Five individual landowners stood for, and consecutively volunteered, to help carry the workload due to the approaching resignation of the Admin Asst. These landowners said it would be better for the board to use their volunteer services rather than pay a new

employee. President Mizzi, once again, said the matter would be taken under advisement and speculated that it might instead be possible to reduce the hours of the new Admin Asst.

In answer to the question of why landowners who had signed up to receive meeting notices by email, had not received proper notice of this January 11, 2016 Board meeting or the Official Meeting Agenda, newly elected Secretary, Charlene Murphy, called that an error and said no change in policy was enacted.

In her President's report, Mizzi called for a sergeant-at-arms at every board meeting and asked for volunteers. When landowner Tim Brockett offered to take the job, Mizzi then proceeded to indicate that maybe the sergeant-at-arms volunteers could be reassigned from meeting to meeting. This action did not receive board discussion or a vote, and neither was there an explanation of the duties expected of a sergeant-at-arms.

Mizzi directed each committee to meet and prepare their goals for the coming year and to have those reports ready at the next board meeting.

In an update on attorney matters, President Mizzi reported that the attorney is currently reviewing the following: the question of whether a home with more than one living space, such as a downstairs apartment, should be assessed as more than one dwelling unit; the question of whether the word "Association" as used in the Covenants 12:01 refers to the board or the members as a whole; matter of the board's use of email, and what the term "park land" means in terms of how the former soccer field might be used.

Secretary Murphy announced that there would be a January 22<sup>nd</sup> mailing to members, which will include the first newsletter for 2016 and an official 30-day meeting notice to explore proposed changes to the Governing Documents on Feb. 20, at Emigrant Hall, and a March 19<sup>th</sup> phone meeting, to continue the discussion. The annual financial report will be mailed separately at a later date, Murphy added.

Murphy emphatically stated that the proposed changes to the Project Review Application Instructions could not be included in the January mailing. She said the instruction changes were actually adding five new requirements to the application, and that board input on the new requirements would be needed prior to mailing them out for landowner input. When a landowner started to explain that the proposed changes were actually answering applicant's questions, Mizzi, once again, gaveled the speaker into silence.

Treasurer Rudy Parker used a PowerPoint presentation to beam images of the financial reports onto the wall for audience viewing. Even though a 24-page report was given to the board, landowners only received a 15-page report. Based on corrections made by Julie Indreland, GLA's newly hired bookkeeper, the board approved the Profit and Loss

statements for the last three months of 2015, implying that therefore they were accurate. The fact that she generated the new reports does not mean that the data contained in them is accurate. Julie is entering the data based on information she gets from the GLA. So the data will only be as accurate as the information she gets. All data will be entered according to standard accounting practice however.

Parker scheduled a Finance Committee meeting for Wednesday, January 20<sup>th</sup> at 6:30 pm, at the Liberty Hall kitchen to finalize the 2016 GLA Budget. As presented last November at the Annual Meeting, the 2016 Draft Budget comes to a grand total of about \$141,000.

Parker also reported that 16 dwelling assessments were added to the obsolete assessment list. This updating of property assessments was initiated by landowner Debbie Blais, who noticed that dwelling assessment income figures in the 2016 Draft Budget had remained unchanged for several years, despite the fact that numerous new homes have been built in Glastonbury. As of this January 11<sup>th</sup>, 2016, corrected income-producing appraisals have largely focused on SG, but a canvassing of NG will soon be underway.

And in what may be the first time ever, the treasurer provided a list of all 75 parcels encumbered with unpaid delinquent assessments. The total for these unpaid assessments is a historic high of \$270,000, with the possibility of that amount being even higher.

On a related matter, Legal Committee member Dan Kehoe reported that the question of whether the proposal to lower the current interest rate of 18% would be retroactive is under review by the GLA's attorney. A lower interest rate for past due assessments is part of the proposed changes to the Governing Documents. Considerable controversy exists over changing the current interest rate and penalties due to the far-reaching negative financial impact on all landowners.

Project Review Committee Co-Chairs, Gerald Dubiel and Kevin Newby, after completing extensive reviews, both requested to table the Buchanan shop project. Dubiel explained that because it had not been possible to determine all the setbacks, a board vote should be postponed until February. Newby pointed out that after reading the GLA documents, the shop application should be denied because, by definition, a shop is a building which is an accessory to a dwelling and there is no dwelling. The board ignored the committee's studied advice and quickly moved to approve Buchanan's plans.

When Kehoe explained, that in the past, the board had always allowed a shop before a dwelling, Newby countered that just because it had been done that way in the past that does not make it right. Newby reminded the board that Glastonbury is designed to be a residential community per the GLA Covenants and said that a shop without a dwelling does not comply or fit with the intended residential character. There was no board action on Newby's request for a legal opinion on the matter.

*GLFPC Note: The issue of whether a shop should be approved before a dwelling or even at the same time as a dwelling is particularly sensitive to SG landowners who live near Buchanan's parcel. They fear that another commercial operation will develop in their neighborhood, based on the fact that a previous board approval of a project on a parcel without a dwelling has become a lumberyard. The neighbors also believe it is unfair for a commercial operation to be assessed for the land only and not the existing structure.*

With an apparent push from Mizzi, the GLA Board hastily approved the Marius Michael-George “workshop” application with the condition that he re-seeds his disturbed land, and nothing more. Neighboring landowners, Chris and Ia Williams, who own the property on which they have granted Marius residential easement use, and who are confident that Mr. George plans on running a school of art as advertised on his website from his “workshop,” had no means to voice their concerns, based on the newly-established Meeting Decorum regulations, which stated landowners would not be allowed to speak during the Project Review discussion.

