



**Glastonbury Landowners Association | Board of Directors
Meeting Agenda September 8, 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. Officer Reports

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

5. Ombudsmen Reports

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

6. Committee Reports

a. PRC Committee

- i. *Merino/Miles well application fee refund – BOD Vote*
- ii. *Kinports dwelling assessment – BOD Vote*

b. Election Committee

- i. *Committee recommendation for approval of landowner voting instructions – BOD Vote*
- ii. *Committee recommendation for 2025 Landowners not in good standing – BOD Vote*
- iii. Upcoming dates and planning update

- iv. **Ballot mailing options – BOD Vote**
- c. **Governing Documents Committee**
 - i. **Discuss 2026 Proposed Bylaw Revisions Mailing**
- d. **Compliance Committee**
 - i. **Committee recommendation re: Brockett complaint**
 - 1. BOD Discussion**
 - 2. BOD vote on next steps**
 - ii. **Committee recommendation re: C. Dirkers complaint**
 - 1. BOD Discussion**
 - 2. BOD vote on next steps**
 - iii. **Committee recommendation re: Bush complaint**
 - 1. BOD Discussion**
 - 2. BOD vote on next steps**

7. GLA Insurance

- a. **GLA General Liability insurance informational update**
 - b. **GLA Director and Officer liability insurance informational update**
- 8. Merin Coats 10-day legal action warning and referral for collections**
- 9. Chad Stone 10-day legal action warning and referral for collections**
- 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 – July 28, 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 (6:02pm)

1. Board Members Present - Alicia Roskind Dearing, Debbie Newby, Zane Curry, Jaylyn Jensen, Walter Wunsch, Chris Farrar, James Timmer, Scott Stomieroski, Steve Anderson, Lance Rushmeyer (joined 6:20pm), Holly Gill (joined at 6:24pm / left around 9:55pm), Tyson Wright (joined 6:40pm)

Absent with Notice:

Absent without Notice:

2. Landowners Present - Clare Parker, Jennifer Church, James & Leslie Everett, Haylee Hall, Miriam Barker, Jack Sutton, Linda & Neil Kremer, David Church

3. Landowner Comment on Non-Agenda Items

4. Officer Reports

a. President – Zane Curry. Zane calls on ALL Directors. He strongly encourages active participation beyond just voting. There are some Directors that have completely dropped off other than voting. Zane will be doing roll call voting for all agenda items. He asks that Directors seek out opportunities to engage with the community beyond just meetings. It makes a significant difference in bringing the community together. He feels that there are fractures that are decades old, and it's going to take all of us to help repair those. To the fellow community members, "how can or will your participation lessen the burden of a volunteer Board. It's often expected that those who are serving will mop up and take care of all the issues, but it really takes all of us. "What resources within your control are you willing to bear to help out the community, whether that be time or dollars?" As the community takes a deeper look at the GLA in Sept 2027 on whether or not to continue with the GLA, per the Covenants.

b. Vice-President – Lance Rushmeyer. Absent

c. Treasurer – Debbie Newby. The Finance Committee on September 14, 2026 at 6 P.M. She will hold her comments until the September 22, 2026 GLA BOD Meeting at 6:30 P.M. All current Financial Reports can be found on the website at <https://www.montanagla.org/financial-reports>

d. Secretary - Alicia Roskind Dearing. Alicia has an unexpected major health matter with her father, which is taxing her already overloaded schedule. She is doing her best to keep up with the Secretarial and webmaster duties. She appreciates your patience at this time.

5. Ombudsmen Reports

a. North Glastonbury – Vacant

b. South Glastonbury – Miriam Barker. No report.

6. Committee Reports

a. PRC Committee

i. Merino/Miles well application fee refund. This is a property that was purchased by Merino and Miles. They filed a PRC application on a well. It is a tenancy on commons. It came to light after the August GLA BOD meeting that an application had already been submitted to the GLA. Tim Brockett notified the Board that an application had already been filed. Given that NO records have been provided by the 2025 Board members, so the current 2026 BOD was unaware. Debbie was able to find bank records that they had already paid the fees. The PRC voted on refunding the application fees but the construction bond and impact fees would stay in effect.

MOTION: Alicia makes the motion to refund the application fee of \$175 while keeping the construction bond and impact fees. Zane seconded.

