



Glastonbury Landowners Association | Board of Directors
Meeting Agenda August 25, 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** – July 2026 GLA Board Meeting minutes have been approved via email vote and are posted at <https://www.montanagla.org/board-minutes>

5. **Officer Reports**

- a. Vice-President – Lance Rushmeyer
- b. Treasurer – Debbie Newby
 - i. *July 2026 Financial report (Distributed to BOD on 8/21/2026) – BOD Vote*
 - ii. Review of Spring Road Maintenance Invoices/Payments from July
- c. Secretary – Alicia Roskind-Dearing

6. **Ombudsmen Reports**

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

7. **Committee Reports**

- a. Finance Committee
 - i. *FC recommendation to transfer \$10,000.00 from SunWest Checking to Bank of the Rockies Saving account whenever the SunWest balance is \$12,000.00 or greater – BOD Vote*
 - ii. *Landowner (colored paper) 2027 Assessment Statements Notice added to 2027 Election packet for USPS mailing mid-Sept 2026 – BOD Vote*
 - iii. FC recommendation: BOD spending motions specify the source of funds (account or fund) for payment of associated invoices
 - iv. Collections Status

- v. Garcia NG-32 dwelling inspections and assessments re-evaluation (distributed to BOD 8-21-26)
 - 1. *Cabin has no kitchen appliances, water/mold damage 2-3 years ago requires refurbishment – Suspend cabin dwelling assessment until such time it is refurbished and outfitted with a usable kitchen – BOD Vote*
 - 2. *Main home uninhabited for 5-7 years. Home is unfit for habitation and owners plan to demolish and replace it. Remove dwelling assessment for Main Home on condition it is never used again, pending demolition. BOD Vote*
 - 3. *Pending dwelling assessment changes on NG 32-C, Revise Garcia 3yr payment plan to adjust quarterly assessments scheduled to be added 2026-2029 to remove dwelling assessments. – BOD Vote*
- b. Roads
 - i. *Roadside mowing in North Glastonbury – Road Committee recommendation to immediately dispatch Greg Sheldon – BOD vote*
- c. Governing Docs
 - i. Legal review of 2026 Proposed Bylaw Revisions
- d. Election Committee
 - i. Upcoming deadlines
- e. Project Review
 - i. No Update
- f. Legal Committee
 - i. No Update
- g. Community Property Committee
 - i. Sept 20 @ 3pm - 5pm BOD In-Person Meeting / GLA Picnic
- h. Compliance Committee
 - i. BOD Meeting on Sept 8 to discuss current Compliance issues

- 8. Rule 2.02 proposal discussion and potential BOD vote
- 9. Tim Brockett request SG 88-A removal from GLA – BOD Vote
- 10. Final Landowner Comments
- 11. Adjournment

Upcoming Meetings:

September 3, 2026 – Election Committee – 6:00 P.M. MST

September 9, 2026 – Project Review Committee - 7:00 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:

September 8, 2026 6:00 PM MST

September 22, 2026 6:30 PM 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 |

Board of Directors Meeting

Tuesday – August 25, 2026 – 6:30 PM

[Join Via Zoom](#) or Dial In

Call In: 1-346-248-7799 Meeting ID: 619 079 2223 Passcode: 2023

Call to Order (6:32pm)

1. Board Members Present - Alicia Roskind Dearing, Steve Anderson, Debbie Newby, Jaylyn Jensen, Walter Wunsch, Chris Farrar, Scott Stomieroski, Lance Rushmeyer, Holly Gill, Steve Anderson, James Timmer (joined at 7pm) Tyson Wright (joined at 8pm)

Absent with Notice: Zane Curry

Absent without Notice:

2. Landowners Present - James Everett, Leslie Everett, Lisa Gaskin, James Casey, Haylee Hall, Jack Sutton, Miriam Barker,

3. Landowner Comment on Non-Agenda Items

- a. As Leslie has attended committee meetings, there has been discussion around knapweed mitigation. She wants to share some information about an option for mitigation. MSU Extension in Livingston and Park County Weed Control have partnered together to offer Park County residents biocontrol at a discounted price for landowners in Park County. The cost is \$65 for a colony of knapweed root weevils for a biological control for knapweed. You can get on a waitlist by calling the MSU extension office. When they harvest the weevils, you will be notified and you can come get them. They are a great alternative option for mitigation.

