



**Glastonbury Landowners Association | Board of Directors
Meeting Agenda January 27, 2026**

Please note landowner comments will be invited and encouraged at the following times:

- A) After the intentional Moment of Silence – on non-agenda items only (1-3 minute limit per presiding officer pre-determined length to be announced at the beginning of the meeting)**
- B) After motions are made, seconded, and BOD discussion has concluded, but before a BOD vote is taken on Agenda items only (1-3 minute limit per presiding officer pre-determined length to be announced at the beginning of the meeting)**
- C) At the conclusion of the meeting before Adjournment (1-3 minute limit per presiding officer pre-determined length to be announced at the beginning of the meeting)**

1. Call to Order

2. Moment of Silence – With Intention

3. Landowner Comment – Non-Agenda Items

4. Approval of Minutes – December 22, 2025 GLA Board of Directors meeting, and all email voting minutes since the last GLA Board of Directors meeting (to be posted on GLA Website following approval)

5. Officer Reports

- a. President – Zane Curry
- b. Vice-President – Lance Rushmeyer
- c. Treasurer – Debbie Newby (report covered by Zane Curry in Debbie Newby absence)
- d. Secretary – Alicia Roskind-Dearing

6. Ombudsmen Reports

- a. North Glastonbury – Vacant (Linda Ulrich resigned on 1/6/2026)
- b. South Glastonbury – Miriam Barker

7. Committee Reports

- a. Vote on Committee Chairpersons
- b. Announce new Committee Member(s): Neil Kremer – Compliance Committee
- c. Roads
 - i. Snow Removal Dispatcher
 - ii. NG Road Maintenance
 - iii. Safety Signs
 - iv. Snow Removal Contracts
 - v. Snow Fence Repair

- vi. Emergency Road Management
 - 1. Board vote on how to manage Emergency Road Management
- d. **Governing Docs**
 - i. Discussion of Governing Docs proposed Code of Conduct and Ethics Policy
 - ii. Board Vote on Code of Conduct and Ethics Policy
 - iii. Discussion on meeting recording policy
- e. **Election Committee**
 - i. Discussion of Election Committee recommendation on 2025 election materials
 - ii. Board vote on releasing and publication of 2025 election results
- f. **Project Review**
- g. **Compliance**
 - i. Discussion of Compliance Committee findings re: Walter Wunsch/Spec Tec
 - ii. Board vote on Compliance Committee recommendation re: Walter Wunsch/Spec Tec
 - iii. Discussion of Compliance Committee findings re: Jaylyn Jensen
 - iv. Board vote on Compliance Committee recommendation re: Jaylyn Jensen
- h. **Finance Committee**
 - i. Discussion of 2025 Year End financials
 - ii. Board vote on approving 2025 Year End financials
- 8. **Meeting Recording Policy** – Board vote on revising language to allow for sharing meeting recordings with Members
- 9. **Brenda Ernst** – Potential landowner discussion
 - a. Board vote on providing documentation to Brenda Ernst
- 10. **Final Landowner Comments**
- 11. **Adjournment**

Upcoming Meetings:

January 29, 2026 – Governing Documents Committee – 6:30 P.M. MST

February 3, 2026 – Road Committee - 6:00 P.M. MST

February 5, 2026 – Special Meeting to Fill Vacant NG Director Position – 6:00 P.M. MST

February 14, 2026 – Special Meeting for Director Removal – 11:00 A.M. MST

February 23, 2026 – Special Meeting to Fill Vacant NG Ombudsman Position – 6:30 P.M. MST

Please see GLA website at www.montanagla.org for meeting details and agendas. Note that meeting times and venues are subject to change, and as such the GLA website at www.montanagla.org will be the official record of where and when all meetings will be held.

Next GLA Board Meeting:

February 24, 2026 6:00 P.M. MST

All GLA Board of Directors meetings will be conducted in accordance with the 05.18.2015 [Conduct of a Meeting Policy](#). This policy can be found on the GLA website (www.montanagla.org) under Governance > Policies > Conduct of Meeting

Glastonbury Landowners Association
BOD Meeting Minutes

Monday – January 27, 2025 – 7:00 PM

[Join Via Zoom](#) or Dial In

Call In: +1 720 707 2699 Meeting ID: 879 1933 7183 Password: 2023

1. **Call to Order (7:08pm)**
2. **Board Members Present** - Christine Farrar, Lance Rushmeyer, Alicia Dearing, Zane Curry, Scott Stomierowski, Debbie Newby, Jim Timmer, Tyson Wright (joined at 7:18pm; left at 9:04pm)
3. **Absent:** Holly Gill, Steve Anderson
4. **Landowners Present** - Jack Sutton, Byron Kassing, Jaylyn Jensen, Ryan Kinports, Lisa Gaskin, Jewel Weiczorek, Kelly Kearney, Miriam Barker, Currey Hall, Aija-Mara Accantino, Neil Kremer, James Dearing, Linda Kremer, James Everett, Regina Wunsch, Walter Wunsch, Leslie Everett, Steve Sirois
5. **Joe Bezotsky resigned in an email to the Board at 6:28pm MST**
6. **Landowner Comment – Non-Agenda Items**
7. **Approval of Minutes** – December 22, 2025 GLA Board of Directors meeting, and all email voting minutes since the last GLA Board of Directors meeting (to be posted on GLA Website following approval)
 - a. Discussion about adding email votes that align with the month. So January email votes would go with January for ease to find in the future. The December minutes currently have January email votes on them. Alicia says we can either amend these minutes to remove email votes for January or just keep on both minutes.
 - b. Email votes have to be $\frac{2}{3}$ to meet the threshold to pass. With 11 Board members, it is 7.3. Originally we were rounding down to closest to $\frac{2}{3}$, but we will round up moving forward for clarity to 8. Now the numbers will be different with the resignation of Joe Bezotsky.
8. **Officer Reports**
 - a. **President – Zane Curry**

Zane discusses his intention and motivation to move here with his wife, his son, Luka, and his daughter, Marley. Discusses his professional past and how important team work is, overcoming adversities, putting in the extra effort hours and time. He believes this community is a team and we have a choice to decide what kind of team we are. We have a choice to be a team together or a team divided. He encourages Board members and landowners to come together as a team. The 2026 Board has been seated in a shorter time frame than typical. Usually the Board would be seated in early December; this year the Board was seated December 22nd in the middle of holiday season adding to the already big task of being seated with almost no support from the 2025 Board. There have already

been 7 committee meetings. He encourages people to join committees and work as team players with solutions to help us solve our problems and work together.

b. Vice-President – Lance Rushmeyer

Lance and his wife always wanted to live here. He was in law enforcement for 33 years in Kansas. He wants to work as a backstop for this Board and pick up on things that may be missed. He works full-time, and he tries to look at things and see what the community needs. He wants to focus on roads.

c. Treasurer – Debbie Newby (report covered by Zane Curry in Debbie Newby absence)

Debbie and Kevin Newby bought their lot in 2010. They both have two children. They love living here. Her first two weeks were very challenging due to lack of information from the previous 2025 Treasurer. She has been able to successfully fulfill her duties from the support of ATS. Thank you to Jewel Wiczorek for providing a budget template. Regina Wunsch helped for two days at New Years to help put the budget together. The budget was approved by the first week of January in time for ATS to send out assessments out on time on January 14th. Her first two weeks she was on the job and the second two weeks, she was out of town on their yearly trip to California. Zane has been filling in for her while on vacation

d. Secretary – Alicia Roskind-Dearing

Alicia moved here in 2019. She lives there part-time with her husband, James Dearing. They now have to live there part-time because of her father's health and the need to manage their business in NC. She built a new GLA website, created a new email server, organized all committee meetings because the Chair of committees had not been assigned. She hosted many of these meetings and took minutes for PRC, Governing Docs, and Finance. She has been unable to get access to key logins and access accounts for many of GLA owned accounts, like the website, email server, PayPal, and Ooma phone service from Tim Brockett, previous Board member and webmaster. He continues to refuse to handover access unless paid for his time at \$40 per hour. This has created significant challenges this year, but they are being overcome and the Board now has a new website at www.montanagla.org. Zoom access was acquired by Zane Curry working with Zoom and ATS to acquire access. Tim continues to use and update the email server and website at glamontana.org. We hope to get that back shortly.

9. Ombudsmen Reports

- a. North Glastonbury – Vacant (Linda Ulrich resigned on 1/6/2026)**
- b. South Glastonbury – Miriam Barker**

10. Committee Chairs

- a. Vote on Committee Chairpersons**
 - i. Road Committee: Walter Wunsch**
 - ii. PRC: Ryan Kinports**
 - iii. Governing Docs: Alicia Dearing**
 - iv. Compliance: Chris Farrar with Zane Curry as Co-Chair.**

- v. **Election Committee: None at this time.** Scheduled to meet in February and establish a chair at that meeting.
- vi. **Community Property:** No chair until their first meeting in April / May 2026

MOTION: Alicia Dearing motions to approve all of the proposed committee chairs. Lance Rushmeyer seconds.

Discussion: Zane believes that all of these chairs are well suited for their positions. Walter Wunsch lives full-time and has employees on the roads early for both North and South. Ryan Kinports is currently building in NG and going through the PRC process. Chris Farrar is in law enforcement. Landowner question: is Walter Wunsch able to serve as a Chair since he is not in compliance. Zane explains that a) A landowner deemed not in good standing is still allowed to serve on a committee or as the chair of a committee, per the lack of any guidance of GLA Governing Documents. b) Later in the meeting we will discuss Walter Wunsch's compliance status.

All in Favor. Motion Passes.

b. Announce new Committee Member(s): Neil Kremer – Compliance Committee

11. Roads

a. NG Road Maintenance.

1. Walter Wunsch, as Chair, reports there have been 3 snow occasions in January that have had the snow plow dispatched in both North and South. He spoke to Mike Dirkers about using more sand. He had a long talk with Randy Traucht for spring grading. Walter and Regina Wunsch will consider loaning Randy Traucht the funds necessary to purchase equipment which will allow Randy to perform Glastonbury road maintenance. The Road Committee will discuss contractor selection at the February Road Committee meeting.
2. Rob McDonald is still poised to do the road maintenance in North Glastonbury. He had his graders parked in the North and missed the opportunity to do work in the North with the favorable weather. He is not communicating very well. He is supposed to communicate to Walter when he has started and completed work, but that is not happening. All the other major work has to be done in the spring.
3. Ryan Kinports asked if the Board had spoken to Twisted Pine. Zane has spoken with them and wants to continue to keep communications open for working with them in the future.
4. **Emergency Road Management.** Zane explains that at times this has been an active committee but not always a staple of the Board. Christine Farrar asked why this could not be taken up by the Board itself rather than as a separate committee. Tyson Wright agrees that it should be managed by the Board and agrees that up to \$5,000 makes sense. This budget could be used without approval in cases of emergencies that work must be done in a timely manner.

MOTION: Zane motions to give the authority of emergency of road management spending to the Road Chair, Walter Wunsch, and President, Zane Curry, and the amount not to exceed \$5,000.

Discussion: Jack Sutton suggests that the whole Board be texted and see if they are available to participants. Zane Curry says he likes the idea when possible and makes sense. Zane Curry will let all directors know when they need to use these funds immediately upon spending. Tyson Wright, as previous Road Chair, believes it is unrealistic to engage everyone in times of emergency.

All in Favor. Motion Passes.

- ii. **Safety Signs.** Walter Wunsch reports that it is suggested that there be signs at all entry points to arterial roadways noticing travelers that they are proceeding at their own risk, rather than suggestion signs.
- iii. **Snow Fences.** Walter has told the contractors to finish the critical snow fencing. Zane explains that Randy completed snow fencing work and we have received the invoice for this work.
- iv. **Snow Removal Contracts.** Randy Traucht in South Glastonbury as the preferred contractor. Rob McDonald who previously was given the contract in the South is aware of this. The contracts are non-exclusive, so there is no reason that we cannot go with a lower cost operator and use Rob on other occasions. Mike Dikers has the contract in North Glastonbury.

12. Governing Docs

c. Discussion of Governing Docs proposed Code of Conduct and Ethics Policy

- i. Leslie Everett put together a more robust Code of Conduct and Ethics Policy for the Gov Docs to consider. As Leslie considered the issues in the past, she believes better policies could help prevent mismanagement in the future. Leslie used other HOA, Montana State Law, and Non-Profit policies as a model for these policies. This work was done in the series of two public committee meetings and edits from committee members within the document. These policies are modeled more specifically with HOA in mind and address transition issues in these documents.
- ii. Zane feels like some of the language could be too restrictive in some areas. He feels it is important to have full policies, but he also doesn't want them to be so restrictive that they could scare potential Board members away in the future because they are too restrictive.
- iii. The Board is not ready at this time to vote on these documents. Board members need time to review these documents further.

ACTION ITEM: Board members will review the documents and provide comments prior to the next Gov Docs meeting on January 29th at 6:30pm.

13. Election Committee

a. Discussion of Election Committee recommendation on 2025 election materials.

Without a Chair, Zane Curry, leads this discussion. Voter check-in sheets, the tally sheets, all of the results, the three rounds of results, a timeline, cover sheet that was developed to fully disclose all of the events with the 2025 Election. A cover letter helps clarify what

happened and why. Zane believes we should post on the website election results for any historical years that we have data for.

b. **2025 Physical Election Materials Not in the Possession of the 2026 GLA Board.**

Alicia Dearing asks if we have the physical materials from the election. Zane Curry explains that the Board does not have the physical materials. The physical materials were produced by ATS and given to the 2025 Board. On December 22nd, 2025 these materials were shipped to a mailbox in Tempe, Arizona. The shipment was made to the former election chair, Tim Brockett, by Claudette Dirkers. When asked why this action was taken, Claudette Dirkers explained that it was requested by the committee chair, Tim Brockett.

