GLASTONBURY LANDOWNERS ASSOCIATION

Road Committee Meeting Minutes

Date: September 10, 2026 **Time:** 6:00 PM – 7:44 PM MT

Location: Zoom (Virtual) **Duration:** ~1 hour 44 minutes

I. Attendees

Present:

- Zane Curry
- Tyson Wright
- Guy Gravert
- Scott Stomierowski
- Jack Sutton (joined mid-meeting)

Quorum: Yes (5 members required for votes)

Note: Meeting start time confusion (6:00 PM vs. 6:30 PM) was noted due to discrepancies between emails and calendar. Administrative communication issues acknowledged.

II. Call to Order

The meeting was called to order by Zane at approximately 6:00 PM Mountain Time after contacting committee members by phone due to attendance confusion.

III. Road Signs

Zane reported that road signs have not yet been installed but will be placed the following morning (September 11). Discussion covered placement at the following locations:

- **Capricorn entrance:** Sign to be placed on existing post by removing the "Chains Advised" sign and relocating it to a T-post further up the road.
- **Bottom of Hercules:** Sign to be installed on existing post.
- **Beginning of Arcturus:** Sign to be placed on existing post.
- **Bottom of Sirius:** Previous sign was run over; replacement sign to go on an existing post further up the hill. Tyson noted the damaged post may no longer be standing.
- **North Entrance:** Tyson sent a photo showing available posts. Sign can be mounted on one of the community sign posts.

IV. North Glastonbury Fall Road Maintenance

$34,795.23	$19,200	$5,200
Total Available Funds	Randy's Estimate (Remaining Platted Roads)	Spring Regrade Work (2 days)

Zane shared Randy's estimate of **$19,200** for remaining platted roads in North Glastonbury, covering: Aquarius, Pisces, rest of Capricorn, Venus, Mercury, Aries, and Bradford (plus equipment haulage). An additional **$5,200** (~2 days of labor at $2,600/day) was quoted for re-grading all spring work (Gemini to Caspari intersection, Capricorn). The North budget balance is $18,090.23 (gravel road maintenance + mag chloride minus expenditures), with a road reserve balance of $16,705, totaling **$34,795.23** available.

Discussion: Scott raised concerns about grading non-primary/secondary roads (e.g., Gemini Hill) that degrade quickly due to steep grades and construction traffic. Zane responded that all North primary roads are already in decent shape and noted Gemini serves 35+ parcels. Tyson confirmed Gemini to the Caspari intersection needs re-grading. Zane noted project review fees have run at 171% of budget ($17,142.65 vs. $10,000 budgeted), with excess funds that will restock road and snow reserves. Taurus Road was flagged as needing work (~$3,000 to re-grade) but is not included in Randy's estimate. East Caspari was identified as particularly degraded.

Tyson recommended leaving exactly $10,000 in reserves. Zane amended his motion accordingly. Work is scheduled for the last two weeks of October. The committee will meet again in October to fine-tune specific road work before Randy begins.

MOTION #1 — North Glastonbury Fall Maintenance PASSED (5-0)

"I make a motion that we recommend to the board a fall maintenance spend of $24,795.23 for fall maintenance in North Glastonbury, utilizing the remaining North Glastonbury road maintenance budget as well as $6,705.00 from the North Glastonbury Road Reserves, leaving $10,000 in reserves."

Moved by: Zane | **Seconded by:** Guy

Amendment: Tyson Wright proposed rounding to leave exactly $10,000 in reserves — accepted by Zane.

Votes:

Member	Vote
Zane	Aye
Tyson Wright	Aye
Guy	Aye

Member	Vote
Scott	Aye
Jack	Aye

V. South Glastonbury Fall Road Maintenance

$60,791.94	~$80,000	$30,000
Road Reserve Balance	Randy's Full Estimate	Snow Reserve Fund (Separate)

South Glastonbury has **$0** remaining in the operating budget and **$60,791.94** in road reserves. Randy's full estimate for South is approximately $80,000, covering: Arcturus, Aquila, Leo, Virgo, Libra, Scorpio, Polaris, Upper Hercules, Sagittarius Place, and Skyway.

Discussion: Arcturus (primary road) was identified as a priority — completion of remaining work requires 10 loads of gravel plus grading/water/compacting at $9,600, with an additional $7,800 for re-grading spring work. Scott emphasized that South has received significant rainfall (8–10 heavy storms in 2 months), causing significant erosion damage on roads adjacent to hillsides. Guy, a Skyway resident, recommended focusing work from his driveway to Byron Kassing's house with drainage improvements to the culvert area. Zane noted that the culvert issue on Tom Spruances' property was resolved at no cost to GLA, with the contractor repairing the driveway and cleaning culverts. Jack expressed concern about the late October timing, noting snow fell October 30 the previous year. Zane defended Randy's recommendation based on his lifetime local experience. Zane excluded Sagittarius Place from the motion to avoid a conflict of interest (his own road).

MOTION #2 — South Glastonbury Fall Maintenance PASSED (5-0)

"I make a motion that we recommend to the board a fall maintenance spend for South Glastonbury in the amount of $50,791.94, all of which would come from South Glastonbury Road Reserves, leaving a balance of $10,000."