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

No Response: Walter Wunsch

Motion Carries.

ii. Kinports dwelling assessment. Ryan Kinports has dried status and his assessments should begin.

MOTION: Zane makes the motion to begin Ryan Kinports assessments beginning Q4 2026. Steve seconded.

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

No Response: Walter Wunsch

Motion Carries.

b. Election Committee

i. Committee recommendation for approval of landowner voting instructions. The Committee voted to approve the voting instructions that have been provided to the Board. Those were emailed to the Board on Sept 7, 2026. Jaylyn got an email from a landowner requesting that we add a little bit of language. It's on the first page, they wanted to ask if we could put each North and South if we could add "up to" before the words three and four Directors that are available. Zane believes no problem with this addition; it adds a degree of clarity.

MOTION: Zane recommends that approval of the 2027 Voting instruction with the addition of the verbiage above to the second bullet after the word elect. Debbie seconded.

In Favor: Walter Wunsch, Alicia Dearing, Chris Farrar, Debbie Newby, Jaylyn Jensen, Steve Anderson, Scott Stomierowski, Zane Curry, Lance Rushmeyer, Holly Gill

Abstain: James Timmer

Motion Carries

ii. Committee recommendation for 2025 Landowners not in good standing. There were 13 landowners re: 13 parcels, 11 landowners from 2025 that were found to have Covenant violations and / or past due assessments preventing them from voting in the 2025 election cycle. The 2026 Board has no information about these landowners due to lack of information conveyed from the 2025 Board. One landowner has sold their property. The Election Committee, given no information, voted to recommend that the Board hold constant all landowners as is from 2025 remaining in Not Good Standing status. Hold constant being that no changes to their status is given that there is no record that their status has changed. Debbie explains that not all of these violations came from 2025. Chris has a hard time doing this given that we have no idea what their violations are and if they are still active. Debbie believes that if they were out of compliance and no information has been provided that the status has changed, so they can't just magically be brought into compliance. The Committee votes to hold all of those in violation to be still in violation for the 2027 election. Alicia explains that some of the current officers that were in office in 2023/2024 may be able to provide some information on these violators. Debbie would like to formally request the information from 2025 Board Officers that they provide the information on these landowners and explain their reasoning for putting them out of compliance. Alicia believes that we should do more fact finding before moving to keep past violators out of compliance due to lack of information; we need more information before preventing them to run / cast votes.

MOTION: Debbie makes the motion to formally request the information from 2025 Board Officers requesting any information available submitted to ATS for these violations in the 2025 Election. Jaylyn seconded.

Discussion: Zane requests that a Director step up to do this communication to Tim Brockett, Claudette Dirkers, and Doug Gill. Walter will email the three Officers from 2025 and Debbie will help him draft the message. Val O'Connell would like to know why names of these offenders cannot be provided in the meeting. She would like more information on these people because

some of these situations she feels were selective by 2025 Officers so some people could not run or participate. She feels there were no votes that were happening by 2025 because the documentation was missing. So you can't just go on last year's criteria. The Bylaws say that in order for a landowner, per the Covenants, as soon as you come back into good standing, you are back in good standing, regardless if the Board votes or doesn't vote. The Board can't vote someone out of good standing, it happens due to the violation. Zane inquiries with the Committee members present how they would like to proceed now that the Board has not accepted the recommendation. All agree that waiting on the recommendation until more information is gathered. Zane said that there were 61 that either were past due or in violation in the 2025 election total. Past the 13 in question, the rest were cut-and-dry assessment delinquencies.

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

All in Favor. Motion Carries.

iii. Upcoming dates and planning update. Sept 15 is the next one where ballots will be mailed out to all community members. Landowners need to be October 31, 2026 to be accepted on the Board or valid ballots. November 3 the election will close. Between Nov 5-7 the Nov 17 (50 mins in)** November 21 will be an Annual Meeting. December 8 will be the final Board meeting and where the 2027 Board will occur at the end of the meeting and voting for officers. The scheduled meeting for Dec 15 will be tentatively scheduled; it will be up to the newly elected President whether or not the meeting occurs on that date. The budget will need to be created during this time frame so that in January the budget can go live. There will be two observers available while ATS is counting the ballots. *Zane??*

****Comment from Walter: The Dry Creek ramp up to Hercules will have work done on it shortly.**

iv. Ballot mailing options. Two fellow committee members took it upon themselves to get quotes for the ballot packet to be sent out to all landowners. We have a quote from the Main Print Shop for just the actual printing of the materials: the instructions, the ballots, etc. This is just an estimate due to uncertainty with the Bylaw materials, this quote includes an estimate of the amount for Bylaw inclusions. Postage not included. \$1,380. For \$1,723.40 it would include postage and stuffing, basically doing the entire job with packing and posting. The UPS store quoted \$1,380 without postage. UPS with postage estimated to be \$840. So with postage included it is \$2,220 with UPS Store. Main Print Shop is less expensive.