4. Approval of Minutes – July 2026 GLA Board Meeting minutes have been approved via email vote and are posted at <https://www.montanagla.org/board-minutes>

5. Officer Reports

- a. **Vice-President – Lance Rushmeyer.** He has been receiving lots of information for disgruntled information on landowners that want to run for office. This will be discussed at the Compliance meeting and BOD meeting on Sept 8th at 6pm.
- b. **Treasurer – Debbie Newby**
 - i. **July 2026 Financial report (Distributed to BOD on 8/21/2026).** Debbie has posted her July 2026 Treasurer's report to the website under Financial Reports you can view at <https://www.montanagla.org/financial-reports> for a more in-depth update.

MOTION: Walter makes the motion to approve the July 2026 Financial Reports. Lance seconded.

Discussion:

In Favor: Alicia Roskind Dearing, Debbie Newby, Jaylyn Jensen, Walter Wunsch, Chris Farrar, Scott Stomieroski, Lance Rushmeyer, Holly Gill

Not In Favor: Steve Anderson

Motion Carries

- ii. **Review of Spring Road Maintenance Invoices/Payments from July.** Debbie went over this, as posted in her July 2026 Treasurer's report to the website under Financial Reports you can view that at <https://www.montanagla.org/financial-reports>

c. Secretary – Alicia Roskind-Dearing

- i. Alicia is completely spread thin between life and Board work. It's taking her much longer than she would like to get to the minutes, but she hopes it will slow down after October. She needs help returning phone calls and asking for a volunteer to help return phone calls. Walter volunteered to help. Below are the phone calls that need to be returned. Some are fairly overdue.
 - 1. Val O'Connell
 - 2. Todd Weller
 - 3. Dawn Benth
 - 4. David Redick
 - 5. Livingston MT - unknown name

NEXT STEPS: Walter will respond to voicemail. Alicia will forward them to Walter.

6. Ombudsmen Reports

- d. North Glastonbury – Vacant
- e. South Glastonbury – Miriam Barker: Nothing to report.

7. Committee Reports

- f. Finance Committee - Debbie Newby, Treasurer
 - i. ***FC recommendation to transfer \$10,000.00 from SunWest Checking to Bank of the Rockies Saving account whenever the SunWest balance is \$12,000.00 or greater.*** One of the things that the Committee thinks is good practice is to transfer \$10,000 from SunWest Checking whenever the balance is over \$12,000 to the Bank of the Rockies Savings account because we earn more interest. Rather than put this up for a vote to the Board every time SunWest account goes over \$10,000, the Committee recommends that the Board approve the Treasurer initiates this transfer anytime the account goes over \$10,000.

MOTION: Debbie makes the motion that whenever there is a balance of \$12,000 or greater that the GLA Treasurer transfers \$10,000 from Sunwest Checking to the Bank of the Rockies Saving account. Walter seconded.

In Favor: Alicia Roskind Dearing, Debbie Newby, Jaylyn Jensen, Walter Wunsch, Chris Farrar, James Timmer, Scott Stomieroski, Lance Rushmeyer, Holly Gill

Not in Favor:

Abstain: Steve Anderson

Motion Carries.

- ii. ***Landowner (colored paper) 2027 Assessment Statements Notice added to 2027 Election packet for USPS mailing mid-Sept 2026.*** Debbie has put together a draft notice in regards to the 2027 Quarterly Assessment changes moving to only providing USPS in Q1. Moving forward in 2027 the Q2, Q3, Q4 statements will no longer be mailed via USPS. Landowners can still pay quarterly, they just will not receive a USPS statement. The GLA will send out