- c. Scott Stomierowski feels the Election Packet materials are a lot of information and could be overwhelming to the general landowner. He would like more time to understand the materials better. Zane believes the cover letter would head up the materials as an explanation to all the materials. Scott still feels it's too much. A few landowners and Board members feel that although it's a lot of information, they would like information published for greater transparency and further understanding.
- d. **No public 2025 Election Committee meetings.** There were no Election Committee Meetings held/noticed or work sessions with the 2025 Election committee members. The work was apparently done by the committee chair, Tim Brockett, possibly with assistance with other Board members or landowners.
- e. **2025 NG Vote Tallying Error** - Scott requested an explanation on this matter. Debbie responded: ATS identified 4 ineligible ballots from the Return Address Label and the NG Voter Check-In Sheet. Those 4 ballots were inadvertently merged with eligible ballots. When the error was detected, the 4 ineligible ballots were no longer identifiable in order to be removed from the tally and counts.

MOTION: Alicia Dearing motions to approve the Election Packet materials for landowners and to be added as a tab on the website. Debbie Newby seconds.

Discussion: Most Board discussion occurred before the motion. Leslie Everett believes this publishing of materials is a good practice. Linda Kremer does think it will be overwhelming for the general landowners, but she approves the intent and does believe the Board should share it. Jewel Weiczorek suggests having each document having a label explaining what it is. Tyson was not in favor, feeling that the cover letter does a great job describing the election issues but the timeline does not appropriately portray other factors, such as the legal matters with Sag Skyway project, that were attributed to some delay in election communication and resolution.

In Favor: Christine Farrar, Lance Rushmeyer, Alicia Dearing, Zane Curry, Scott Stomierowski, Debbie Newby, Jim Timmer

Not In Favor: Tyson Wright

Motion Passes.

14. Project Review

- a. Ryan Kinports, approved Chair, reports that they have almost no previous information of PRC documents due to them being withheld by the previous 2025 Board. The PRC has put together a statement for a future EBlast asking for documentation from landowners.

Alicia Dearing set-up Dropbox for PRC to use. Debbie Newby asked if PRC has noted the approved changes to the PRC fees. Zane notes that these changes are already on the forms on the website. Debbie wants to ensure the PRC will supply her, the Treasurer, this information. Ryan feels confident PRC can provide this information. Ryan would like to give the Board at least a week to review PRC information, per the request of Board members.

15. Compliance

a. Discussion of Compliance Committee findings re: Walter Wunsch/Spec Tec

The discussion in the committee was that this is an issue that has come up multiple times over the past couple of years, but never really had a resolution. The committee thinks SpecTec should be grandfathered in with the number of employees pre 2007 Master Plan because he was doing business with this number of employees prior to the creation of the Covenants / Master Plan. This is inline with MCA 70-17-901. When Walter / SpecTec was grandfathered in before the current governing documents creation, they had 21 employees, they have 21 employees now. Every year Walter will produce how many employees they have, if it is over 21, then he will pay additional road usage fees for those employees. Walter was found by the committee to be in compliance and makes the suggestion to the Board to vote him back into compliance. This process will only continue if Walter and Regina Wunsch are in ownership of the business. The grandfathering is only with the owner of the property at that time. Walter and Regina Wunsch are in agreement with this recommendation.

MOTION: Alicia Dearing motions to approve the Compliance Committee recommendation for Walter and Regina Wunsch/Spec Tec with the statement that Walter and Regina were never out of compliance with the Master Plan. Debbie Newby second.

Discussion: Zane Curry explains that Crowley and Fleck expressed in their legal opinion and Montana State Law states that they were grandfathered in.

In Favor: Christine Farrar, Lance Rushmeyer, Alicia Dearing, Zane Curry, Scott Stomierowski, Debbie Newby, Jim Timmer

Absent: Tyson Wright

Motion Passes.

b. Discussion of Compliance Committee findings re: Jaylyn Jensen

Jaylyn Jensen was noticed on Dec 3 about her violation. Jaylyn was given until Dec 4 to respond to notice. Basically, as Zane explains, a very short timeline. She was not given a remedy to the “other items” that needed to be resolved by the 2025 Board. Jaylyn felt she was not given proper Due Process. The committee believes that she was never out of compliance. There are multiple nearby properties very similar in nature that are not out of compliance. No complaint was ever made by a landowner about Jaylyn’s property. Debbie believes both of these complaints were completely election related. Debbie suggests that an amendment be considered to the Bylaws that compliance issues cannot be initiated as a result of an election. Rather, the Compliance Committee may be consulted to determine if there were any issues already actively under investigation. This

process would strive to prevent undue “vetting” to disqualify landowners from serving. Jaylyn Jensen is in agreement with the committee findings.

