

GLASTONBURY LANDOWNERS ASSOCIATION

Road Committee Meeting Minutes

Date: May 4, 2026
Location: Zoom (Virtual)

Time: 7:02 PM – ~8:28 PM MT
Duration: ~1 hour 26 minutes

I. Attendees

Present:

- Zane Curry (presiding; standing in for the Road Chair)
- Tyson Wright
- Guy Gravert
- Scott Stomierowski
- Jack Sutton

Quorum: Yes (4 members required for votes)

Note: Walter Wunsch, Road Chair, was absent. He is recovering from a broken kneecap after a fall in town about two weeks earlier.

Landowners present: James Everett, Leslie Everett, Byron Kassing, and Miriam Barker

II. Call to Order

The meeting was called to order by Zane at 7:02 PM Mountain Time. He invited public comment from James and Leslie not related to the spend or the road policy. None was offered. The agenda was two items: spring maintenance spending, then the road-policy draft.

III. High Country Excavation Contract

Zane reported that the road contract with High Country Excavation has been approved by the board. The GLA copy, signed by Zane, has been sent to Randy Traucht for countersignature and had not yet been returned. He expected it within about 24 hours.

IV. Spring Maintenance Spend

\$65,000 South cap (or less)	\$30,000 North cap (or less)	\$8,853.60 Mag chloride / mile (22 ft)
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Zane shared a revised calculator. Labor now moves with mileage, mag chloride, and road mix, instead of staying fixed. Grader, water truck, and roller rates flow from the contract. Water truck and roller are the same hourly rate and are not used at the same time. Days of labor adjust from miles and miles-per-day. South miles-per-day are about twice North because, per the contractor, more continuous miles on one stretch are more efficient. The mag-chloride figure is a high-side case.

Inputs on the screen:

- South road mix at 3.3 miles: Arcturus through the end of its primary stretch, and Hercules to Polaris and Scorpio.
- South mag chloride at 2.5 miles. Zane does not believe the full expanse needs it.
- North mag chloride at 0.5 mile, and North road mix discussed from 1.0 to 1.5 miles. Primary North gravel is about 0.7 mile.

- Ryan Kinports and Dr. John Karp, asked by Tyson, recommended about 11,815 feet (2.2 miles) of blade-and-roll, 0.5 mile of mag chloride, and only 215 feet of gravel on Caspari Way East, Priority 3. Zane questioned whether 215 feet was a typo for 2,150. Doing all 2.2 North miles would exceed what is available.
- North road-mix line on screen was about \$6,065 (10 loads). Zeroing it, or covering it with donations, would leave about \$28,000 for fall in that calculation.
- South road mix on screen was \$20,014.50. Walter and Regina have agreed to donate 10 loads, which reduces South by \$6,065.
- Paved-road maintenance of \$7,931 is in the budget and is not inside these available totals. Last year the association was under that line. Longer-term paved planning was deferred.

At 1.5 North miles, only about \$12,000 would remain for fall maintenance in North. Zane called that thin against a familiar \$20,000 fall figure and preferred about 1.25 miles, weighted to Ryan and Dr. Karp’s priority 1 and 2 stretches. He favored spending a bit more in early summer than in October, because early snow can scrape off fall work. North should be done first; it received no fall 2025 maintenance. Walter or a designee should ride with Randy before North work starts. Actual mag-chloride billing will follow width sprayed, not the 22-foot bid width. Do not spray the outer foot on each side (an 18-foot section would be sprayed at 16 feet).

Tyson agreed with the split and was open to going a little higher, with the exact stretches still to be set. Scott said the numbers were covered. Guy supported the numbers, more spring than fall spending, and starting in North. Jack was good with the recommendation.

MOTION #1 — Spring 2026 Maintenance Spend PASSED

“I make a motion that we recommend to the board that the spending for South Glastonbury road maintenance in the spring of 2026 should be \$65,000 or less, and in North should be \$30,000 or less.”

Moved by: Zane | Seconded by: Guy Gravert

Votes:

Member	Vote
Jack	Aye
Guy Gravert	Aye
Scott	Aye
Zane	Aye
Tyson	Aye

No “nay” votes and no abstentions were recorded. Zane declared the motion carried. He will send the board the revised schedule.

V. Mag Chloride — Lyman Dust Control

3.0 miles Total application	2.5 / 0.5 South miles / North miles	21-day Warranty (Lyman)
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Zane recommended Lyman Dust Control: lower cost than the other bid, and a 21-day warranty. The other option was higher cost with no warranty. The quote of \$8,853.60 per mile assumes a consistent 22-foot width; billing will follow what is actually sprayed, and Lyman will adjust if the spray is narrower. Application rates quoted were 0.35 and 0.50. If a stretch does not need the full 0.50, they will go lower and will tell the committee first. Product is mixed with water on site. Lyman has been in business more than 20 years and holds the Flathead County gravel-road contract. They time this work with other Bozeman-area jobs and must be gone by June 12.

Guy called it the best price and a no-brainer. Jack asked how concentration is known; Zane said the bid states the recommended rate.