MOTION: Alicia makes the motion to go with the Main Print Shop printing, posting, stuffing, and mailing for the 2027 Ballot Packet. Debbie seconded.

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

All in Favor. Motion Carries.

c. Governing Documents Committee

i. Discuss 2026 Proposed Bylaw Revisions Mailing. Three legal attorneys were approached for review. One originally said they could do it, but then it came to light that they had a conflict of interest because they have or do represent a current landowner and could not represent us in this matter. One lawyer would not work with us unless we cut ties completely with our current counsel Cotner, Blackford, and Ryan representation, which is not possible at this time due to active legal matters that are being handled by Cotner, Blackford, and Ryan. Cotner, Blackford, and Ryan were unable to get the review done in the timeframe we requested. Debbie wants to make sure that "**Article VI, Board of Directors, A. Number and Qualifications Page 5**" should be one vote, not separated into two votes because they have to be together to pass. Alicia states that that is how it will be done. They were split just for clarity when providing explanations to landowners.

Alicia feels that the changes overall are straightforward and within our bounds to enact these changes. It would have been ideal to have it reviewed but it's just not possible before sending out on Sept 15th. Holly expresses concerns that if these go into effect that there could be a huge bill for 2027 Board due to landowners suing the Board due to the changes, her being one of them. Zane explains that it is not required for the GLA to get legal counsel to make these changes and that landowners have had months to comment on these documents. There has been no big

opposition expressed about these changes. Lance explains that a lot of time has gone into this and there has been very little change to the documents, so they should go out. Alicia explains that there has been one change since it went to landowners. That change is to **“Article VI, Board of Directors, D. Election Process, Directors’ Term of Office, and Voting on Other Matters. Page 8 2. Candidates must receive a minimum of 10% of the number of votes cast in North and South, respectively, to be elected as a Director.”** Originally when it went out for review it was 5% and the Committee voted to increase to 10%. All else has stayed the same. Val states that page 11 item 12 is in conflict with page 11 item 12. She feels they need to be reviewed to ensure that there are no contradictions with the Bylaws, Covenants, and Montana State Law. She feels there is no rush to get these out. They can be sent out separately. Zane feels there are three options: a) vote now to put on ballot as is b) delay and continue to work to get legal review and send out separately c) leave it for the 2027 Board to take up. Holly explains that if it goes Montana State Law that that could cause huge issues for the future Board. Zane suggests putting a note saying that this has not been reviewed by legal counsel at this time but that the Board will continue to look for legal counsel on these documents. Holly agrees that this is a good idea.

MOTION: Alicia makes the motion to send out the 2026 Proposed Bylaw Revisions with the change of 5% to 10% to be elected as a Director and with a note stating that these revisions have not been reviewed by legal counsel but the GLA is currently seeking legal review and should any revisions have conflicts with Montana State Law that landowners will be notified and they will not go into effect.

Discussion: See above. Holly suggested that Swandel be contacted since someone said they have worked with our documents before and could save a lot of money because of his familiarity. Val explains that a complaint under Article V. Section C. Page 8. “If a complaint and compliance process is not complete within 1 day.” She feels that that goes against the Covenants. Article XI, Part C. states you must give the landowners that there must be notice before any changes are enacted by the Board, and she believes that the 10% from 5% should be sent out for review because it has been changed. Zane states that it is not required to give 30 days comment for changes to be made, it is only required that landowners are given 30 or more days before a change is made. The ballots themselves are notice of potential changes being made to the Bylaws.

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

Not in Favor: Holly Gill, Steve Anderson

Motion Carries.

d. Compliance Committee

i. Committee recommendation re: Brockett complaint.

1. There was a complaint made against Tim Brockett made by Lance Rushmeyer stating that Tim is in violation for Covenant 10.01 due to his actions this year in refusing to hand over many 2025 and earlier materials during the 2026 Board transition and would like him to be out of compliance for four years.

Four committee members were present for the Compliance Committee meeting to consider this complaint.

They found Tim Brockett was in violation of Covenant 10.01. Zane explains there has been a lot of email communication in regard to this matter. The Committee did believe that this was a 10.01 Covenant violation, while they did not agree with the penalty. Lance explains that after everything we have gone through to get information, the GLA has never received the requested information, except for 2025 physical election materials. These materials have kept the GLA from being fully successful in 2026 due to lack of information conveyed. Holly feels that Tim is taking the whole stance that he is innocent until proven guilty. Does anyone have a receipt that he paid for these materials? Zane explains that he provided these receipts to all Directors in January and February showing the payment history made by the GLA from Bank of the Rockies records. The only payment that Tim made personally was in a brief 18 hour window to [Hosting.com](https://www.hosting.com) when the GLA was granted access. He logged into [Hosting.com](https://www.hosting.com) and made a forward 3-year payment. This move allowed grounds for [Hosting.com](https://www.hosting.com) to refuse the GLA access to www.glamontana.org. This is GLA owned property that he has kept from the Board and continues to be. There has now been 30 days since the notification of this potential violation to Tim Brockett to respond. No response has been made. Tim has acted in an administration capacity while not an elected Director on the Board keeping the current Board from fulfilling their elected duties. Tim has been sent multiple requests for all of the information he is withholding: GLA email for [glamontana.org](https://www.glamontana.org), the webhosting for [glamontana.org](https://www.glamontana.org), Ooma phone number that was previously owned by GLA, and many PRC electronic files with important and relevant historical information. He has

been using these materials and responding to communication using all of these outlets. Debbie notes that the GLA only has the voting check-in sheets that were provided by ATS, so we have no information for current violators from the 2025 election. That is the only material we have to use for this year to identify current violators. We need that information to successfully vet landowners in or out of violation but none of that has been provided by previous Directors.

Covenant 10.01 state: “**10.01 Association's Authority.** The Association is hereby vested with the discretion and authority to exercise all rights, powers and responsibilities, make all decisions, take all actions, make and enforce all rules and regulations and otherwise do all things in the administration of the Community that are authorized or required in this Declaration of Covenants or by the Master Plan. The Association is the sole administrative authority in the Community and shall exercise its rights, powers and responsibilities and manage its affairs in accordance with its articles of incorporation, bylaws and rules.” The Committee is recommending the GLA Board find Tim Brockett in violation of Covenant 10.01 because Tim’s actions were clearly hostile and working against the 2026 elected Board members and Association itself from moving forward successfully and fulfilling their elected responsibilities.

NEXT STEPS: Alicia will send the draft Compliance Committee meeting minutes from this meeting to be approved and posted to the website.

MOTION: Jaylyn makes the motion to find Tim Brockett found in violation of Covenant violation 10.01 for a period of 3 years. Walter seconded.

Discussion: Tyson states that the GLA does in fact own glamontana.org, even though he’s changed it to the “Unofficial GLA website, that does not change that it is GLA property, so he is in violation of Covenant 10.01. Zane explains that the only things that are returned are the 2025 physical Election materials, but the box has been opened which is supposed to stay sealed unless an election is disputed. He also returned a few GLA signs. Other than that, nothing has been returned. Debbie would like to have a time frame of 3 years added. Alicia feels that you can’t put a timeframe on it, he is either in compliance or out. So if he returns all the materials, then he can come back into compliance. Jaylyn feels that he should not get a free pass for being obstructive for 8 months and that there should be consequences for obstructing the Board to this degree. Chris explains that the Committee discussed that not only does he have to return that materials, but he also has to pay all legal fees in regard to getting counsel due to his actions and obstruction. Zane restates that the Committee recommends that he is out of compliance until: 1) access to the url www.glamontana.org, 2) access to the info@glamontana.org 3) all electronic files related to GLA activity, and 4) compensation to all legal fees up to the date that items one and two are complied with. Zane has asked legal counsel what to do at this point and they said you have to file a lawsuit, which could cost anywhere between \$10,000 to \$50,000, without knowing if we could get legal fees back if a lawsuit is filed. Even if we are granted legal fees, how and when will the GLA get those funds back. In the time being, that money is tied up that we need. Zane feels that it sets a dangerous precedent for the community and any future Board to sue previous Board members for things that they just don’t like. Alicia feels that the timeline is against Covenants and would like to see an amendment so he can come back into compliance when all things have been returned and compensated for legal fees until the materials have been returned.

