

Glastonbury Community Forum

September 22, 2026 GLA Board Meeting Summary

Meeting: Zoom, second September board meeting

Presiding: President Zane Curry

Directors present: Zane Curry, Lance Rushmeyer, Debbie Newby, Alicia Dearing, Walter Wunsch, Jaylyn Jensen, Scott Stomierowski, James Timmer, Steve Anderson

Directors absent: Holly Gill, Tyson Wright, Christine Farrar

Landowners present: Tim Brockett, Lisa Gaskin, Ron Wartman, Miriam Barker, Leslie and James Everett, Jewel Wieczorek, Haylee Hall, Val O'Connell, Jack Sutton

Note: Clickable links are marked in blue. PDF security requires that links open in the same tab as the meeting summary. Click your browser's back button to return to the summary.

The official GLA Meeting Agenda follows this summary.

1. Call to Order

The meeting was called to order at approximately 6:46 pm Mountain Time.

2. Moment of Silence — With Intention

President Zane Curry invited a moment of silence and comments on extending grace in board and community discussions. Repeating a well-worn pattern, Curry apologized for harsh words spoken by himself and fellow Director Scott Stomierowski towards Secretary Alicia Dearing at the September 10, 2026, Road Committee meeting. He asked that those actions and landowner responses be treated with grace. The concept of grace and forgiveness was invoked multiple times throughout this board meeting.

3. Landowner Comment — Non-Agenda Items

The board then heard landowner comments from North Glastonbury (NG) Landowner Ron Wartman about the timeliness, clarity and availability of minutes and meeting information. [Minutes are often months late](#) and sometimes non-existent. Secretary Alicia Dearing heatedly protested that she was doing the best she could and did not have time to do more. If Ron wanted more information, he should contact her directly, she exclaimed. Dearing added that in 2027, full recordings of all meetings should be made available to all landowners. That would eliminate her tedious and demanding responsibility for writing and posting official meeting minutes.

Wartman also requested that landowners who filed lawsuits against the GLA be permanently banned from serving on the board. NG Landowner, 2026 GLA Board candidate, and former litigant and defendant Val O'Connell, noted that the GLA Covenants would need to be changed for Wartman's suggestion to be legal.

President Zane Curry then offered his vision. "A wonderful future where the GLA does not find itself in the court system...and things are solved with conversations."

4. Officer Reports

a. President — Zane Curry. President Curry said minutes from two prior meetings were sent to directors for email votes and would be posted on the website after those votes concluded. Secretary Alicia Dearing corrected Curry and noted that the minutes were already approved and would be posted when she could find time to do so. Members discussed meeting conduct, community relations, and the goal of avoiding further litigation. Curry spoke about inviting the Fire Department and Forest Service to the GLA Annual Meeting to speak about fire and weed prevention.

President Curry also spoke about many landowners contacting him and requesting service for the platted roads they live on. He gave the example of his road, Sagittarius Place, which is platted and will not receive fall maintenance because only three residences are situated there. He reiterated that, "the community roads that receive the greatest amount of traffic, impact the greatest number of parcels, and that's where the dollars go." Landowners who live on less populated roads should organize with neighbors and donate money to pay for routine maintenance of their own roads. President Curry speculated that the GLA *might* be able to provide matching funds for landowner donations.

Spring grading was extended for one week in South Glastonbury. During that time Upper Hercules, a secondary road with [four residences and the gateway to Sagittarius Place](#), received multiple double truckloads of fresh road mix, was graded, watered and rolled.

b. Vice President — Lance Rushmeyer. Rushmeyer discussed a single-vehicle accident on Hercules Road in which the driver was injured. The driver, identified as South Glastonbury (SG) Landowner Pat Brettschneider, is currently recuperating in Livingston Memorial Hospital. The accident occurred near a sharp turn, where the vehicle left the road and plummeted down an embankment. President Curry stated that Pat "was on the wrong side of the road...and traveling too fast." No documented evidence was offered to support those allegations during this discussion.

The GLA spent \$20,000.00 on protective guardrails in 2020. A mile or so of guardrail and associated supplies have been in storage on private land for six years and are just a few miles from the scene of the accident in High South Glastonbury.

c. Treasurer — Debbie Newby. Newby reviewed [posted financial reports](#), assessment

collections, accounts receivable, payment plans, and the future board-approved change to mail all annual assessment statements in January 2027, while just *emailing* later quarterly statements. A motion to approve the August financial reports was made and seconded. **The motion carried** on a roll-call vote; Steve Anderson explained his opposition by referring to the valuation of community property shown in these reports. Newby further explained that landowners who receive their assessment statements by mail will no longer receive quarterly statements for the 2nd, 3rd, and 4th quarters. Those will only be available for landowners who receive statements by email. It is too much of a strain on the all-volunteer board to continue hand-mailing quarterly assessment statements.

d. Secretary — Alicia Roskind-Dearing. Directors discussed a possible GLA community gathering in coordination with a separate community picnic. President Curry urged landowners to supply food and refreshments. The meeting is tentatively scheduled for September 27th.

