



**Glastonbury Landowners Association | Board of Directors  
Meeting Agenda February 24, 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** – January 27, 2026 meeting minutes were approved via an email vote process and are posted on the GLA website at [www.montanagla.org/board-minutes](http://www.montanagla.org/board-minutes)

- a. Board vote on moving email voting minutes for January which were previously approved and added to Dec 22, 2025 meeting minutes to the file for January 2026 BOD meeting minutes***

**5. Officer Reports**

- a. President – Zane Curry
- b. Vice-President – Lance Rushmeyer
- c. Treasurer – Debbie Newby
- d. Secretary – Alicia Roskind-Dearing

**6. Ombudsmen Reports**

- a. North Glastonbury – Vacant
- b. South Glastonbury – Miriam Barker

**7. Committee Reports**

- a. Finance Committee
  - i. Jan 2026 month end financials discussion
  - ii. Board vote on Jan 2026 financial reports***
  - iii. Discussion on moving Bank of the Rockies accounts to an Elite Money Market status***

- iv. ***Board vote on Bank of the Rockies accounts being transitioned to Elite Money Market status***
- v. ***Board vote on adding a call out box to Q2 and Q3 2026 assessment statements which notifies Members of the ability to receive assessments via email***
- vi. ***Board vote on adding a slip of paper to Q4 2026 assessment statements which notifies Members of the ability to receive assessments via email***
- vii. ***Board vote on assessment letters for those opting for quarterly payments to only receive emailed assessments for Q2, Q3, and Q4 beginning 2027***
- b. **Roads**
  - i. ***Road sign recommendation – Board vote***
  - ii. NG Road Maintenance
  - iii. Road maintenance planning update
- c. **Governing Docs**
  - i. Update on Code of Conduct / Ethics policy
  - ii. Introduction to Conflict of Interest policy
  - iii. Update on proposed Bylaw change process / timeline
  - iv. ***Potential Board vote on sending draft documents for legal review***
- d. **Election Committee**
  - i. No update as the committee did not meet in February
- e. **Project Review**
  - i. General update
  - ii. Final approval of Buford family conveyance
  - iii. ***Board vote on final approval of Buford family conveyance***
- f. **Compliance**
  - i. No update as the committee did not meet in February since there were no new issues brought to the board's attention
- 8. **Postcard notice to all Members on official GLA website and email address – Possible Board vote**
- 9. **Gravel Pit Communication – Possible Board vote on sending out an informative eblast**
- 10. **Brockett Designs Discussion**
  - a. ***Board vote on whether to utilize offered services***
  - b. ***Board vote on received invoices to-date***
- 11. **Expense Reimbursements**
  - a. ***Alicia Roskind Dearing – Webmaster related expenses – Board vote***
  - b. ***Zane Curry – postal expenses related to a legal matter and 2026 assessment mailings – Board vote***
- 12. **Final Landowner Comments**
- 13. **Adjournment**

#### **Upcoming Meetings:**

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

March 12, 2026 – Special Meeting to Fill Vacant NG Director Positions – 6:00 P.M. MST

Please see GLA website at [www.montanagla.org](http://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](http://www.montanagla.org) will be the official record of where and when all meetings will be held.

**Next GLA Board Meeting:**

March 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](http://www.montanagla.org)) under Governance > Policies > Conduct of Meeting

# **Glastonbury Landowners Association | Board of Directors**

**Agenda Tuesday – February 24, 2026 – 6:30 PM**

**[Join Via Zoom](#) or Dial In**

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

## **Call to Order (7:03pm)**

**1. Board Members Present-** Alicia Roskind Dearing, Lance Rushmeyer, Steve Anderson, Debbie Newby, Tyson Wright, Holly Gill, Zane Curry, Scott Stomieroski, James Timmer

**Absent:** Chris Farrar

**2. Landowners Present-** Ryan Kinports, James Everett, Leslie Everett, Paul Buford, Jewel Wieczorek, Ben Buford, Lisa Gaskin, Jaylyn Jensen, Linda Kremer, Jack Sutton, Aija-Mara Accatino, John Carp

## **3. Landowner Comment on Non-Agenda Items**

## **4. Approval of January Minutes**

- a. January 27, 2026 minutes were approved via email vote. December minutes had all of December email and January email votes. Discussion of removing January email votes from December and adding them to January minutes instead for better clarity of how to find them in the future. Debbie Newby noted that in the past they would include all email votes that happened between meeting dates, not necessarily by the month.