In Favor: Walter Wunsch, Debbie Newby, Jaylyn Jensen, Scott Stomierowski, Zane Curry, Lance Rushmeyer

Not in Favor: Christ Farrar, Alicia Dearing, Holly Gill, Steve Anderson, Tyson Wright, Steve Anderson, James Timmer, Zane Curry, James Timmer

Motion Fails.

MOTION: Zane makes the motion to find Tim Brockett Not In Good standing and he remain not in standing until he returns the url, glamontana.org, all electronic materials that he received or created while a Director, and that he repay any legal fees that incurred up to the point that he satisfies point one and two and until the GLA Board finds that he is good standing. Walter seconded.

Discussion: Chris wants clarity of what happens when we get the url back. Zane explains that we can redirect that url to our current website. He explains that there would not be two separate websites. Scott does not understand why if he does all these things he should be able to run again in a future election and possibly win and then be able to do this all again. Debbie points out that more things could come to light and that he should not just come back into good standing if these things are completed but also that the Board votes to bring him in good standing. Zane states that through June, the GLA has roughly spent \$2,000 in legal fees associated with Tim Brockett. There may be more legal fees incurred but we have not received a bill since June.

In Favor: Chris Farrar, Walter Wunsch, Debbie Newby, Jaylyn Jensen, Scott Stomierowski, Zane Curry, Lance Rushmeyer,

Tyson Wright, Zane Curry

Not in Favor: Holly Gill, James Timmer, Scott Stomierowski

Abstain: Jaylyn Jensen

Motion Carries.

ii. Committee recommendation re: C. Dirkers complaint

1. This is a formal complaint against former Directors Claudette Dirkers by Lance Rushmeyer saying that she should be taken out of compliance for a 2-year period for violating Covenant 10.01. The Committee did not agree with the time limit but did find her not in good standing until she returns all materials she had access to while GLA Secretary and that she works to help the GLA get access to the glamontana.org because her name is listed a current contributor on the glamontana.org website and current moderator. Zane explains that she did work with Zane for about three months in the beginning of the year, but there are still materials outstanding that have not been returned. She would not work with Debbie, 2026 Treasurer, at all. She dropped off boxes of materials that were not relevant for the majority of her treasurer duties. Zane asks what is the remedy for this. Debbie would like all the electronic files, the financial files, and landowners Not In Good standing information. Zane asks if there are any financial records that the GLA has not received from ATS. Debbie explains specifically records in regard to liens and financial information that we do not know that we may not have, but we have no way of knowing. Zane restates that the GLA would like any electronic files in regard to liens, payments plans and covenant violations. Debbie believes the penalty should be multiple years of Not In Good standing status because these were hostile actions to prevent the current GLA from being successful. Jaylyn feels she should assist the Board in making a good faith action to provide things that the Board needs. Zane feels that is objective. Debbie states that 2025 Board stated to Ryan Kinports that there was a draft 2025 budget, but then when asked about it, the 2025 previous Board members stated there was no draft budget. She feels that there was information that was held from some of the 2025 Board members out of spite. On one hand the GLA needs these materials to run successfully and one that there should be penalties in addition to returning. Debbie states that she has had to re-create a minimum of 2,000 documents, possibly up to 5,000. She should not have had to re-create these files when Claudette could have easily handed these files over to make her job successful. She got nothing. Zero files. Not one electronic file from 2025 Treasurer, Claudette Dirkers. Debbie is unsure what computer Claudette was using to update Quickbooks. The computer that Claudette handed over was worthless because it had not been updated since 2023. Holly feels that it's really hypocritical of the current Board. She feels some members of this Board did the same things in the past. She did not state what and by whom. Alicia noted in the chat that she immediately handed over all logins and relevant materials that she could think of when she resigned in 2025. She also worked with the current President, Doug Gill, to provide information requested, including a phone call. She would have happily provided any further information if it had been requested.