5. Ombudsmen Reports

a. North Glastonbury — vacant. No report.

b. South Glastonbury — Miriam Barker. No report.

6. GLA Insurance

a. General liability. The board reported renewal of a policy providing \$2 million in general liability coverage. President Curry complained that Key Insurance sat on the renewal application for three weeks which only allowed the board one week to approve and sign the policy. Directors and landowners discussed an additional quote, road safety, and the need to physically maintain roads, regardless of insurance. Curry discovered that Key Insurance could provide \$5 million worth of road liability insurance for just \$5,500. He reasoned that it would be a better use of landowner funds than spending \$70,000 to make dangerous roads safer to travel on, as the 2025 Board of Directors had implemented. **No motion to purchase additional coverage was made.**

b. Directors and officers liability. The board also discussed Directors-and-Officers insurance; an additional quote and information was pending. Previous boards had sought quotes for Directors-and-Officers coverage, but insurance carriers declined to provide it due to GLA's legal history.

7. Committee Reports

a. Road Committee.

i. Fall maintenance spending. President Curry followed his usual pattern of presenting a proposal, asking every director for agreement, gently criticizing those who disagreed, and then positioning his request to a vote.

In previous years, the Road Committee presented bids from different contractors for lists of proposed maintenance. In 2026, one contractor, High Country Excavation, has a monopoly for Glastonbury road maintenance. The Road Committee request was simply for money-essentially everything left in the 2026 budget, and then draining both NG and SG road reserve funds to a bare minimum. The work to be performed was left up to the Road Committee.

1. North Glastonbury: The Road Committee recommended spending \$24,795.23 for NG fall maintenance described as using the remaining \$18,090.23 from the 2026 budget and \$6,705 from the North Glastonbury Road Reserve Fund, leaving a base amount of \$10,000 in that reserve. **Note:** The presiding officer corrected an agenda reference to the 2025 budget, saying it should read 2026. A motion to approve the spending was made and seconded. The Road Committee will make the final determination on October 6th, as to which roads and tasks the allocated money will be selectively dispersed. President Curry apologized for not getting detailed proposals and itemized costs to the board. It was noted that Road Committee minutes and documentation ceased on April 6th. **The motion carried; the announced tally was five in favor, two opposed, and two abstentions.**

The board considered a \$3,690 estimate for asphalt edge and patch repairs on Sirius Drive. A motion was made and seconded. After director and landowner comments, **the motion carried** on a roll-call vote. The flat, paved section of [Sirius Road is a private road](#) that crosses Church Universal and Triumphant (CUT) owned land. The land is not under GLA legal jurisdiction. CUT does not pay any assessments on their properties because they were released and discharged from any further effect just prior to the issuance of the 1997 Restated Declaration of Covenants for the Community of Glastonbury. It has yet to be determined whether an access easement/right-of-way was ever filed at the Park County Courthouse and legally granted to GLA.

2. South Glastonbury: The entire SG road budget of \$53,045 was spent for spring grading; an additional \$19,920 was taken from the SG Road Reserve Fund to pay for 2026 SG spring grading. The committee recommended draining \$50,791.94 from the South Glastonbury Road Reserve Fund, with only a projected \$10,000 remaining. Normally Road Reserve Funds are saved for emergencies or expensive road improvement projects. Directors discussed the scope, road priorities, and the need for reserve monies. A motion to approve the proposed spending was made and seconded. **The motion failed.** The committee discussed meeting on October 6th to reconsider priorities and a possible revised proposal followed by a subsequent board email vote on October 7th. Curry arm-twisted directors by stating, “if you do not immediately vote on October 7th [to approve the Road Committee funding request for SG] then you're doing a strong disservice to your community.”

