

GLASTONBURY LANDOWNERS ASSOCIATION

Compliance Committee Meeting MINUTES

Date	Called to Order	Location	Duration
January 22, 2026	7:03 PM MST	Zoom	~2 hrs 20 min

1. Call to Order

Chair Zane Curry called the first Compliance Committee meeting of the Glastonbury Landowners Association in 2026 to order approximately three minutes after the scheduled start time. The meeting was held via Zoom.

2. Attendance

Committee Members Present:

- Zane Curry (facilitating)
- Holly Gill (Board member)
- Chris Farrar (Board member)
- Neil Kremer (newest member; approved by Board email vote the prior day)

Absent: Val O'Connell (no response to emails or phone calls)

Landowners / Public Present:

- Jim Timmer (Board member)
- Miriam Barker (South Glastonbury Ombudsman)
- Leslie and James Everett
- Jaylen Jensen (agenda item)
- Dr. John Carp
- Jack Sutton
- Jewel Wieczorek
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3. Landowner Comments on Non-Agenda Items

No landowner comments were offered on items unrelated to the agenda.

4. Purpose of the Compliance Committee & Member Introductions

Zane Curry provided an overview of the committee's role: to convene as needed to address reported violations of the covenants, bylaws, or Master Plan, with the intention of helping any member found in noncompliance return to compliance as efficiently as possible. The committee is not a policing body. Ideally, neighbors resolve issues directly. There is inherent overlap with Project Review when construction is involved.

Neil Kremer emphasized that the committee must not be used to make the community unlivable or to advance personal agendas. Its purpose is to support a livable community through respectful dialogue and differing viewpoints that lead to better solutions. He noted past abuses of the process and the importance of keeping a clear community vision.

Committee members introduced themselves:

- Chris Farrar — Resident of High South since 2008; part-time at present due to work;
- Neil Kremer — Long-time South Glastonbury resident (since 1989); background in natural medicine, acupuncture, and homeopathy; prior Board service focused on healing divisions.
- Holly Gill — Declined to offer additional remarks at this time.

Zane noted the committee's potential to serve as a sounding board and to encourage direct neighbor-to-neighbor resolution. Discussion also touched on the role of the ombudsman in the complaint process.

5. Election of Committee Co-Chairs

The committee discussed the selection of a chair to lead discussions and make recommendations to the Board.

MOTION: That Zane Curry and Chris Farrar co-chair the Compliance Committee for 2026.

Moved by: Zane Curry **Seconded by:** Chris Farrar

Aye	Nay	Abstain
Unanimous (Zane Curry, Chris Farrar, Holly Gill, Neil Kremer)	—	—

Result: Motion carries unanimously. Recommendation to be forwarded to the Board.

6. Walter Wunsch / Spectec – Road Use Fee and Compliance Status

Zane Curry introduced the matter involving Walter and Regina Wunsch and their business, Spectec. On December 3, 2025, Mr. Wunsch was notified that he was one of the top vote-getters in the 2025 election for a seat on the 2026–27 GLA Board. On December 15, 2025, the Board disqualified Mr. Wunsch for not curing violations. The Board also voted to assess a road use fee starting in January 2026 for Spectec, equivalent to the prevailing single assessment amount, based on employee count.

Discussion centered on the proper benchmark for the number of employees for purposes of the road use fee under the Master Plan. Historical records indicated that Spectec had approximately 21 employees at the time relevant to Master Plan enactment (grandfathered), and the current count was also stated as 21. Committee members reviewed prior minutes, email exchanges, and the process for determining compliance. Points raised included:

- Grandfathering of the pre-Master Plan employee count.
- The need for an annual test date (proposed as December 1) at which time the Board would request current employee information from Spectec.
- Whether the Wunsches / Spectec were currently in violation based on the 21-employee figures.
- Prior contributions by Spectec and landowners toward road maintenance on Hercules, and the possibility of future credits or variances if additional employees are added.
- The importance of completing the process with the landowners before final recommendation to the Board.