Q1 statements USPS, unless a landowner has designated to receive email assessments. Steve asked why this is necessary, he does not want any emailed statements. Debbie explains that sending it out for the final three quarters is a huge burden both time and financially for a volunteer Board. Alicia explains that if we do not have volunteers to do the work every quarter, which takes hours from multiple people 3 times per year, then the GLA will have to pay ATS \$55 an hour to pack up the assessments and ship them, which far exceeds the \$5 fee. It just does not make sense for our organization to send out quarterly USPS assessment statements. She stated again, all landowners that have designated USPS mailing assessments will still receive Q1, which they may pay annually and be done with it. If they wish, they may still pay quarterly, but it will be their responsibility to keep track of when those assessments are due and need to be paid. They can still receive quarterly assessments for Q2, Q3, and Q4 but only via email or not at all if they do not choose to do email assessments. This process was already approved by the Board at the July 2026 Board meeting, this is just approving the letter that will be included in the 2027 Election Packet on a separate colored piece of paper notifying landowners, as well, not to expect a 2027 USPS mailed Q2-Q4 assessment statements. If by Q4 of 2027 there are some people that have not paid their assessments and we believe it's due to the change in this process, Alicia will call them personally to ensure they have received the update so they may come into compliance before the 2028 Election. The organization will also remove the \$5 processing fee for quarterly assessments, because it will no longer cost the organization to USPS mail these, as it's just a matter of pressing a button for ATS to generate email assessments.

MOTION: Debbie makes the motion to approve the 2027 Assessment Statements Notice she created to be sent out in the 2027 Election Packet on a separate colored paper. Lance seconded.

Discussion:

In Favor: Alicia Roskind Dearing, Debbie Newby, Jaylyn Jensen, Walter Wunsch, Chris Farrar, Scott Stomieroski, Lance Rushmeyer, Holly Gill, James Timmer

Not In Favor:

Abstain: Steve Anderson

Motion Carries.

- iii. Collections Status. A total of 9 payment plans in place now; 8 of those are in the top 16 delinquent accounts so half of those people are in payment plans. We have sent 4 people to the attorney for collections Demand Letters. One of those have gone out and 3 more are in the queue.
- g. **Roads** - Walter Wunsch, Road Committee Chairman
 - i. Randy of High Country Excavation completed the gravel for NG and SG.
 - ii. *Roadside mowing in North Glastonbury – Road Committee recommendation to immediately dispatch Greg Sheldon for NG roadside mowing. He has agreed to do it for \$900.*

MOTION: Alicia makes the motion to approve roadside mowing in NG by Greg Sheldon for \$900. Walter seconded.

Discussion: Jaylyn requests that when he does mow that he blows the clippings back onto the blows it off the road. She explains that by leaving the clippings it is dangerous for motor bike riders. Lance states that given the rise of fuel, he believes this is a good price given that it is the same as last year.

All in Favor. Motion Carries.

NEXT STEPS: Jaylyn will reach out to Zane and Walter to ask that the blowing off of debris is done.

h. Governing Docs - Alicia Roskind-Dearing, Committee Chair

- i. Legal review of 2026 Proposed Bylaw Revisions seems stalled as we approach the date to send these out to landowners in the Election Packet. Debbie suggests reaching out to local attorneys who may have availability to do the review and cost less. She suggests Jon Hesse in Livingston. Val suggests Hertha Lund helped write the GLA documents; she is in Bozeman and could review. She has a background in contract law. Walter suggests Nels Swandel.

MOTION: Alicia makes the motion to have legal counsel review in part or whole with a threshold limit of up to \$2,000. Jaylyn seconded.

Discussion: Alicia explains that we have to have the Code of Conduct and Conflict of interest be reviewed because that has already been approved to be reviewed by legal counsel. James Casey suggests dropping the review into AI and asking which ones should be reviewed legally to make sure we prioritize the most important ones. Jewel recommended Nels Swandel.

All in Favor. Motion Carries.

NEXT STEPS: Alicia will reach out to Hertha Lund asking for a quote. Debbie will reach out to Jon Hesse. Walter will reach out to Nels Swandel.

ii. Election Committee

1. Upcoming deadlines. The next Election Committee meeting is on Sept 3rd at 6pm MST. 2027 Ballots ship on Sept 15th.

i. Project Review

- i. No Update

j. Legal Committee

- i. No Update

k. Community Property Committee

- i. Sept 20 @ 3pm - 5pm BOD In-Person Meeting / GLA Picnic at the Soccer Field weather permitting or Emigrant Hall, if not. Walter, Lance, Zane, Alicia and Steve are able to attend.

NEXT STEPS: Alicia will email CPC members to see if they are able to attend.

l. Compliance Committee

- i. BOD Meeting on Sept 8 at 6pm to discuss current Compliance issues.

8. Rule 2.02 proposal discussion. Jaylyn sent proposed language to the Board a couple weeks ago. The thinking was that we enact a rule that any landowner who is found to be not in good standing by the Compliance Committee and by the GLA Board, due to violation of Covenant 10.01 (impeding, interfering or obstructing the incoming Board members from a smooth transition) be found Not in Good Standing for a minimum of three (3) years. There has been some discussion that the time limit should be 1 year or 5 years. Some feel the language should be more clear as to what type of interference or obstruction. Jaylyn feels that it is pretty clear as is.

Language Proposed Rule: "Rule 2.02 - Violations of Covenant 10.01 - Any landowner found to be Not in Good Standing due to interference with, obstruction of, or otherwise violation of Covenant 10.01, Association's Authority,

including impeding the process of an incoming Board's transition from the preceding year, shall incur all the restrictions of such standing stated within GLA Governing Documents for a minimum of three (3) years. The Board may, at its discretion, extend the period of Not in Good Standing, based on the individual circumstances and the extent of the Covenant 10.01 violation."

MOTION: Jaylyn makes the motion to approve Rule 2.02. Walter seconded.

Discussion: Lance asks whether or not he should abstain because he made a complaint about the Covenant violations of 10.01. Jaylyn feels that it was to the Compliance Committee it was not specific to this rule. Jaylyn thinks that if you behave in a way that prevents the Board from proceeding in a successful way that there should be consequences. Holly asks what we have not gotten back. Jaylyn explains the website, the phone number, the email account. The GLA just received the physical 2026 Election Materials back from Tim Brockett in mid-August after repeated requests. It's caused exponential extra work to get these materials back with them still not being returned. Debbie said "this was impeding the new Board and was actual hostile actions. It's not in the same league as a landowner doing something on their property and inadvertently bothering a neighbor. It was purposeful and hostile." Lance explains that if we were to get a sheriff involved at \$80 an hour to get this back, it is blackmail because Tim was attempting to charge the GLA for his services to return things that are legally owned by the GLA.. James Casey says that there may be FCC infringements. It seems bigger than just an issue with the GLA. Jaylyn feels it's clearly a violation of Montana State Law, possibly even Federal Law. It would take a Board member going to talk to the Park County law officials to be clear on this. This rule is the best chance of preventing this from happening again. Holly says that Tim claims he owns the website so it's not blackmail if he owns it. Alicia asks in what way does Tim own the website? Alicia explains that Tim does not own these materials. Tim volunteered to build these for the Board. There is no contract between Tim and the GLA saying that he owned these materials. These items have been owned by the Board for many years. The only reason he thinks he owns them is because he changed the payment form to his personal credit card, after he was already no longer on the Board. That does not make him the lawful owner of these materials. This rule is not just for Tim. This is for anyone that impedes the Board from smooth transition in the future. Val says that the Covenants does not allow a timeframe, you are either in compliance or out of compliance. She believes this rule would be more strict than the Covenants and this would be contradicting the Covenants themselves. Alicia personally thinks this should be reviewed by legal counsel to ensure that this rule can be made in the way that it is. Holly believes that the Board will be sued if it does this. She feels there is no way you could ban someone forever. Alicia would approve a motion to have this reviewed by legal counsel. Debbie feels that it does not need to be reviewed. Debbie could go on for hours on how much time it has cost her to receive no electronic files from the previous Treasurer, Claudette Dirkers. None. It cost her countless hours to recoup this information and cost the Association a lot of money to have ATS convey this information to Debbie because it was not conveyed to her. We still have no idea what we are missing from these files not being properly conveyed. Scott also explains that PRC has no previous files from last year. The list goes on and on on how detrimental this has been to the organization this year and future years.

In Favor: Jaylyn Jensen, Debbie Newby, Lance Rushmeyer, Walter Wunsch, Scott Stomierski

Not in Favor: Holly Gill, Steve Anderson, Tyson Wright, Chris Farrar, Alicia Dearing

Abstain:

Motion Fails.

****James Timmer was called on but did not respond, but was still on the call. (8pm)**

MOTION: Alicia makes the motion to take this to legal counsel for review and that if it passes legal review then it goes into effect immediately. Jaylyn seconded.

