GLASTONBURY LANDOWNERS ASSOCIATION

Road Committee Meeting Minutes

Date: October 5, 2026 **Time:** 6:34 PM – 8:19 PM MT
Location: Zoom (Virtual) **Duration:** ~1 hour 45 minutes

I. Attendees

Road Committee Members Present:

- Zane Curry
- Walter Wunsch
- Guy Gravert
- Jack Sutton
- Scott Stomierowski (via phone)
- Tyson Wright (joined late) — audio difficulties; participated via chat and later by phone

Quorum: Yes (6 of 6 committee members present)

GLA Directors / Other Attendees:

- Lance Rushmeyer - Director
- Jaylyn Jensen - Director
- Claudette Dirkers – Former Director
- James Timmer - Director
- Tim Brockett - Former Director
- Debbie Newby - Director
- Cappi Schneider - Landowner
- Joe Bezotsky – Former Director
- Steve Anderson - Director

II. Call to Order

The meeting was called to order by Zane at approximately 6:34 PM Mountain Time via Zoom.

III. Agenda

1. North Glastonbury Fall Maintenance
2. South Glastonbury Fall Maintenance
3. North Glastonbury Winter Snow Plowing Contract

IV. North Glastonbury Fall Maintenance

NG Road Maintenance Budget Balance	$18,090.23
NG Road Reserve Balance	$16,705.00
Total Available	$34,795.23
Board-Approved Fall Spend	$24,795.23
Total Estimate (all priorities)	$23,300.00

Zane presented a spreadsheet summarizing the approved budget and High Country Excavation (Randy Traucht) estimates. The estimate includes:

- **Regrade & re-roll** all spring 2026 work areas (Gemini, Orion intersection, Capricorn to Venus) — $5,200 (2 days)
- **NG culvert clearing** — $1,000
- **Priority roads** (Taurus, Aquarius, Pisces, Capricorn end, Venus, Mercury) with associated gravel loads

Discussion Highlights

- **Walter Wunsch** questioned the need for 4 loads of gravel each on Venus and Mercury, suggesting grading alone might suffice and proposing a site visit before committing. He preferred to delay the decision on where Board approved spend should be allocated
- **Jack Sutton** acknowledged all roads need maintenance and noted the extreme dryness and upcoming moisture could change conditions before Randy arrives (~Oct 17–19).
- **Scott Stomierowski** advocated spending the allocated funds, focusing on primary and secondary roads, with gravel added where bowling-ball-sized rocks are exposed or where roads turn to mud. He suggested giving Randy discretion on distributing the 4-8 loads of gravel across primary/secondary first, then Venus and Mercury as conditions warrant.
- **Guy Gravert** agreed with doing the work now rather than deferring, noting the roads could then be good for several years.
- **Tyson Wright** (via chat): "Just spend it."
- **Zane** opposed delaying to another meeting, noting committee members had the estimates for several weeks and Randy is scheduled to start Oct 17–19.
- **Lance** (landowner comment) supported using gravel on primary roads first, then moving any excess to lower-priority roads, grading and packing the rest.

MOTION #1 — North Glastonbury Fall Maintenance PASSED (6-0)

> *"Approve North Glastonbury fall maintenance as presented, with Randy Traucht given discretion on how best to distribute the 4-8 loads of gravel as he works from primary to secondary to tertiary roads."*

Moved by: Scott Stomierowski **|** **Seconded by:** Zane

Votes:

Member	Vote	Notes
Scott Stomorowski	Aye	
Zane	Aye	
Walter Wunsch	Aye	
Guy Gravert	Aye	
Jack Sutton	Aye	
Tyson Wright	Aye	

V. South Glastonbury Fall Maintenance

SG Road Maintenance Budget Balance	$0.00
SG Road Reserve Balance	$60,791.94

The SG road maintenance budget is fully spent on spring work. Any recommendation must go to the full board for an email vote (requires 8 board member approvals). Randy Traucht's estimates for all remaining

SG work:

Work Item	Estimate	Notes
Regrade & re-roll (Spring 26 work)	$7,800	Includes all of Arcturus, lower Hercules
SG culverts	$3,000	
Arcturus End (~0.6 mi)	$9,600 → $4,800	Reduced to half scope (5 loads gravel)
Aquila	$1,800	Accessed off Dry Creek
Leo (secondary)	$7,200	6 loads gravel
Upper Hercules (canyon)	$13,800	20 loads gravel; heavily washed out
Virgo	$1,200	Accessed off Dry Creek
Partial Sagittarius Skyway	$11,391.94	Up to approx. Byron's driveway

Discussion Highlights

- **Walter Wunsch** contested the Upper Hercules spend ($13,800), stating he did not believe the road was that bad. He also noted that Byron (a landowner doing construction) should contribute.
- **Guy Gravert** (drives the road daily) countered that the canyon section has severely deteriorated from heavy rains washing gravel away, and gravel plus proper crowning is essential to get water off the road.
- **Scott Stomierowski** agreed the canyon section is in poor shape and supported the spending plan.
- **Jack Sutton** noted erosion on upper Skyway near a widened section and suggested at minimum preventing further deterioration.
- **Debbie Newby** (landowner) questioned the Arcturus End scope, noting the section past Sunshine Place is not primary per the 2026 road policy and, from her regular walks, doesn't appear to need extensive work. She suggested reducing the scope.
- **Lance** reported that a landowner at the end of Arcturus prefers minimal maintenance to discourage speeding. Both Scott and Debbie's observations supported reducing Arcturus End to roughly half the original scope.
- **Guy Gravert** recommended limiting Skyway work to the section up to Byron's driveway, as there are only 2 full-time residents beyond that point.
- **Claudette** noted Skyway hadn't been serviced since ~4–5 years ago. She also raised the existence of a court-ordered mediation settlement agreement regarding the road-widening project on upper Skyway that remains uncompleted.