3. North Glastonbury mowing: Directors discussed an additional \$100 payment for mowing already completed and whether that work had been authorized. No motion was made. **The**

item was tabled until the next board meeting.

b. Finance Committee. The agenda notes that the [September meeting adjourned](#) for lack of quorum. Five of the seven committee members failed to attend.

c. Project Review Committee. The agenda notes that no new projects had been received. The O'Connell matter is recorded under item 8.

d. Governing Documents Committee. The agenda called for an update on legal review of balloted bylaw changes, already mailed community-wide to landowners on September 15th. President Curry stated that he tried to engage two separate law firms to review the proposed bylaw changes. Both turned him down. Then Curry asked the Board attorneys, Cotner, Ryan and Blackford to review them. The law firm agreed, but stated that they *could not complete their legal review of the proposed bylaws' changes until October 31st*. **Note:** The deadline for landowner voting is November 3rd at 5:00 pm, Montana time.

e. Election Committee. President Curry who also chairs the Election Committee gave a slow, cautious, and pained story about multiple errors that plagued the 2026 GLA Annual Election ballots and mailing. The first error he blamed on [The Main Print Shop in Livingston](#). Somehow, the first name of many, if not all landowners in North Glastonbury were replaced with incorrect random first names. Curry thought that feelings may be hurt, but no other problems were anticipated. Director Newby pointed out that the Emigrant Post Office returned some of her board mail for dubious reasons. She added that if first names are not what the PO Box is registered under, the ballots may be returned to the GLA. Curry asked for grace for the printer and suggested that an Eblast be sent to *all* landowners notifying them of the error. Curry queried directors for their approval and comments. No one dared disagree and all gave their compliant approval.

Then Curry proceeded to the next Election Ballot issue. The *ballot instructions* for North and South Glastonbury were *missing multiple bullet points that provided critical information*. As Election Chair it was his responsibility to ensure the ballot packets were accurate and complete. He again asked for grace and suggested that an Eblast could inform landowners of the missing content. He called each director individually and all meekly approved.

The next problem also affected all North and Glastonbury landowners. The ballot return envelope lacked the landowner's return address and parcel number. Curry suggested that the Eblast contain instructions and a visual example of how landowners should hand write their return address on the ballot envelope. One director, Debbie Newby, found a little courage and questioned "why the return address was omitted in the first place?" Curry replied that including the landowner's return address would have delayed the timely mailing. Implicit was that he unilaterally made the decision to rush the mailing and omit the return address. Newby added that the return address was critical for tabulating who voted. Director Rushmeyer asked if no return address were added would the ballot still be counted? Landowners could be

disenfranchised. Yet again, Curry repeated his request for grace, this time for himself. Eventually, it was decided that all landowners should be mailed new ballot return envelopes preprinted with their return address. This too would be added to the Eblast.

No motion to reprint ballots, discard ballots, or change the vote count was established.

Election observers. The GLA accounting firm [who tabulated the 2025 election results](#), Accounting and Tax Solutions (ATS), requested observers for ballot processing. After discussion, the board approved **Linda Kremer as the primary South Glastonbury observer and Board President Curry as the alternate**. The board then approved **Ron Wartman as the primary North Glastonbury observer and Board Vice-President Lance Rushmeyer as the alternate**. Both observer motions carried. A preparatory session or dry run with ATS was discussed for October 22.

f. Compliance Committee. The board heard a brief [Formal Complaint update concerning current director and candidate Jaylyn Jensen](#). One Compliance Committee member was not available for three weeks; another was busy sorting out their schedule, and a third did not respond at all. No Compliance Committee meeting date was set. The [four members](#) of the Compliance Committee are President Zane Curry, Directors Christine Farrar, and Holly Gill, and Landowner Neil Kremer.

8. O'Connell NG 5-C Standing

Next discussed was the O'Connell's Project Review application for a two-story cabin. Numerous questions were reviewed about fees and ownership records, and determinations of prior standing for other parcels. Directors identified records needing review and discussed further committee work. **No definitive good standing status was determined or final legal finding rendered.** Another agenda item concerning historical materials and records was tabled. It was agreed that the Project Review Committee would hear the details concerning the O'Connell's cabin application on October 14th. Then the board would take up their project review and concomitant GLA good standing status on October 27th.

9. Eleven Parcels Listed as Not in Good Standing

The board tabled the 11 parcels not in good standing so more research could be done.

10. Rule 2.02 Finalization

Rule 2.02 and Covenant 10.01. After the delayed attorney review of an earlier version of Rule 2.02, Jaylyn Jensen presented some improvements. *She* considered Rule 2.02 to be in full force and effect because the attorney had reviewed it. President Curry agreed, as did the board. Directors discussed the attorneys' suggestions regarding more specific legal descriptions of conduct, a process that would give reasonable notice to landowners and an opportunity to respond before any individualized decision. A motion was made to adopt the improved version of Rule 2.02, concerning Covenant 10.01, but somehow linked to it, and then replace the

previously board-approved version, was made and seconded. Only landowners present were allowed to quickly review the displayed text before the vote. No mailing was sent to all landowners for Rule 2.02 or the “improved” version.