Discussion: Chris agrees that this needs legal review to move forward; we want to make sure we are doing this right. Scott wants to clarify that this is nothing personal or targeted at a specific individual. This rule is targeted to

the behaviors of future Board members to prevent this type of impediment and obstruction in the future. Holly does not understand why some elements the landowners have to vote on while rules like this do not have to go out for landowner vote. Jaylyn explains that the Board is able to make rules, it is in the Covenants that the Board has the ability to make rules at their discretion. James missed the discussion for this motion and the one previous. He is traveling and his service went out. He is abstaining because he was unable to hear the discussion.

In Favor: Jaylyn Jensen, Debbie Newby, Scott Stomieroski, Alicia Dearing, Lance Rushmeyer, Walter Wunsch

Not in Favor: Tyson Wright, Steve Anderson, Holly Gill, Chris Farrar

Abstain: James Timmer

Motion Carries.

NEXT STEPS: Alicia will communicate to Zane about this motion and next steps.

9. Tim Brockett requested SG 88-A removal from GLA. Legal Committee discussed the cost of this removal, and the cost would be prohibitive for the organization. The organization would be missing the dues from this lot. Zane said that it would cost the organization all the dues that would be missed. Steve believes that he said he would pay the dues regardless. Scott explains that by letting people out that want out, defeats the purpose of the GLA itself if landowners can just be let out whenever they request to be removed. Tim's for removal from the GLA: "I would like to start a separate HOA for High South, starting with my property at 129 Sagittarius Skyway, SG 88A. I believe that a separate HOA could better address plowing and road maintenance on Sagittarius Skyway. It would also free the GLA forever from Sagittarius Skyway maintenance obligations." At this time, no other landowners in that area have expressed desire to join this new association with Tim. A few have been questioned and said they had no interest.

MOTION: Chris makes the motion to deny Tim Brockett's request to leave the GLA. Walter seconded.

Discussion: Jaylyn thinks that if Tim Brockett wants to leave the GLA, that she should take us to court to do so. He should not just get a free pass to leave. We have no way of knowing the unseen consequences of him leaving. Alicia just feels it's a bad precedent. Scott feels that we either dissolve the whole thing or landowners have to stay in.

In Favor: Jaylyn Jensen, Debbie Newby, Scott Stomieroski, Alicia Dearing, Lance Rushmeyer, Walter Wunsch, Tyson Wright, James Timmer, Chris Farrar

Not In Favor:

Abstain: Steve Anderson, Holly Gill

Motion Carries.

10. Parcel NG 32-C Dwelling Inspections and Assessment re-evaluation.

1. The cabin has no kitchen appliances, water/mold damage 2-3 years ago requires refurbishment. Landowner is requesting that the GLA suspend cabin dwelling assessment until such time it is refurbished and outfitted with a usable kitchen.
 2. Main home uninhabited for 5-7 years. The home is unfit for habitation and owners plan to demolish and replace it. Remove dwelling assessment for Main Home on condition it is never used again, pending demolition.
 3. Pending dwelling assessment changes on NG 32-C, Revise Garcia 3yr payment plan to adjust quarterly assessments scheduled to be added 2026-2029 to remove dwelling assessments.
- ii. The owner had requested previously to have one dwelling assessment removed. They have two dwelling assessments. The Board discussed this last month and denied the motion. Chris asked previously if we had looked at the dwellings, which we had not. Debbie was

under the assumption that one of the dwellings was being inhabited. In further communication with the landowner, she realized neither dwelling was inhabited. Debbie and another Board member went to look at the two properties. Before they did the inspection, the son of the landowner reached out, and explained that the cabin had been flooded and was in disrepair and could not be used. Then Debbie found out that the main dwelling could not be used either. Steve Anderson and Debbie Newby went out and met the son on the property. The property is overgrown. It's very clear that neither dwelling has been inhabited for some time. When they went into the cabin she could not find the kitchen. It is very tiny. There is a tiny loft. It is clear that the cabin is in disrepair and has been flooded and torn apart. There were no kitchen appliances in the cabin except a cook top, which was removed

MOTION: Debbie makes the motion to suspend the dwelling assessments on the cabin until it has been refurbished and re-inspected and outfitted with a usable kitchen. Steve seconded.

Discussion: Steve explains that the cabin is really bad. There is no water going to it. It was unlivable unless you were homeless, but even then it would not be safe. He feels it should not have a dwelling assessment. They do plan to refurbish the cabin and hope to use it in the future. So this is a temporary suspension until they refurbish the cabin and re-inspect it. Jaylyn doesn't understand why we would remove the dwelling assessment. With other homes, they pay dwelling assessments as soon as they are dried in, regardless of kitchen appliances. Debbie explains that is in the case of new homes being built that have been approved as residences. This criteria of a dwelling having "cooking facilities" has been used in the past by the GLA when determining dwelling assessments. Debbie understands that it's not the GLA practice to remove and reinstate dwelling assessments. It makes things complicated and is too much for volunteer boards. Jaylyn feels that it doesn't make sense to take it away when they plan to upfit it to make it livable again. Jaylyn feels it's a dwelling regardless of the state it's in. Scott feels that the precedent when we relieve people of dwelling assessments, then you are making it into a nuisance for your neighbors to have a dilapidated building neighboring. Debbie feels that if we do deny this request that the GLA needs to come up with a different definition of what constitutes a dwelling (than what is defined in the Covenants) and have a clear definition for future issues like this one. Debbie explains that the owner moved out of the Main Home when she developed a medical condition, needed to be in Bozeman close to healthcare, and still lives there to this day. Debbie explains that they did not intend to "abandon" it, but they were forced due to health issues and flooding in the Cabin to leave the dwellings. Alicia cites Covenant 3.12, definition of a Dwelling Unit: "A structure or portion of a structure, normally consisting of a living area, bathroom and cooking facilities". Leslie Everett believes it's a pretty slippery slope for the organization to make judgments on whether or not a dwelling is being utilized. When her dwelling assessment was applied it was simply dried in, but with nothing else. She feels we go down a slippery slope when we define a dwelling unit by the appliances in it and whether or not they are being used. The past shows that the intention of that structure is for it to be a residence. She feels inadvertently trying to help one landowner would be a disservice to the community by allowing Board members arbitrarily making judgements of what a structures intended usage. They have already been assessed as dwellings, and even though they are not currently being utilized by a landowner, does not mean it is not a dwelling. She feels the Board should not make judgements on the utilization, if it is a dwelling, then it stays as a dwelling until the structure is removed completely. Leslie explains that it states that the dwelling is designed for occupancy, regardless if it has all the elements of the dwelling units. James Everett feels that if they intend to refurbish, who will police when it becomes a dwelling unit again? How will we know that it is usable again? Debbie feels that because there are no cooking facilities in the cabin it does not qualify as a Dwelling Unit per the Covenants actual definition of a Dwelling Unit. Val says that the precedent so far has been to remove the dwelling assessment when there are not all three: bathrooms, living rooms,

AND kitchen appliances. This precedent was established as well in court cases when the courts found that it must have all three to be a dwelling.

In Favor: Alicia Roskind Dearing, Steve Anderson, Debbie Newby, Walter Wunsch, Chris Farrar, Scott Stomieroski, Lance Rushmeyer, Holly Gill, Steve Anderson, James Timmer

Not in Favor: Jaylyn Jensen, Tyson Wright

Abstain:

Motion Carries.

MOTION: Debbie makes the motion to remove the dwelling assessment on the main home on condition it is never used again pending demolition. Steve seconded.

Discussion: There is no electricity and the fridge has been disconnected and moved from the wall. The stove is connected but no power to it. Alicia states that this one does not meet the same standards and precedents. Even though the power is not on, it still has kitchen appliances. If we are using the previous definition and precedent, then it would not meet the standards. Jaylyn feels that the Covenants “usually” have a bathroom, living room, and kitchen, not always. Val states that if you have a kitchen, then it is still a dwelling. Leslie feels that if the dwelling unit is removed from the property, then when that is removed, then that’s when the dwelling unit assessment is removed.

In Favor: Debbie Newby, Lance Rushmeyer, Chris Farrar, Walter, Steve Anderson

Not in Favor: Jaylyn Jensen, Tyson Wright, Scott Stomieroski, Alicia Dearing, Holly Gill

Abstain: James Timmer

Motion Fails.

MOTION: Debbie makes the motion to revise the NG 32-C payment plan to reflect one dwelling assessment moving forward. Steve seconded.

Discussion: Jewel states that it will need to be revisited every year to ensure the cabin is not being used. Debbie states that payment plans need to be revisited each year regardless of changes in assessment fees.

All in Favor. Motion Carries.