*GLFPC Notes: Contrary to Board Secretary, Charlene Murphy's claim, the GLA website reads that the various GLA standards are “common legal documents pertaining to the Glastonbury Landowners Association.” Standards for density, driveways, mobile homes, signs, lighting and fences are posted on the website. <http://www.glamontana.org/road-driveway-standards/>*

As GLA's liaison with Park County, Road Committee member Newby, reported that a pothole repair on Dry Creek, a county road, needed more attention and that he has left a second message with the county. To deal with the gravel part of Dry Creek, Road Committee Co-Chair Ed Dobrowski agreed to install posts to mark the edges of a narrow creek culvert area as a safety measure until Park County schedules an upgrade. It appears that a longer creek culvert is needed to maintain adequate road width.

Discussion during the Communication Committee report focused on email lists used by committees. When those lists include non-board committee members, committee chairs need to be sure not to forward those emails which are only intended for board committee members. It was clarified that sensitive information is not to be shared with landowners.

Community Property Chairman Mizzi said her committee will continue to meet and prioritize its goals and plans, even though the questions about the “park land” designation of the former soccer field property, is not yet resolved. When the soccer field property was conveyed to GLA by the Church Universal and Triumphant, the property was described as “park land” for use by the greater Emigrant area.

Governing Documents Chairman Kehoe reported that the GLA attorney Alana Griffith, would be present at the Feb. 20, Emigrant Hall meeting with landowners to discuss proposed changes to our governing documents.

Under unfinished business, the board did not accept an offer from Dubiel and Newby as Co-Chairs of the Project Review committee, to handle all of their own paperwork, which would save landowners' money. By consensus, the board said it was better to hire work to be done by GLA's Admin Asst. to avoid any potential conflict of interest.

In the final landowner comment period, one landowner voiced that imposing a three-minute limit on each landowner's input is not enough time. Instead there needs to be regular community meetings where landowners and board members would have time to actually discuss issues. President Mizzi agreed, and suggested there needs to be some social events, as well.

Another landowner stated his regrets that non-board committee members are not allowed to speak during a board meeting. If, as a non-board Project Review Committee member, he had been allowed to speak, he said he would have cautioned the board about the liability of approving the Marius Michael-George project, given it involves the use of an unsafe roadway. When silenced for lack of time, another landowner gave him their three-minutes of input, so he could continue. He then pointed out that if the proposed lowered interest rate for past due assessments becomes retroactive, GLA will lose a significant amount of money, roughly calculated to be \$135,000. And further, it is a great problem to have some landowner payment plans without interest and some with interest.

(As a follow-up on financial matters, President Mizzi said namely the posting of any GLA financial information on a public website needs to stop).

Another landowner pointed out that in the past the board has adopted policies without any landowner input, and called the move to require landowner input on proposed changes to the Instructions for Project Review Applications, inconsistent. Hearing this, President Mizzi said she would look into this matter.

On a different matter, a landowner reminded the board that they had approved an accessory building on a parcel two years ago, which has since become a lumberyard without a dwelling. She said that it does not seem fair that the owner should only be invoiced for a land assessment. President Mizzi agreed, as did Dubiel, who added that enforcement is needed.

Still another landowner, also concerned about the above, told the Board that this business owner should pay more than one land assessment. Another urged the board to begin the enforcement work now, lest the problem get to the point of no return. She cited other examples on non-compliance and insisted that there needs to be consequences and repercussions for those who refuse to adhere to the GLA Governing Documents.

Another disagreed with the Treasurer's assessment that last year's budget and related

financial matters pointed to a successful year. She said it had not made sense to raise the assessments by 10% to cover those who are not paying their fair share. Another agreed and there is no success when 15% or more of the members are behind on their assessments.

In answer to a question about the GLA Road/Driveway standards, President Mizzi said they are, in fact, valid. Referring back to Murphy's statement that the GLA Road/Driveway Standards are only guidelines or suggestion, the landowner then asked why the standards were posted on the website under: "legal documents?" There was no board response to his implication that compliance with GLA Driveway Standards should be part of every Project Review approval.

Hearing Murphy explain there are road standards for subdivisions, and thus, implying there may not be for private easement driveways, another landowner insisted that the board should know the requirements, rather than assume they know them. Calling her particular situation dire, she clearly stated that the board should be using GLA Driveway Standards to protect property values.

Another landowner asked to know what was in the nine pages of financial reports not available to landowners. Parker said check register information is limited to board members.

As the last matter of business, the board said a Road Committee meeting would be scheduled as soon as possible. Though not discussed at the meeting, the extensive failure of last September's crack seal repairs on Capricorn will likely be on the agenda, along with the purchase of a second plow truck.

The meeting adjourned about 10:30 pm, while many attendees lingered another 30 minutes or so discussing the aspects of this unsettling meeting.