Note: "[Bylaw s Article XI C](#) states “Prior to making any new Rules or Regulations, or taking any action to enforce any of the Covenants, Bylaws, *Rules* or Regulations, the Association, acting through the Board of Directors and officers, shall provide reasonable written notice in accordance with Article V, paragraph D, to all of the Members...” **The motion carried.**

11. Final Landowner Comments

No comments were presented.

12. Adjournment

President Curry wished to make an “important announcement” that was not on the agenda. Then he caught himself and stated “sorry for the bait and switch” and asked directors to check their email in the morning for his statement. Curry then made a motion to adjourn the meeting at 10:17 PM. It carried.

Summary completed courtesy of [volunteer landowners and the Glastonbury Community Forum](#).
Date: September 26, 2026

Download the August 2026 Treasurer’s Report at
<https://www.glamontana.org/minutes/FC2026-09-03.pdf>

View GLA Financial reports, budgets, minutes, at <https://www.glamontana.org/minutes02.php>

Visit the Glastonbury Community Forum at <https://glastonbury.freeforums.net/> to read the latest articles and stay informed.



Glastonbury Landowners Association | Board of Directors
Meeting Agenda September 22, 2026

Please note landowner comments will be invited and encouraged at the following times:

- A) After the intentional Moment of Silence – on non-agenda items only (1-3 minute limit per presiding officer pre-determined length to be announced at the beginning of the meeting)
- B) After motions are made, seconded, and BOD discussion has concluded, but before a BOD vote is taken on Agenda items only (1-3 minute limit per presiding officer pre-determined length to be announced at the beginning of the meeting)
- C) At the conclusion of the meeting before Adjournment (1-3 minute limit per presiding officer pre-determined length to be announced at the beginning of the meeting)

1. Call to Order

2. Moment of Silence – With Intention

3. Landowner Comment – Non-Agenda Items

4. Officer Reports

- a. President – Zane Curry
- b. Vice-President – Lance Rushmeyer
- c. Treasurer – Debbie Newby
 - i. Preliminary reports and August 2026 Treasurer's Report are posted on the GLA website)
 - ii. ***Approval of August 2026 Financial Reports (distributed to BOD 9/15/26) – BOD vote***
 - iii. 2027 Assessment Statements Change Notice
 - iv. Collections update
- d. Secretary – Alicia Roskind-Dearing
 - i. Community meeting update

5. Ombudsmen Reports

- a. North Glastonbury – Vacant
- b. South Glastonbury – Miriam Barker

6. GLA Insurance

- a. GLA General Liability insurance informational update
- b. GLA Director and Officer liability insurance informational update

7. Committee Reports

- a. Road Committee
 - i. Committee recommendation on Fall maintenance spending

1. *North Glastonbury \$24,795.23 funded by utilizing remaining \$18,090.23 in 2025 budget and \$6,705.00 from NG Road Reserve account, leaving \$10,000.00 in NG Road Reserve account. – BOD vote*
2. *South Glastonbury \$50,791.94 funded by utilizing SG Road Reserve account leaving \$10,000.00 balance in SG Road Reserve account – BOD vote*
3. *NG mowing update and BOD vote on Caspari mowing*
- b. **Finance Committee**
 - i. September meeting adjourned due to lack of quorum
- c. **PRC Committee**
 - i. No new projects received
- d. **Governing Documents Committee**
 - i. Legal review update on balloted Bylaw changes
- e. **Election Committee**
 - i. Update on 2026 election process/progress
 - ii. *GLA appointed election observers – BOD vote*
- f. **Compliance Committee**
 - i. New complaint received Joe Bezotsky re: Jaylyn Jensen property
8. **O'Connell (NG 5-C) Standing**
 - a. *PRC review process – BOD Vote*
 - b. *\$250 late project application fee – BOD Vote*
 - c. *Standing status as of 9/22/26 – BOD Vote*
9. *Eleven parcels deemed Not in Good Standing due to Covenant Violations per 2025 election materials. Discussion and decision re: 2026 election – BOD vote*
10. *Rule 2.02 finalization – BOD Vote*
11. **Final Landowner Comments**
12. **Adjournment**

Upcoming Meetings:

October 6, 2026 – Road Committee – 6:00 P.M. MST

October 14, 2026 – Project Review Committee - 7:00 P.M. MST

Please see GLA website at www.montanagla.org for meeting details and agendas. