

GLASTONBURY LANDOWNERS ASSOCIATION

Road Committee Meeting Minutes

Date: July 7, 2026

Location: Zoom (Virtual)

Time: 6:02 PM – ~7:22 PM MT

Duration: ~1 hour 20 minutes

I. Attendees

Present:

- Zane Curry (presiding)
- Walter Wunsch
- Guy Gravert
- Jack Sutton
- Scott Stomierowski
- Tyson Wright (about 30 minutes late, as emailed)

Quorum: Yes. Zane noted 4 of 6 is a majority and started with four members present.

Guests: Debbie Newby and James Everett. Debbie held her comment for the spring-maintenance report. Zane called the meeting to order at 6:02 PM Mountain Standard Time

Scott had just returned to Montana, arriving about 11:00 the night before, and joined late because he was still on Central time. Walter welcomed him home.

II. Call to Order

Zane called the July Road Committee meeting to order at 6:02 PM Mountain Time and invited comment on road items not on the agenda. Debbie said her comment belonged with the spring-maintenance report. James had none at that point.

III. Spring Maintenance Report

\$22,255.23 North actual (labor + mix)	\$51,670.84 South actual (labor + mix)	July 17 Mag chloride target date
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Spring grading and gravel are done. Mag chloride is not down yet. It had been set for July 10 and was moved to July 17 because Randy's schedule did not line up. The delay also fit the contractor(Lyman), who had been pushed back by heavy rain before the Fourth of July. Zane will cover budget with the treasurer present.

Board caps and actuals:

- North was approved as \$30,000. About \$25,000 of that was labor and road mix, leaving about \$5,000 for mag chloride. High Country's North actual was \$22,255.23, which is \$2,736.73 under the anticipated labor-and-road mix amount. The North road reserve was at \$0, so the leftover helps fall work.
- South labor and road mix was a not-to-exceed of \$51,764.50, inside the board-approved \$65,000. That leaves \$13,235.50 for mag chloride. The \$51,764.50 figure included \$9,000 in donations from Walter Wunsch and Byron Cassing. Actual spend was \$51,670.84, a positive balance of \$93.66 against what was approved. The GLA
- Gravel placed: 11 side-dump loads, about 28 yards, in North, and 41 loads in South. Walter asked whether the donated gravel was used. Zane said it was.
- Lyman Dust Control of Montana quotes a full 22-foot width and says to expect the bill at that number or lower, because some stretches will not be sprayed the full 22 feet.

Zane's view is that the work is holding up better than the last couple of years, despite a very wet spring. He was glad chloride was not down yet, because the rain might have washed it off. He has asked Randy to set the blade deeper on later rounds, including buttons (teeth on the blade) for a quick regrade before chloride. Randy told him the ideal is 20 side-dump loads per mile, and that he would not do fewer than 10 — he would rather do nothing. This round landed at about 10 loads per mile. Zane has not seen a material gravel addition since November 2021. Guy, here since 2006, said nothing like this year's rock has been added in the last five or six years, apart from the Standish period.

Guy rode the full stretch of Hercules with Randy after South was done. Much of it is better than the last couple of years. Concerns were drainage off the road and not enough crown in places. Randy explained why some spots ended as they did. Guy and Zane had asked that width stay at 22 feet for grading. Below Polaris the road is very wide; Standish cut it wide to drain it. Guy told Randy to maintain 22 feet, slope the rest, and not spread gravel out to 30 foot width. One heavy rain showed spots that need a drainage cut so water leaves the road. Randy was to cut some of those on the chloride touch-up. If he does not, Guy and Jack will do it with a shovel. For fall, Guy wants more crown just above Libra, and rock in two spots if the budget allows. Zane agreed that a pre-ride and a post-ride should be the pattern if the association stays with High Country.

Scott had not driven the full system — he was still in a 16-foot Penske — but Arcturus and Leo are clearly better. Before the work was done, Dry Creek to Leo and Leo to his house, were the worst he had seen in a decade. Jack said that road takes a lot of traffic, including the same trucks, and that the Leo–Arcturus junction washboards are where people brake. Scott called speed on Arcturus a toll on the road. Zane rated the feedback he has received an 8 out of 10. Complaints during the work were mostly about when a road would be reached, not about quality. Scott said the shortfall is material, not Randy's operating skill. Jack drove North and South and thought it looked pretty good. Work on Arcturus stopped at Sunshine Place; potholes continue past that. Zane said he had already had that conversation with Regina, and that every "couple hundred more feet" adds up.

Debbie Newby, going south on Arcturus up the hill from about the 25 mph sign to the crest, said it looks as if excess gravel was dropped there.

IV. Asphalt and Dry Creek

Not an agenda item. Zane said several landowners had asphalt laid by Ted's Asphalt of Bozeman. Much of it looks fine. A short strip in the middle of Skyway will be a problem for the plow. He wants to talk first with the landowner, Jonathan Reddish, before calling Ted's. Zane later met Reddish on the roadside digging weeds.

Guy has been in touch with Matt Whitman at Park County, 406-222-4114. County asphalt was not hot enough when it went down, and Whitman said they would come back to finish it. Guy also asked about several potholes on Dry Creek Road. If nothing is heard by about July 20, someone should call. Guy will stay on it and ask Zane, Walter, or Scott to tag-team so he is not the only South voice. Scott said the Dry Creek material has weathered better than he expected and still needs the promised touch-up. Guy thanked the county last year, which is when Whitman said they would return this summer.

V. Mag Chloride

Restated from the maintenance report: Lyman is scheduled for July 17, still weather-dependent. Ideally the ground is a little wet, not too wet. The quote assumes 22 feet; actual spray width should come in at or under the estimate.

VI. Road Policy

Zane said every comment received so far favors the 2026 version of the road policy. That does not mean there is no opposition; none has been heard. With four directors present, he said the July board agenda will take the vote and make it final. Scott said that matched his view of the three options. No committee vote was taken.

VII. Signs

Tyson had a photo of signs in storage, including a yield sign. Guy will take two signs: remove the sign that is coming down, leave the 15 mph speed-limit sign on that post, and install the yield. The removed sign goes in the Quonset hut with the other spares. Zane will text Guy if he gets there first with an impact driver.

Debbie reported the stop sign where Pegasus meets Arcturus is faded to white. It was on the list and was missed, likely because whoever walked Arcturus saw the back of a sign and assumed a stop sign was already there. Guy will take the stop sign he is removing and relocate it to that Pegasus approach. Tyson will confirm the yield in storage and, if he has to message Dr. Karp, will also ask about a stop sign. Debbie asked for the signed-donation information tied to those invoices. Zane will send it once he and Tyson confirm the more efficient path, about a week out. Tyson agreed that timing is reasonable. Zane will email Tyson the signed specs the next morning.

VIII. Fall Work and 2027 Budget

10 loads	20 loads	End of Oct.
Randy's minimum per mile	Randy's ideal per mile	Debbie's 2027 budget target

Jack said roads that were not touched still need something, and that last year he had asked the committee to start the next year's budget estimate in September or October, before assessment statements go out. Spend what status quo costs, then a little more each year — a couple of loads where it can be afforded — so a road is not left five years and then rebuilt at a much higher cost. Zane agreed. Debbie plans a proposed 2027 budget by the end of October, for this board to review and the next board to consider. The committee can contribute by stating miles addressed, miles not addressed, and why an assessment change would be tied to that gap. Zane said he had not wanted to raise assessments without that case.

He also cautioned that spreading fall work onto second- and third-tier roads dilutes the spend on arterials, which still were not done fully this round and will not be fully done in the fall. More people are happy in the short run. He asked members to come to the August and September meetings with a preference: more arterial work, or named second- and third-tier roads.