**MOTION: Lance makes the motion to add the email votes to match the timeframe between the meeting dates and correct these on December 2025 and January 2026 minutes.**

**All in Favor. Motion Carries.**

## **5. Officer Reports**

### **a. Presidents Report**

Zane Curry has filled in as Treasurer this last month while Debbie Newby was on vacation. It gave him the opportunity to meet a lot of landowners.

### **b. Vice-Presidents Report**

Lance Rushmeyer is still getting in the flow. He would like to see more landowner involvement in the meetings.

### **c. Treasurer's Report**

The Finance Committee met February 22. The next meeting is scheduled for March 10. Debbie Newby is beginning to look at the status of liens and outstanding balances. While we have financial accounts and boxes of some paper records and files, we are lacking any electronic/digital records, spreadsheets, templates and files previously used for the GLA Treasury. She is excited about PayPal being added back to the website soon.

### **d. Secretary's Report**

Alicia Dearing feels we have fallen into a good flow. Things have been going really smoothly this month. We still do not have access to our old website [www.glamontana.org](http://www.glamontana.org) or email [info@glamontana.org](mailto:info@glamontana.org). The 2025 webmaster and GLA Vice President still has possession of these domains and has been responding to landowners as a former director. This same individual also has

full access to the phone number. He has monitored this account and there is evidence of him responding to at least one call himself that was not forwarded to the Board.

## **6. Committee Reports**

### **a. Finance Committee**

- i. **January 2026 Financials.** Landowners may find these reports at [www.montanagla.org/financialreports](http://www.montanagla.org/financialreports). during the meeting so they may follow along with the Treasurer's report. At the end of January the Balance Sheet shows Bank of the Rockies (BoR) checking balance was \$57,553; the BoR savings balance was \$143,992. Two Sunwest CDs totaled \$60,326, while the Sunwest checking balance was \$19,496. Total current assets were \$358,514. Total Liabilities reported were \$15,521. The Profit and Loss Budget Perf-Cash shows Total Income for the month at \$31,043. Total Expenses were \$7,616 giving a Net Income of \$23,768 for the month. The January Collections Report shows Land Assessments collected at 170% of the \$8,549 monthly budgeted amount and Dwelling Assessments collected at 171% of the \$7,601 monthly budgeted amount. The last 3 pages of the Customer Balance Summary consist of 1 st Quarter assessments still flowing in next month. The longer term past due accounts are seen on the first page with 13 seriously overdue, owing \$2,000 - \$18,000.

**MOTION: Zane Curry makes the motion to approve the January 2026 Preliminary Financial Reports. Alicia Dearing seconded.**

**Discussion:** Jewel Wieczorek asked if there is clarity on the 2025 Year End Reports. Zane explains yes and no. Everything is accounted for, but there is an ongoing discussion with ATS on what the correct way to account for items properly. Zane explains that keeping a multi-year reporting of reserve funds will help give a more clear picture. He would like to see this happen, but it still needs to be reviewed by the Finance Committee.

**All In Favor. Motion Carries.**

- ii. **Discussion on moving Bank of the Rockies accounts to an Elite Money Market status.** Bank of the Rockies (BoR) offers an Elite Money Market (MM) account currently paying 2.75% on balances > \$50,000. The Finance Committee voted to recommend the GLA Board transfer \$182,000 of Savings (~ current balance) and \$18,000 from Checking into the Elite MM to earn a higher interest rate on our Savings account. The GLA would still have full liquidity on these funds in the Elite MM. There are six free transfers out per month; after that it's a \$10 fee per transaction for that month. Savings will operate as it does now, we are just changing the Savings Account product we are using. If the Elite MM account falls below a \$50,000 balance, the rate falls to 1.9%.

