

GLASTONBURY LANDOWNERS ASSOCIATION

Compliance Committee Meeting Minutes

Date: October 8, 2026	Time: 6:06 PM – ~7:12 PM MT
Location: Zoom (Virtual)	Duration: ~1 hour 6 minutes

I. Attendees

Compliance Committee Present: <ul style="list-style-type: none"> • Zane Curry (Co-Chair) • Chris Farrar (Co-Chair) • Neil Kremer Absent: <ul style="list-style-type: none"> • Holly Gill 	Quorum: Yes Directors / Guests Present: <ul style="list-style-type: none"> • Jaylyn Jensen — Director (subject of complaint) • Mitch Larson — Tenant of Ms. Jensen; longtime NG resident • Claudette Dirkers — Former Director • Lance Rushmeyer — Director • Tim Brockett — Former Director <i>Note: Meeting start delayed briefly while waiting for Neil Kremer to join. Mr. Joseph Bezotsky (complainant) was unable to attend.</i>
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II. Call to Order

The meeting was called to order by Zane at approximately 6:06 PM Mountain Time via Zoom after confirming attendance. Public comment on non-agenda items was invited; none was offered. The committee proceeded to the singular agenda item.

III. Agenda

Singular agenda item: Discussion and committee recommendation to the Board regarding the complaint filed September 15, 2026 by Joseph Bezotsky concerning the Jensen property (NG46).

Administrative note: Zane informed the committee that another complaint form has been submitted by Kevin Newby; a follow-up Compliance Committee meeting will be scheduled in the next couple of weeks.

IV. Complaint — Jensen Property (NG46)

Zane read the complaint filed by Mr. Bezotsky of North Glastonbury 11D. The complaint alleges that the Jensen property at NG46 is filled with junk (cars, trucks, an old broken-down trailer, snowmobiles, horse trailers, construction vehicles, gas cans, and more) in open view from the road, degrading property values and violating governing documents (Covenants 5.01 and 5.05 — nuisances and eyesores — and the Master Plan).

Desired outcome stated by complainant: Clean up all rundown junk vehicles, properly store trailers and snowmobiles, remove falling-apart structures and gas cans, and store construction equipment out of sight.

The committee reviewed photographs submitted by Mr. Bezotsky (some appearing dated), photographs taken by Neil Kremer on or about September 29, 2026, and photographs taken by Zane the day prior to the meeting (with permission from Ms. Jensen and Mr. Larson).

Discussion Highlights

- Chris Farrar reviewed the recent photographs and observed vehicles, work equipment, and a trailer that appeared parked and consistent with use by the residents. She noted one truck that may not have been operating and was uncertain what specific items constituted “junk” beyond the vehicles shown.
- Zane and Chris noted that terms such as “junk,” “eyesore,” and “nuisance” are subjective.
- Mitch Larson confirmed that all vehicles on the property are operable (“everything runs”) and that inoperable vehicles have been removed. One truck is not currently registered, but he continues to use it and is working to have it registered. All other vehicles on wheels are registered.
- Neil Kremer apologized for photographing without prior permission and expressed discomfort with the Compliance Committee being used in this manner. He noted that the complainant does not live in Glastonbury

frequently and is not a close neighbor, and stated that he does not support a philosophy of the GLA policing private properties.

- Discussion addressed the length of ownership and residence: Jaylyn Jensen has owned the property for approximately 6 years (family ownership ~40 years) and has served on the Board for 3 years including the current year. Mitch Larson has been a tenant of Ms. Jensen for ~5 years and a Glastonbury resident for ~10 years total (including prior properties). No prior complaints regarding the property had been filed or acted upon by the Board during Ms. Jensen's ownership until late 2025.

- Mitch Larson indicated he is open to neighbors stopping by in a non-nefarious manner to discuss concerns directly.

MOTION #1 — Recommendation on Bezotsky Complaint PASSED (3-0)

Recommend to the Board that the complaint filed by Joseph Bezotsky regarding the Jensen property (NG46) does not constitute a covenant violation requiring further action, and that the matter be closed. The committee's recommendation will be presented under the Compliance Committee portion of the October Board meeting agenda. Zane will communicate the committee's decision (non-binding until Board action) to Mr. Bezotsky.

Moved by: Zane Curry | Seconded by: Chris Farrar

Votes:

Member	Vote	Notes
Chris Farrar	Aye	
Neil Kremer	Aye	
Zane Curry	Aye	
Holly Gill	Absent	

Result: Motion carried 3-0. The committee will present its recommendation to the full Board at the October Board meeting. If the Board concurs, the complaint will be closed and Mr. Bezotsky will be so informed.

V. Summary of Motions and Votes

#	Motion	Moved / Seconded	Votes	Result
1	Recommend to Board: Bezotsky complaint re: Jensen property does not constitute a violation; close the matter	Made & seconded (committee)	3-0 Aye	Passed

VI. Action Items

Action Item	Responsible	Due Date
Communicate committee decision (non-binding) to Mr. Bezotsky	Zane	Upon minute production / before Board meeting
Present committee recommendation on the Bezotsky complaint under Compliance Committee portion of October Board meeting agenda	Zane / Committee	October Board meeting
Schedule follow-up Compliance Committee meeting regarding Kevin Newby complaint form; poll members for availability	Zane	TBD

VII. Adjournment

Zane moved to adjourn; seconded by Chris Farrar (Neil also supported). The meeting was adjourned at approximately 7:12 PM Mountain Time.

*Glastonbury Landowners Association — Compliance Committee Meeting Minutes — October 8, 2026
Minutes prepared from Zoom recording transcript.*