MOTION: Zane finds Claudette Direkers in violation of Covenant 10.01 and Not In Good standing until she returns all GLA files specifically but not limited to any files in regard to liens, payment plants, and landowners in violations to the Covenants. She may return to good standing after the Board has taken a vote to bring her into good standing. Lance seconded.

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

Not in Favor: Holly Gill, Tyson Wright

Abstain: Steve Anderson

Motion Carries.

iii. Committee recommendation re: Bush complaint

1. There was a complaint against L. Bush by Jeff Nash about a very large manure pile that is visible from the road and multiple neighboring properties. Neil Kremer suggested that we could possibly find someone that would like the manure for compost to help with the removal of the pile. Chris states that the state of Montana and guidelines for these issues. There is a well system there so if there were any flooding,

that could be an issue. She's definitely in violation of Covenants around nuisance and eye sores. Park County could be brought in as well. Chris explains that the pile stretches approximately around 5 ft tall and goes along the entire fence line. Jeff Nash says they are 90 ft long and around 100 ft long. Chris explains that two horses could produce up to 100 pounds of manure a day, so if it's 10 horses, it can pile up very quickly. Before it was a pile, it was just the horses living in it. A landowner took a skid steer and piled it up, they said they would have been happy to haul it off but he has now sold his equipment. Chris explains that L. Bush is in violation of Covenants 4.02, 4.05, 5.01, 5.04, and 5.05 with subsets a and b under 5.05. It's also in violation of Park County and DEQ regulations, but it would be better if it could be resolved at the community level rather than escalate it at this point. Park County has opted not to engage at this time. It's unclear if she is willing to work to help remove this. Neil says that it could cost her time and money, but there are people that would like the manure because it's valuable compost. Jeff Nash explains that she has been soliciting funds as an animal sanctuary, but she has no paperwork stating that she is a non-profit.

MOTION: Chris makes the motion to find Lisa Simms Bush in violation of multiple Covenants 4.02, 4.05, 5.01, 5.04, and 5.05 with subsets a and b under 5.05, she will remain Not In Good standing based on these Covenant violations until the manure piles are removed and voted on by the Board to bring her back in good standing. Lance seconded.

Discussion: Jeff asked if there would be a limit to the number of horses allowed. Zane feels it would be better to do more research and figure out the appropriate number. This is also a State and County issue that needs to be addressed. The issue of the number of horses will still need to be addressed in the future, but we do not have enough information at this time. Val states that the GLA has the authority to limit the number of horses. Zane explains that we will take up the issue of the number of horses in the very near future.

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

Not in Favor: Steve Anderson

No Response: James Timmer

Absent: Holly Gill

Motion Carries.

7. GLA Insurance. Item tabled. Discussion tabled for next Board meeting on Sept. 22, 2026

8. Merin Coats 10-day legal action warning and referral for collections. Debbie does not have a phone number for him. Debbie has emailed him several times if he would like to create a payment plan. He has not responded. She would like to move this to 10-day legal action warning and if he does not respond move forward with legal actions to place a lien on the property.

MOTION: Debbie makes the motion to enact a 10-day legal warning and if he does not respond, to move forward with lien proceedings. Walter seconded.

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

Not in Favor: Steve Anderson

Abstain: James Timmer

Absent: Holly Gill

Motion Carries.

9. Chad Stone 10-day legal action warning and referral for collections. Walter seconded. We do have a phone number for him. Debbie has not called him. She has emailed him on a couple of occasions. He is one of two landowners that we do not have a mailing address for but we do know where his parcel is located and he lives on it. Debbie Fedexed a packet asking if he would like to create a payment plan. Zane has spoken with him and he has requested that his assessments past and future be forgiven because he is a disabled vet. Zane asked him to put that into writing formally requesting this. As of now, we have not

received the formal written request.

MOTION: Debbie makes the motion that the GLA send a 10-day warning notice and if he does not respond, that he be moved to attorney for further collections. Walter seconded.

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

Absent: Holly Gill

Motion Carries.

10. Final Landowner Comments

- a. Val does not make a comment on her opinion, she comments from the stance of the law to prevent the GLA from being sued.

11. Lance makes the motion to adjourn the meeting at 10:12pm. All in Favor. Motion Carries.

NO EMAIL VOTES FOR AUGUST 25, 2026 - SEPTEMBER 8, 2026

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.