**MOTION: Zane makes the motion to move the Finance Committee recommended amount of \$182,000 at Bank of the Rockies to the Elite Money Market account. Debbie Newby seconded.**

**All in Favor. Motion Carries.**

- iii. We are sending out 325 USPS physical assessments at the beginning of the year versus 86 email assessments. Assessments are sent out again each quarter with only a few assessments, which require significantly less time and resources to generate. In 2025 all the USPS assessment shipping was done by hand by landowners. In an effort to cut down on all that work required by volunteers, the committee voted to recommend to the Board a system to encourage landowners to switch to email assessments rather than USPS mailed assessments. To help remind landowners of making this switch, the committee recommends adding a call out box to Q2 and Q3 2026 assessment statements

which notifies Members of the ability to receive assessments via email. Multiple officers state that there are a number of landowners that will not be interested in this offer. This is why the committee is not moving to make it a requirement.

**MOTION: Alicia makes the motion to add a call out box to Q2 and Q3 2026 assessment statements which notifies Members of the ability to receive assessments via email. Zane seconded.**

**All in Favor. Motion Carries.**

iiii. Some Finance Committee members felt the offer could be missed to sign up for email assessments , so they suggested on Q4 2026 assessment statements a slip of paper which notifies Members of the ability to receive assessments via email Board.

**MOTION: Zane motions to add a slip of paper to Q4 2026 assessment statements which notifies Members of the ability to receive assessments via email. Steve Anderson seconded.**

**Discussion:** Jewel Wieczorek asks about how many have paid so far and whether or not it's necessary. Zane states that is a good point and this is a preemptive action. 245 Annual assessments, 56 Quarterly assessments and 3 Past Due assessments have been paid to date (2/24/2026).

**All in Favor. Motion Carries.**

v. The Finance Committee voted to recommend to the Board to continue to send USPS mailings only at the beginning of the year for those who prefer USPS, but those landowners that pay quarterly assessment would only receive email assessments for Q2, Q3, Q4 beginning in 2027. Steve Anderson feels that it would be too limiting for landowners that do not have email or do not prefer email. Zane feels it's too early to really consider this and suggests we table this for now and see how many quarterly payments even need this.

**b. Road Committee**

- i. **Road sign recommendation.** The Road Committee recommends to the Board four additional signs to the arterial road ways. Picture displayed in the meeting of the signs. One at the bottom of Hercules, one at the entrance of Arcturus, one up Sirius, and one on Capricorn coming up from Trail Creek / 89 Entrance. At this time the Road Committee did not recommend removing any signs. Lance explains that these signs are a good preemptive measure to let people know they are traveling at their own risk. Walter Wunsch has volunteered to fund the purchase of all four of these signs. We already have posts. These signs are at no additional cost to the GLA. See image below.



**MOTION: Zane makes the motion to add 4 signs at the arterial roads listed above. Scott Stomierowski seconded.**

**Discussion:** John Carp asks if the committee or Board has done any research if these signs would create any indemnification for the GLA if there was an issue on the roads. Zane explains that we have not yet received counsel guidance in this respect. Lance explains that he worked for an agency that was statewide for all accidents in the county and state, and they found that the more signs you put up, the less people pay attention. Zane explains the purpose of these signs is to mitigate risk, minimize signage expenditures, and focus on applying assessment revenue to road maintenance and rehabilitation.

Holly Gill states: "My belief is that posting this type of sign is a billboard to all that the Association is aware that it has a dangerous road. Rather than budgeting financial resources and planning remediation, the decision is to put up a \$50 sign. The concern I was trying to voice is that such signage could endanger and disadvantage landowners who live on a platted road and are entitled to a safe road under the gov docs. Future litigation from disadvantaged landowners could be far more financially detrimental to the Association than addressing the obvious problem. It was stated during the board meeting that emergency vehicles will ignore such signage and attempt to traverse the roads. However, what if due to the dangerous road conditions they are unable to navigate those roads to render aid? That liability will still fall to the Association, sign or no sign. Worse will be when the ambulance driver testifies under oath at the hearing that he saw the Association sign and did not drive up to the land owner with the critical medical condition. Or when the propane delivery driver turns back and doesn't want to risk it, and people go without heat."