10. Final Landowner Comments

11. Lance makes the motion to adjourn at 9:29pm. Alicia seconded. All in Favor. Motion Carries.

July 28 - August 25, 2026 Email Votes

Motion: Motion to approve the attached 3-Year Payment Plan for Preston Cottrell, SG 26-C, beginning August 2026 with starting balance of: \$3,281.37 and monthly payments of \$139.22.

Date(s): Aug 1, 2026 - Aug 4, 2026

Motion Made By: Debbie Newby

Motion Seconded By: Jaylyn Jensen

Specific Actions Taken:

Debbie Newby will initiate the new payment plan and communicate with ATS.

Discussion:

Action Director Count: 12

In Favor: Zane Curry, James Timmer, Alicia Dearing, Lance Rushmeyer, Christine Farrar, Debbie Newby, Steve Anderson, Scott Stomierowski, Jaylyn Jensen

Not In Favor:

Abstain:

No Response: Holly Gill, Tyson Wright, Walter Wunsch

Motion Count: 9-0-0-3 (In favor / Not in Favor / Abstain / No Response)

Motion Vote: Motion Passes.

Motion: Motion to approve approve the attached 3-Year Payment Plan for Kathie Garcia, NG 32-C, beginning August 2026 with starting balance of: \$1,757.61 and monthly payments of \$110.63.

Date(s): Aug 12, 2026 - Aug 15, 2026

Motion Made By: Debbie Newby

Motion Seconded By: James Timmer

Specific Actions Taken:

Debbie Newby will initiate a new payment plan with Kathie Garcia and notify ATS.

Discussion: Debbie stated, "Kathie has previously defaulted on a PP setup Nov 2024 and on a 2-Year PP setup March 2026. She has made a single payment this year on her account of \$252 on 7/21/2026. She has not responded to an Email I sent on 7/30/26 communicating the Board's 7/28/26 decision to continue Dwelling Assessments on her 2 dwellings and requiring her to sign up for a new Payment Plan this month. I sent the same notice via USPS mail to her on 7/31/26. I left a voicemail with her this evening requesting a call back. I Emailed copies of this 3-Year Payment Plan to her this evening for her consideration, along with her GLA Statement as submitted here.

Action Director Count: 12

In Favor: Zane Curry, James Timmer, Alicia Dearing, Lance Rushmeyer, Christine Farrar, Debbie Newby, Walter Wunsch, Steve Anderson, Tyson Wright, Scott Stomierowski, Jaylyn Jensen

Not In Favor:

Abstain:

No Response: Holly Gill

***Scott & Jaylyn voted yes after the 3-day email vote threshold. Both voted yes.**

Motion Count: 11-0-0-1 (In favor / Not in Favor / Abstain / No Response)

Motion Vote: Motion Passes.

Motion: Motion to approve GLA General Liability Insurance with RPS.

Date(s): August 21, 2026 - August 24, 2026

Motion Made By: Zane Curry
Motion Seconded By: Debbie Newby

Specific Actions Taken:

Zane will initiate the policy with RPS.

Discussion:

Action Director Count: 12

In Favor: Zane Curry, James Timmer, Alicia Dearing, Lance Rushmeyer, Christine Farrar, Debbie Newby, Walter Wunsch, Steve Anderson, Tyson Wright, Scott Stomierowski, Jaylyn Jensen

Not In Favor:

Abstain:

No Response: Holly Gill

Motion Count: 11-0-0-1 (In favor / Not in Favor / Abstain / No Response)

Motion Vote: Motion Passes.

Motion: Motion to approve July 28, 2026 GLA BOD Meeting Minutes.

Date(s): August 23, 2026 - August 26, 2026

Motion Made By: Alicia Roskind Dearing

Motion Seconded By: Debbie Newby

Specific Actions Taken:

Alicia will post meeting minutes to the website at <https://www.montanagla.org/board-minutes>.

Discussion: Holly requested meeting recording but did not vote.

Action Director Count: 12

In Favor: Zane Curry, James Timmer, Alicia Dearing, Lance Rushmeyer, Debbie Newby, Walter Wunsch, Tyson Wright, Scott Stomierowski, Jaylyn Jensen

Not In Favor:

Abstain: Steve Anderson

No Response: Holly Gill, Christine Farrar

Motion Count: 9-0-1-2 (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.