Public comments included support for an equitable resolution (Dr. John Carp) and acknowledgment of Spectec's past road work contributions (Miriam Barker). Neil Kremer provided context on traffic volume observed over the years.

MOTION: Recommend to the Board that both the pre-Master Plan employee count of 21 and the current employee count of 21 are the benchmarks this Board should use going forward, with a December 1 annual test date. The Board is required to request that information from Spectec. Based on the 21 current and 21 historical counts, Walter and Regina Wunsch and Spectec are not in violation of the Master Plan.

Moved by: Holly Gill (adopting Chris Farrar's suggestion) **Seconded by:** Holly Gill

Aye	Nay	Abstain
Unanimous (Zane Curry, Chris Farrar, Holly Gill, Neil Kremer)	—	—

Result: Motion carries unanimously. Recommendation to be forwarded to the Board.

7. Complaint Involving Jalen Jensen

The committee discussed a prior complaint involving Jaylen Jensen's property (possible eyesores, accumulation of materials, camper, and related concerns). A site visit had already occurred. Zane Curry stated that he contacted both Jaylen Jensen and her tenant in advance to obtain permission to take photographs and subsequently to share those photographs with the committee. No additional photographs were noted as having been provided by the complainant in this discussion.

Holly Gill raised secondary concerns she had heard (a collapsed structure and a shed constructed without Project Review). Zane responded that any such issues would require formal documentation and evidence before the committee could take them up; a site visit had already taken place for the matters previously raised.

Discussion addressed the subjective nature of "eyesores" and nuisances under the governing documents, the proper process (complaints ideally through the ombudsman, landowner notified first, then timelines of 15–30 days or longer when appropriate), and the importance of not functioning as a de facto police force. Jack Sutton noted past crowding near the road and suggested process and documentation; he also commented on fencing. Jewel noted that not all past complaints had come exclusively through the ombudsman. Election-related process comments were deferred to the Election Committee.

MOTION: Recommend to the Board that Jaylen Jensen is currently not in any violation of the Master Plan, bylaws, or Covenants that the committee is aware of.

Moved by: Zane Curry **Seconded by:** Neil Kremer

Aye	Nay	Abstain
Zane Curry, Chris Farrar	Holly Gill	—

Result: Motion carries (2–1). Recommendation will be forwarded to the Board.

Note: The committee acknowledged that new, documented complaints could be brought forward in the future if additional evidence arises.

8. Motions Summary

#	Motion	Moved / Second	Result
1	Co-chairs for 2026 (Curry & Farrar)	Curry / Farrar	Unanimous
2	Spectec benchmarks (21 emp.) + not in violation	Gill / Farrar	Unanimous
3	Recommend no current violation (Jaylen Jensen)	Curry / Kremer	Passes 2–1

9. Action Items

#	Action	Responsible	Due / Notes
1	Forward co-chair recommendation (Curry & Farrar) to the Board	Committee	Prior to next Board meeting
2	Forward Spectec employee benchmark (21/21) and non-violation recommendation to the Board	Zane Curry / Committee	Prior to next Board meeting
3	Forward recommendation to the Board that Jaylen Jensen is not currently in violation	Zane Curry / Committee	Prior to next Board meeting

4	Election Committee to clarify timelines and vetting processes to reduce subjectivity	Election Committee	Ongoing / 2026 cycle
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10. Closing Remarks

Jack Sutton suggested refining the definition of an “eyesore” and establishing clearer process and timelines for landowners. Jalen Jensen noted that the Master Plan language is relatively specific. Election process comments (vetting, timelines, write-in candidates) were acknowledged and deferred to the Election Committee. Neil Kremer reiterated the importance of process and cautioned against moving matters to a legal framework prematurely. Zane Curry emphasized resolving issues at the community level whenever possible and avoiding unnecessary litigation.

11. Adjournment

Chris Farrar moved to adjourn; the motion was seconded and passed. The meeting was adjourned.