IX. Gravel-Donation Solicitation

Zane wants a landowner email in early or mid-August listing cost per mile and asking people on those roads to donate toward the wholesale price the next time a crew is out. He had talked to 10 or 15 people before spring work and held off because he did not want to solicit for a contractor who had not yet worked. Walter donated up front. Byron Kassing did as well; Zane noted Byron has a house to sell, which was part of his reason. Tyson and Guy supported sending it. No one objected. Zane will draft it for early August and run the language by the committee before it goes out. No motion was taken.

X. Roadside Mowing

Byron Kassing started mowing Upper South the day of the meeting, for the price of fuel, donating his time. Thistle is flowering. He will stop at Polaris and Scorpio. Zane sees little to mow below that. Jack said Libra needs it, including a large thistle patch at the corner of Libra and Hercules by Michael's, between two gardens. The shoulder is steep. Zane

said if it is one patch he will cut it; Jack offered to shovel the weeds at Mike's. Jack saw Byron almost up to the end of Sagittarius Skyway and thought the work looked good.

No one is lined up yet for Lower South or North. The person who did the soccer field does not have equipment for roadsides. Last year's North ditch mower was "Greg," last name not recalled; he had also offered to do the soccer field. Jack will ask John Karp, get an estimate for the North ditch and the guardrails on the winding road up from the trail, and email the committee. Zane will then send it to the board for an email vote. James sees nothing in Lower South that residents are not already mowing on Hesperus. Jack joked about vinegar and Dawn; Scott said that mix did nothing in Texas.

XI. Summary of Motions and Votes

No formal motions were made and no votes were taken. Direction below was by consensus and is not a recorded vote.

#	Item	Direction	Status
—	August gravel-donation email, language reviewed by the committee first.	Zane to draft; Tyson and Guy in favor; no objection heard.	Consensus, not a vote
—	Adjournment.	Zane closed the meeting. No motion or vote was called.	Closed

XII. Action Items

Action Item	Responsible	Due
Mag chloride with Lyman, weather permitting; a little wet, not too wet.	Zane / Randy / Lyman	July 17, 2026
If Park County has not scheduled the Dry Creek finish and potholes, call Matt Whitman, 406-222-4114. Tag-team if needed.	Guy; Zane, Walter, or Scott	About July 20, 2026
Talk with Jonathan Reddish about the Skyway asphalt strip before calling Ted's Asphalt.	Zane	Before plow season
Relocate the removed stop sign to Pegasus at Arcturus. Install the yield. Leave the 15 mph sign. Store the old sign in the Quonset hut.	Guy; Tyson to confirm the yield	As soon as practical
Send Debbie the signed-donation invoice information once the path is confirmed.	Zane and Tyson	About one week
Email Tyson the signed specs.	Zane	July 8, 2026
Resend Scott the conflict-of-interest forms. DocuSign link expired. Alicia can send a PDF from Zane's account.	Alicia / Zane	Promptly
Draft the August gravel-donation email and circulate the language before it goes out.	Zane	Early August
Ask John Karp who mowed North last year; get a ditch and guardrail estimate; email the committee for a board email vote.	Jack	Soon, thistle is seeding
Cut the thistle patch at Libra and Hercules if Byron does not.	Zane or Jack	This mowing round
Come back with a fall preference: more arterial miles, or named second- and third-tier roads.	All members	August and September meetings
2027 budget proposal, with committee miles-done and miles-not-done input.	Debbie; committee	End of October 2026

XIII. Adjournment

Zane said the agenda was complete. No one added an item. He closed the meeting and said he would follow up with Tyson. Scott asked for the expired conflict-of-interest forms. The meeting ended at approximately 7:22 PM Mountain Time.

Glastonbury Landowners Association — Road Committee Meeting Minutes — July 7, 2026. Minutes prepared from the Zoom recording transcript. The file timestamp is 23:54 UTC on July 7, 2026, which is 5:54 PM MDT.