

GLASTONBURY LANDOWNERS ASSOCIATION

Finance Committee Meeting MINUTES

Date	Called to Order	Location	Duration
October 19, 2026	6:02 PM	Zoom	~35 min

1. Call to Order

Treasurer Debbie Newby called the meeting to order at 6:02 PM. A quorum was confirmed. The meeting was held via Zoom.

2. Attendance

Committee Members Present:

- Debbie Newby (Treasurer, facilitating)
- Alicia Roskind Dearing
- Jewel Wieczorek
- Chris Farrar
- Currey Hall

Committee Members Absent with Notice:

- Regina Wunsch
- James Timmer

Public / Observer: Miriam Barker (Edelweiss)

3. Landowner Comments on Non-Agenda Items

Miriam Barker indicated she had no comments at the start of the meeting. No other non-agenda comments were offered.

4. September 2026 Financial and Treasurer's Reports

Debbie Newby presented the year-to-date figures through the end of September:

- Income: \$184,518 (includes \$5,519 bank interest)
- Expenses: \$151,796
- Net income: \$36,569 (155% of budget)
- Assessment fees: 97% of budgeted amount received; 89–90% of invoiced amount collected
- Accounts receivable: reduced to \$63,000 (from nearly \$75,000 in August)

Debbie clarified the distinction between unallocated funds in the Savings General Operating Account and allocated cash reserves. The total in the Bank of the Rockies savings account at the end of September was \$295,715. She also noted that overhead/admin costs (Account 2000) increased significantly in September due to the general liability insurance premium and the cost of printing and mailing election materials.

Additional points included the positive impact of past-due collections and finance charges on assessment income, and the Tempesta settlement (approximately \$8,000 paid toward overdue assessments, with the balance written off; new 2026 Bad Debt Expense of \$6,743.47, including Tempesta Legal Fees).

MOTION: Approve the September 2026 financials.

Moved by: Alicia Roskind Dearing **Seconded by:** Currey Hall

Aye	Nay	Abstain
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Unanimous (Currey Hall, Jewel Wieczorek, Alicia Roskind Dearing, Chris Farrar, Debbie Newby)	—	—
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Result: Motion carries unanimously.

5. Q4 Assessment Statements

These were Emailed and USPS mailed out the first week of October, on schedule.

6. Collections Update

There are 8 Payment Plans in place. Another long-term delinquent account was paid/resolved in September. Four (4) Liens were updated by our attorney on long-term delinquent accounts, along with Demand Letters sent to the landowners. We are down to 14 accounts over 2 years delinquent which total \$93,329.13.

7. Draft 2027 Budget

Debbie Newby reviewed a draft 2027 budget and responded to questions from Jewel Wieczorek and others. Key discussion points included:

- Accounting fees (ATS) increased due to higher collections activity, more detailed information sharing, and election-related work.
- Website costs (minor increase; one-time URL purchase in 2026).
- Road maintenance increased by \$7,000 (to \$60,000) each for NG and SG.
- Project review fees raised based on stronger-than-budgeted performance in 2026.
- Projected net income of approximately \$28,000, providing a larger buffer than the prior year.

Debbie noted that the new Board (seated December 8) will have roughly one month to finalize the 2027 budget before ATS needs the figures in early January for assessment billing. She expressed the view that assessment fees may not need to be raised based on the current draft. Roadside mowing was discussed; no expense had been posted for 2026, and it was unclear whether any contracted mowing had occurred in South Glastonbury. Jewel reported roadside mowing had been done in North Glastonbury.

MOTION: Accept the GLA Draft 2027 Budget as presented.

Moved by: Currey Hall **Seconded by:** Alicia Roskind Dearing

Aye	Nay	Abstain
Unanimous (Alicia Roskind Dearing, Jewel Wieczorek, Chris Farrar, Currey Hall, Debbie Newby)	—	—

Result: Motion carries unanimously.

6. Motions Summary

#	Motion	Moved / Second	Result
1	Approve September 2026 financials	Dearing / Hall	Unanimous
2	Accept 2027 budget draft as presented	Hall / Dearing	Unanimous

7. Action Items

#	Action	Responsible	Due / Notes
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1	Add clarifying sentence to Treasurer's Report regarding total Bank of the Rockies savings balance	Debbie Newby	Before posting on Website
2	Provide support to incoming Treasurer and ensure draft 2027 budget is available at the 2026 Annual Meeting	Debbie Newby	November 2026

8. Closing Remarks

Jewel Wieczorek and others thanked Debbie Newby for her thorough and effective work as Treasurer, particularly in organizing the finances and addressing past-due accounts. Debbie expressed appreciation and offered to assist the incoming 2027 Treasurer.

9. Adjournment

With no further business, the meeting was adjourned.

Respectfully submitted,
Alicia Roskind Dearing
GLA Secretary