MOTION: Zane Curry makes a motion to take her from out of compliance with an eye sore back into compliance on her property. Debbie Newby seconds.

In Favor: Christine Farrar, Lance Rushmeyer, Alicia Dearing, Zane Curry, Scott Stomierowski, Debbie Newby, Jim Timmer

Absent: Tyson Wright

Motion Passes.

16. Finance Committee

a. Discussion of 2025 Year End financials

Finance Committee occurred on January 19, 2026 to review the 2026 Budget using a document created by Currey Hall that compared 2025 Actuals with 2026 Budget to identify where the key discrepancies occurred. There were a number of items on the road maintenance that were inappropriately recorded as road maintenance when they were road improvements and they went over what was originally approved and contracted. This inaccuracy occurred on both safety sites. Zane says we should approve these with the contingent that these items be corrected.

- b.** Zane encourages landowners to prefer email assessments to save time and money for the GLA. Landowners must email the Board to make this change.
- c.** The GLA are still unsure of all the liens that may have occurred at this time due to information not being transferred from the previous 2025 Board to the 2026 Board. Debbie shared that there are 3 new liens that need to be filed since December 2025.
- d.** The financial statements need to be corrected for the South Glastonbury road maintenance. Zane believes it's important to distinguish if the actual legal expenses should be line itemed should be included that say initiated or responded.
- e.** An explanation of why these are preliminary as well as an explanation on the EBlast where they are shared and why. In order to get these financials out in a timely manner, Zane suggests we publish them as preliminary financial statements.

MOTION: Zane Curry motions to approve these preliminary financials on the website with a note as to why they are preliminary and an EBlast with these with the deliverable corrected date of end of first quarter. Lance seconded.

In Favor: Christine Farrar, Lance Rushmeyer, Alicia Dearing, Zane Curry, Scott Stomierowski, Debbie Newby, Jim Timmer

Absent: Tyson Wright

Motion Passes.

NEXT STEPS: Zane Curry will schedule a Legal Committee meeting to discuss some of these liens.

The **Finance Committee** has a sit down meeting with ATS to make sure this gets corrected when Debbie Newby returns. This could take until late February or early March before these get resolved.

17. Meeting Recording Policy – Board vote on revising language to allow for sharing meeting recordings with Members

- a. From the Privacy Policy in the last bullet: “The GLA prohibits the publishing of members’ images taken while at a meeting, or audio or video recordings of the meetings to the general public, including the internet, without the express **written** permission of all of the parties who are recorded.” Zane believes if we remove the word “written” from this statement then we could disclose this in the meeting to members of the meeting that by attending meetings you are giving permission to release recordings to landowners.
- b. There will need to be an element that should be added that these recordings can only be provided for landowners.
- c. Ryan Kinports brings up the concern about AI impersonations of recordings.

NEXT STEP: Alicia and Zane look into how to automatically forward all recordings to all Board meetings immediately after meetings.

MOTION: Zane Curry makes the motion to remove the word “written” from the Privacy Policy. Lance Rushmeyer seconds.

In Favor: Christine Farrar, Lance Rushmeyer, Zane Curry, Scott Stomierowski, Debbie Newby, Jim Timmer

Absent: Tyson Wright

Abstain: Alicia Dearing

Motion Passes.

18. Brenda Ernst – Potential landowner discussion

An existing landowner is trying to sell a parcel. The person looking to purchase the property wants to put a tiny house on the parcel. A question arose on whether or not a structure could be put on this parcel due to the size because it had already been subdivided so many times. It was identified by the PRC team that this parcel was subdivided pre-Master Plan. Zane suggests that the Board provide her a GLA letter saying that she was grandfathered in so that she can provide it to her lender. Only one structure would be allowed on this property, not a primary and a guest home.

NEXT STEPS: This item will be moved to **PRC by Ryan Kinports** and brought to the Board with more information. The Board and PRC are being asked to move swiftly so that the seller can take action.

18. Final Landowner Comments

Leslie Everett expresses that there is nothing precluding her from building a dwelling on that lot because the subdivision itself was grandfathered in, so the minor Covenants need to be reviewed to see what was allowed to be built.

Lance Rushmeyer makes the motion to adjourn the meeting. Zane Curry seconds. Meeting adjourned at 10:32pm