Lance and James Everett explain that emergency responders will go up any road they are capable of traveling regardless of signage. Holly would like there to be research to make sure that this would not prevent UPS, Fedex, plumbers, propane providers, etc. from traveling on our roads due to these signs. Zane explains there are similar signs in the neighborhood that have never deterred drivers in the past.

**In Favor:** Alicia Roskind Dearing, Lance Rushmeyer, Steve Anderson, Debbie Newby, Tyson Wright, Zane Curry, Scott Stomierowski, James Timmer

**Not In Favor:** Holly Gill

**Abstain:**

**Motion Carries.**

- ii. **NG Road Maintenance.** There was a contract signed in January 2025 with Rob McDonald. There was a 10 day period that he said he was going to start and when he would complete the work. It is unclear if any work was done. Taurus and Venus did get some work but Gemini and other road ways did not receive any maintenance even though they were supposed to.. There was communication that before any payment is remitted that someone in the GLA will go out and walk the area to see what work is done. No communication has been received since then and no work has been done nor invoice has been provided.
- iii. Road maintenance planning update. At the last RC meeting there was a discussion about a multi year plan and possibly a multiyear contract. The intention is to carve up the roadways into sections and have contrast that outline what the desired work and outcome are so that we are not treating our "non-asphalt" roads as a whole, and instead define priority areas for both SG and NG.

#### c. Governing Documents Committee

- i. **Code of Conduct & Ethics Policy and Conflict of Interest Policy.** The committee has been working on two policies and concluded this work in early February and moved the policies to the Board for consideration. The Code of Conduct was submitted first and reviewed by the Board and brought back to committee for edits and these are the newly edited documents brought to the Board. The Conflict of Interest is still being reviewed by the Board.
- ii. **Discussion on sending draft policies for legal review.** Steve would like to see changes to wording of some areas of the policies. Holly Gill feels these documents contradict the Governing Documents and limits freedom of speech. Lance feels that these are important policies so that people understand the expectations and the rules of how to govern so that Board members are upheld to a higher level of ethics and integrity. Zane does not feel the Board is ready to vote on legal review of these policies.

**MOTION: Zane makes the motion to approve the Code of Conduct & Ethics Policy. Debbie seconded.**

**In Favor:** Alicia Roskind Dearing, Lance Rushmeyer, Debbie Newby, Tyson Wright, Zane Curry, Scott Stomieroski

**Not In Favor:** Holly Gill, Steve Anderson

**Abstain:** Jim Timmer

**Motion Carries.**

**ACTION ITEM: A Google doc will be sent out to all Directors of the Conflict of Interest Policy to be reviewed and expect to receive feedback from Directors by Friday, February 27th.**

- iii. **Update on proposed Bylaw change process / timeline.** The committee has come up with a list of Bylaws that they would like to see changes made. That list is in the February 9, 2026 Gov Docs meeting minutes. The committee will have breakout groups to work on these changes. They will then bring it to the community for 30-day review, legal review, and voting before the election process, likely this summer. Landowners and Directors are encouraged to submit desired changes to the Gov Docs Committee Chair, Alicia Roskind Dearing, if there are Bylaw changes they would like to see focused on by the committee for review.

**d. Project Review Committee**

- i. **Buford Family Conveyance.** Ryan Kinports displays documents provided. The committee feels the Buford Family has met the standards from their original application.

**MOTION: Zane makes the motion for final approval of the Buford Family Conveyance. Lance seconded.**

**All in Favor. Motion Carries.**

**6. Postcard notice to all Members on the updated official GLA website and email address.**

**MOTION: Alicia makes the motion to send a post card to landowners that have clearly not received the emails about the new GLA website and email address. Steve Anderson seconded**

**Discussion:** Alicia will compare the list of landowners who have opened the EBlasts to the master list and find who has not been receiving email information as well those who do not have email on file.