Moved by: Zane | **Seconded by:** Jack

Votes:

Member	Vote
Zane	Aye
Jack	Aye
Scott	Aye

Member	Vote
Tyson Wright	Aye
Guy	Aye

VI. Culvert Maintenance

Zane noted there is no specific budget line item for culvert cleanouts. The committee will need to revisit this in October — potentially paring back road work spending to cover culvert cleanouts, or requesting the board to move excess funds from other line items into reserves. Zane will obtain an estimate from Randy for culvert cleanout costs. Snow fence budget was confirmed as covered.

VII. Asphalt Repair

> **Budget Available:** $7,931 | **Spent to Date:** $0

Jack reported on asphalt assessment in North Glastonbury. Problem areas identified include:

- Sirius Hill — Jack has already started repairs (purchased 3 bags of asphalt patch from Home Depot and applied them, compacted with his vehicle)
- Flat area by the soccer field on Sirius (between the hill and Aries)
- Corners where asphalt is chipping on Capricorn
- Early-stage "crocodile" cracking in several locations that may worsen over winter

Decision: Zane will request a comprehensive asphalt repair estimate from Randy (who has historically done asphalt repairs) before the September board meeting, so the board can vote on fund allocation. Scott suggested Randy also roll the spots Jack patched for a better finish.

VIII. Snow Plowing Contract — North Glastonbury

The current snow plowing contract with Mike Dirkers expires **October 31, 2026**. A new contract is needed starting November 1, 2026. Zane shared cost comparison data:

Contractor	Rate	Same Storm Cost Example
Mike Dirkers (pickup/blazer plow)	$175/hour	$1,225
Randy / High Country Excavation	$125	$437
Rob McDonald (grader)	~$250/hour	Similar total (compared To M. Dirkers)

Discussion: Zane noted the contracts are non-exclusive and two contractors are needed (one for North, one for South) since all areas need plowing simultaneously. Tyson raised concerns about pickup-mounted plows not removing enough snow and requiring more passes. Zane countered that grader operators require exclusive contracts and similar total costs due to slower operation. Mike expressed interest in continuing when Zane spoke with him in February. Mike reported he was "told" to come in at $175/hour and would get the work, which troubled Zane.

Action Plan: The committee agreed to solicit quotes from four contractors:

- **Mike Dirkers** — Zane to contact
- **Darren Gress** (GAV resident with truck and plow) — Zane to contact
- **Mitch** (local contractor) — Zane to contact
- **Summer Joyner** (previously quoted over $200/hr) — Tyson to contact

Target: Share quotes with committee by September 17; email feedback by September 20; prepare contract for September 22 board meeting. Goal is to have a signed contract before October 27 board meeting.

IX. Weed Management

Zane provided an update on conversations with Don Helmbrecht regarding the MSU Extension Office. Key points:

- MSU Extension is willing and interested in coming out for a **"Weed 101"** community education session
- They offered to work with GLA on developing a **long-term weed management plan**
- They even offered to host a **barbecue/community meeting**
- However, MSU Extension is booked until November — too late for weed season
- MSU Extension is available from November through May and expressed that they had been trying to work with the GLA board for years
- **Grant programs** are available through MSU Extension for free weed control products

Decision: Weed management work will begin in spring 2027. Don Helmbrecht will continue to facilitate coordination. Jack mentioned he is using the "claw hammer approach" to remove knapweed and roots on his property. Guy agreed to participate when his schedule permits.

X. Roadside Mowing

Budget remaining: approximately $1,500 after estimated expenses of ~$1,300.

Work completed:

- **Greg Sheldon** (North) — Mowed Sirius Hill area. Did not initially mow under guardrails, but the guardrail areas were subsequently completed (possibly by Greg). Invoice pending.
- **Byron Kassing** (High South) — Completed all mowing for $500. Invoice may not be submitted, and instead work will have been deemed donated.
- **Jack** — Volunteered to weed-whack guardrail areas on Sirius Hill.

New work: Tyson identified approximately 100 yards of grass/weeds on Caspari encroaching into the traffic lane (nearly reducing to one lane). John Karp confirmed the condition. Tyson arranged for Greg Sheldon to mow the area for approximately $200. If GLA does not reimburse, Tyson offered to pay personally.

Decision: Committee agreed that if budget exists and landowners request mowing on platted roads, the work should be done.

XI. Summary of Motions and Votes

#	Motion	Moved / Seconded	Votes	Result
1	Recommend to board: $24,795.23 fall maintenance spend for North Glastonbury (remaining budget + $6,705 from Road Reserves), leaving $10,000 in reserves	Zane / Guy	Zane, Tyson, Guy, Scott, Jack — all Aye	**Passed (5-0)**

2	Recommend to board: $50,791.94 fall maintenance spend for South Glastonbury from Road Reserves, leaving $10,000 in reserves	Zane / Jack	Zane, Jack, Scott — Aye; Tyson, Guy — not clearly audible	**Passed (5-0)**

XII. Adjournment

The meeting was adjourned at approximately 7:44 PM Mountain Time.