MOTION #2 — Lyman Dust Control PASSED

“I would like to make a motion that we recommend to the board that we contract with Lyman Dust Control for mag chloride application for a total of 3 miles, 2.5 in South and 0.5 in North.”

Moved by: Zane | Seconded by: Guy Gravert

Votes:

Member	Vote
Tyson Wright	Aye
Scott	Aye
Zane	Aye
Guy	Aye
Jack	Aye

No “nay” votes and no abstentions were recorded. Zane called for the vote after opening the floor to James, Leslie, Byron, and Ms. Barker. Motion carries. This is a recommendation to the board.

VI. Road Policy Draft

Scott had not circulated his draft before the meeting and asked to walk through it live. Zane agreed to an open discussion, then an email vote. Scott emailed the draft to the committee during the meeting. Guests saw it on the shared screen; a hard copy was kept to the committee for now.

Scott built the draft as a third option, beside the 2008 policy (described as the one currently in place) and the 2025 policy, using Walter’s earlier attempt as the start. The aim was to stay simple, and write a policy rather than a specification. He does not believe a cookbook can be followed rigidly every year.

Points discussed:

- A licensed engineer every five years to inspect the network and report conditions and recommended repairs, so later boards inherit a record. James Everett singled this out as strong.
- Emergency language. James cautioned that writing emergency response into the document can lock the association into something it cannot provide. Jack called it a double-edged sword. Zane asked whether the wording creates liability, and said response in a real emergency is people and equipment, not a clause. Scott will try to capture the intent — practical fiscal consideration, without naming ambulances or fire trucks.
- Tyson asked for a short-bulleted synopsis of the differences among the three texts (2008 policy, 2025 policy, and proposed 2026 policy), not a pros-and-cons sheet, for landowners who will not read all three.

Timeline agreed, not voted: comments to Scott by noon Thursday, May 7. Tyson, if still working, will send a note by then. Scott will fold consensus comments in before Saturday morning. Target is a committee email vote around Friday, May 8, and a recommendation to the board by early the next week, so the 30-day landowner window does not slip any further. The March board direction was to revert to 2008 with three options put forward. The committee recommendation would be that Scott’s draft is the 2026 version published beside 2008 and 2025.

James said the document looks great and repeated the emergency caution. Leslie, Byron, and Mrs. Barker had no comments. No vote was taken on the policy text.

VII. Gravel Donations and Schedule

Zane will work with Alicia on a message to all landowners asking for donations of loads of gravel for this round. Walter has already committed 10 loads. Others have been asked; names were not stated. For this round, donations go to primary roadways. Anything beyond that is what makes secondary, and possibly tertiary, work realistic later.

Earliest start is the very end of May, more likely early June. That depends on Randy's equipment and on Lyman, who should follow the roller if possible, and who must be off site by June 12. Zane will email the board the spend and Lyman recommendations the next day, not the night of the meeting. Board timing plus weather still apply. Jack hopes for weather that is neither very hot nor several days of hard rain. The critical window is between grading and rolling.

Leslie asked that, once days are set for particular roads, an email blast go out so residents can plan travel. Zane agreed.

A \$2,500 spending threshold was referenced in the policy discussion as context for board authority. It was not part of either motion.

VIII. Summary of Motions and Votes

#	Motion	Moved / Seconded	Result
1	Recommend spring 2026 spend of \$65,000 or less in South and \$30,000 or less in North.	Zane / Guy	Passed
2	Recommend Lyman Dust Control for 3 miles of mag chloride (2.5 South, 0.5 North).	Zane / Guy	Passed
3	Adjourn the meeting.	Jack / Zane	Passed

IX. Action Items

Action Item	Responsible	Due
Email the board the spring spend caps and the Lyman recommendation, with the revised calculator.	Zane	May 5, 2026
Confirm Randy's countersignature on the High Country contract.	Zane	Within about 24 hours
Comments on Scott's road-policy draft. If still working, send a note that comments are coming.	All members	Noon, Thursday, May 7
Fold consensus comments into the draft.	Scott	Before Saturday morning
Committee email vote on the draft as the 2026 option beside 2008 and 2025.	Zane / Scott	Around Friday, May 8
Short synopsis of differences among the three policies.	Tyson Wright	With the landowner packet
Soften emergency language so it does not create a duty the association cannot meet.	Scott	In the revised draft
Landowner email asking for gravel-load donations for primary roads this round.	Zane, with Alicia	Within the next week
Ride with Randy in North before work starts; set priority stretches.	Walter or designee	Before North start
Coordinate Randy and Lyman so chloride follows the roller. Lyman must be gone by June 12.	Zane	End of May / early June
Email blast once maintenance days are set for particular roads.	Zane	When the schedule is firm

X. Adjournment

Jack moved to adjourn. Zane seconded. No public comment. Ayes from Zane, Guy, and Scott. The meeting was adjourned at approximately 8:28 PM Mountain Time.

Glastonbury Landowners Association — Road Committee Meeting Minutes — May 4, 2026. Minutes prepared from the Zoom recording transcript. The file timestamp is 00:54 UTC on May 5, 2026, which is 6:54 PM MDT on May 4.