**All in Favor. Motion Carries.**

**7. Proposed Asphalt & Gravel Pit in low North Glastonbury.** There is a proposed asphalt and gravel pit to be developed near lower North Glastonbury. The Board could send out information to landowners in regards to the

gravel pit to make landowners aware of this development. If the Board communicates this, there is an option to give an opinion on this gravel pit.

**MOTION: Zane makes the motion to send an EBlast to landowners to inform them about the asphalt & gravel pit development including the Park County Environmental Council info. Informative only.**

**Discussion:** Jaylyn Jensen states that this is not a completely new project. It was proposed a couple of years ago by the same company in the same location, but appeared to lose steam after significant push back.

**All in Favor. Motion Carries.**

#### **8. Brockett Designs Discussion.**

- a. The GLA has received numerous emails from Brockett Designs (Tim Brockett) to help with anything from emails, website, PRC, etc. The offer is at \$80 an hour.

**MOTION: Zane makes the motion to decline Brockett Design services in its entirety.**

**Discussion:** Tyson suggests that we express in the communication to Brockett Design that should we desire these services in the future, that the Board will reach out to him. No further communications or solicitations are necessary from Brockett Design.

**All in Favor. Motion Carries.**

- b. **Brockett Design has sent the Board multiple invoices for work completed.** The Board has not requested the work completed, and has stated multiple times that he is unauthorized to use work on these GLA owned properties. The Board has requested any contracts that Brockett Design has had previously with Brockett Designs asking for or giving permission to complete this work. No contracts have been produced nor has Brockett responded to these requests.

**MOTION: Zane makes the motion to decline paying these invoices and state that no future invoices will be paid. Debbie Newby seconded.**

**All in Favor. Motion Carries.**

#### **9. Reimbursement of Expenses**

- a. **Alicia Roskind Dearing – Webmaster related expenses.** Alicia had to put Zoom and Dropbox expenses on her personal card, as well as Zoho email services and Squarespace website hosting and email campaign services. Originally Zoom and Dropbox were directly paid from the Bank of the Rockies checking account on auto pay. Debbie inquired via email why this change occurred in January 2025. Alicia explained that due to Tim Brockett still having knowledge of the direct pay banking information, Tim was able to switch GLA owned online services back to himself using that information and preventing the Board from gaining access to legally owned GLA accounts. So in the interim while Zane worked with these companies to prove GLA ownership and new Board members and setting up new GLA credit cards, Alicia put these on her personal card to prevent Tim Brockett from changing the ownership back to himself like he has done and continues to do with [www.glamontana.org](http://www.glamontana.org), [info@glamontana.org](mailto:info@glamontana.org), and Ooma phone services.

**MOTION: Zane makes the motion to reimburse Alicia Roskind Dearing for all expenses put on her personal credit card. Lance seconded.**

**All in Favor. Motion Carries.**

- b. **Zane Curry – postal expenses related to a legal matter and 2026 assessment mailings.** Zane used his personal card to mail a legal matter and the 2026 assessment mailing postage costs.

**MOTION: Debbie makes the motion to approve reimbursing Zane Curry for expenses incurred. Jim Timmer seconds.**

**In Favor:** Alicia Roskind Dearing, Lance Rushmeyer, Steve Anderson, Debbie Newby, Tyson Wright, Holly Gill, Scott Stomieroski, James Timmer

**Abstain:** Zane Curry

#### **10. Landowner Comment**

- a. John Carp asks about what is the current update on Tim Brockett's current activity with updating the website and responding to [info@glamontana.org](mailto:info@glamontana.org). Zane explains that we have no way of knowing if Tim Brockett is responding to emails or phone calls, and the Board still has not received access nor are emails being received at info@glamontana.org. Tim has forwarded a few emails, but we have no way of knowing how many are being received there because they are no longer auto-forwarding to the Board. The phone number access (Ooma) that the Board paid for up until December has not been conveyed to the Board at this point and the Board is not receiving communication from the phone number. Tim Brockett is aware of this. Alicia states that we know of one email that Tim responded to that was sent to info@glamontna.org as Former Board Member, Tim Brockett. There has been one call where Tim responded to a potential landowner but did not convey to the Board. Lance was made aware of it through other people and eventually the landowner was able to reach the current Board. The GLA plans to get ownership of all of these accounts.