MOTION #2 — South Glastonbury Fall Maintenance PASSED (6-0)

> *"Recommend to the board approval of South Glastonbury fall maintenance spending in the amount of $50,791.94, covering: regrade/re-roll of Spring 26 work, SG culverts, Arcturus End (reduced to ~half scope / 5 loads of gravel), Aquila, Leo, Upper Hercules, Virgo, and Partial Sagittarius Skyway (up to approximately Byron's driveway). The road committee to coordinate with Randy Traucht on Skyway details and seek any potential donations from Byron."*

Moved by: Zane (self-amended to incorporate Debbie Newby's suggestion to reduce Arcturus End and reallocate savings to Skyway) **| Seconded by:** Scott Stomierowski

Votes:

Member	Vote	Notes

Zane	Aye	
Scott Stomorowski	Aye	
Walter Wunsch	Aye	Despite contesting Upper Hercules
Guy Gravert	Aye	
Jack Sutton	Aye	
Tyson Wright	Aye	

Note: This recommendation must be approved by the full GLA board via email vote (8 members required). Zane committed to sending the email the following day.

VI. North Glastonbury — Winter Snow Plowing Contract

South Glastonbury plowing is already covered under the High Country Excavation contract (Randy Traucht, $125/hr). North Glastonbury requires a separate contractor. Zane and Tyson gathered quotes:

Contractor	Rate	Details
Mike Dirkers (NG resident)	$175/hr	Blazer with straight blade & upgraded sandbox; insured; plowed NG last year; willing to continue
Darren Gress (GAV resident)	$185/hr	Early 2000s Chevy 2500 with V-blade; adding sandbox; initially quoted $250, reduced to $185
Summer (NG resident)	>$200/hr	Ford pickup with straight blade; did not submit formal bid
John Melin (Mill Creek)	Declined	Available on an as-needed emergency basis with heavy equipment
Twisted Pines (Jace Quimby)	~$225+/hr	Emergency/overflow option only
Randy Traucht (High Country)	N/A	First option to bring grader to North if storms allow

Dispatch Protocol

- **4 inches or more:** Contractor self-dispatches
- **Less than 4 inches:** Dispatched at the discretion of the road committee

Discussion Highlights

- General consensus that Mike Dirkers performed well last year.
- Claudette asked whether the plowing contract should align with the 2026 road policy's road classifications. Zane stated that plowing should cover more roads than just primary/secondary. Claudette agreed, noting the covenants list snow plowing as the first priority for assessment spending.
- Zane and Scott volunteered to review the contract alongside the road policy to ensure alignment before presenting to the board.

MOTION #3 — North Glastonbury Snow Plowing Contract PASSED (6-0)

"Contract with Mike Dirkers for North Glastonbury snow plowing for the 2026–2027 snow season at $175/hour, using substantially the same contract terms as the prior year."

Moved by: Jack Sutton **|** **Seconded by:** Tyson Wright

Votes:

Member	Vote	Notes
Jack Sutton	Aye	
Tyson Wright	Aye	
Walter Wunsch	Aye	
Guy Gravert	Aye	
Scott Stomorowski	Aye	
Zane	Aye	

Note: This recommendation will also be sent to the full board for approval.

VII. Summary of Motions and Votes

#	Motion	Moved / Seconded	Votes	Result
1	Approve NG fall maintenance as presented with Randy Traucht given gravel discretion	Scott / Zane	All 6 Aye	Passed (6-0)
2	Recommend to board: $50,791.94 SG fall maintenance from Road Reserves	Zane / Scott	All 6 Aye	Passed (6-0)
3	Contract with Mike Dirkers for NG snow plowing at $175/hr for 2026–27	Jack / Tyson	All 6 Aye	Passed (6-0)

VIII. Action Items

Action Item	Responsible	Due Date
Send email to board with SG fall maintenance recommendation ($50,791.94) and NG plowing contract recommendation for email vote	Zane	Oct 6, 2026
Contact Byron re: potential donation for Skyway work	Road Committee	Before work begins
Send copy of mediation settlement agreement (Skyway widening) to road committee and board	Guy Gravert	ASAP
Develop game plan with Randy for addressing Skyway widening section (scope & cost)	Guy Gravert	Before Nov/Dec meeting
Review/align plow contract with 2026 road policy and present to board	Zane & Scott Stomorowski	Before winter season
Inspect NG sand hut and photograph current sand supply	Tyson Wright & Jack Sutton	Next week / November
Determine sand order needs for winter; add to November agenda	Road Committee	November meeting
Winterize soccer field water lines (shut off & blow out)	Jack Sutton	ASAP

IX. Other Notes

- **Asphalt repair** for North Glastonbury was previously approved at the September board meeting — no further action needed.
- **Caspari Way East** remains in significant disrepair but was not prioritized due to limited impact (3 parcels) and cost constraints.
- **Polaris:** Walter Wunsch indicated residents are satisfied with current conditions; no work planned.
- **Erickson property** (Sagittarius Skyway) has sold and closed to a new owner.
- **Claudette** noted that Bradford Way is not listed in the 2026 road policy; Zane explained it was included because Randy was asked to evaluate all roads. The committee had already voted to include it in the North maintenance plan.
- **Claudette** also clarified the historical distinction between Venus Hill and Venus Way (upper portion rarely needed work)
- All fall maintenance work is scheduled to begin October 17 or 19, 2026 by High Country Excavation (Randy Trott).
- **Guy Gravert** expressed interest in continuing on the road committee in 2027.

X. Adjournment

The meeting was adjourned at approximately 8:19 PM Mountain Time.

Minutes prepared from Zoom meeting recording.