**Lance makes the motion to adjourn at 10:03pm. Alicia seconded. All in Favor.**

#### **Email Votes January 28, 2026 - February 23, 2026**

**Motion: Motion to approve potential landowner letter format recommended to the Board by PRC, for future landowners, and in regard to Brenda Ernstst inquiry.**

**Date(s):** February 3, 2026 - February 6, 2026

**Motion Made By:** Zane Curry **Motion Seconded By:** Steve Anderson

#### **Specific Actions Taken:**

Send potential landowner, Brenda Ernstst, the letter below and use this letter for future inquiries.

*Dear (NAME).*

*Thank you for your inquiry and interest in purchasing land in the Glastonbury community. We encourage all prospective landowners to carefully review the governing documents for the parcel they are considering and consult legal counsel as appropriate.*

*For the parcel you are considering there are minor subdivision covenants, as well as the GLA covenants and Master Plan that govern the use of the land. The Master Plan density schedule stipulates that the lot you are considering can accommodate one dwelling unit. All projects in the GLA are subject to the requirements set forth in the governing documents and are required to go through the Project Review and GLA Board approval process.*

*Thanks for your inquiry.*

**Discussion:**

Comment by Debbie Newbie: “I had understood during the Board discussion that a Guest House on the property had been brought up either in phone discussion OR as a question/possibility in an email. In which case it would be important to include in the communication to her that: per the Master Plan her lot would not qualify for an additional dwelling unit of any size nor a Guest House as her lot is below the minimum lot size given in 3.5 Residential Topography Areas and Density Schedule and in paragraph 1.1 Residential Housing for a guest house. I would suggest adding a statement to that effect regarding a Guest House to avoid any misunderstanding or disappointment in the future when she may want to add one.”

**Action Director Count:** 10

**In Favor:** Zane Curry, James Timmer, Alicia Dearing, Lance Rushmeyer, Steve Anderson, Scott Stomierowski, Christine Farrar, Tyson Wright

**Not In Favor:** Debbie Newby

**Abstain:**

**No Response:** Holly Gill

**Motion Count:** 8-1-0-1 (In favor / Not in Favor / Abstain / No Response)

**Motion Vote:** Motion Passes.

**Motion:** Motion to approve 1/27/26 Board of Directors meeting minutes

**Date(s):** February 9, 2026 - February 15, 2026

**Motion Made By:** Alicia Dearing **Motion Seconded By:** James Timmer

**Specific Actions Taken:**

Posted minutes to GLA website.

**Discussion:** N/A

**Action Director Count:** 10

**In Favor:** Zane Curry, James Timmer, Alicia Dearing, Lance Rushmeyer, Tyson Wright, Scott Stomierowski, Christine Farrar, Debbie Newby

**Not In Favor:**

**Abstain:** Steve Anderson

**No Response:** Holly Gill (absent from meeting)

**Note:** Initial motion failed due to lack of response, so motion was restarted and passed.

**Motion Count Item #1:** 8-0-1-1 (In favor / Not in Favor / Abstain / No Response)

**Motion Vote:** Motion Passes

**Email voting is permitted via the Bylaws under Article VI. Section J.**

**J. Action Without a Meeting.** Any action required or permitted to be taken by the Board of Directors may be taken without a meeting if all members of the Board are contacted and a two-thirds majority of the Board members shall individually or collectively affirmatively consent in writing to the proposed action. Such written consent or consents shall include electronic communications and shall be filed with the Minutes of the proceedings of the Board. Such action by written consent shall have the same force and effect as a majority vote of the Directors. Any certificates or any other document filed by the officers under any provision of law which relates to action so taken shall state that the action was taken by two-thirds majority written consent of the Board without a meeting and that the Articles of Incorporation and Bylaws of this Association authorize the Directors to so act, and such statement shall be prima facie evidence of such authority.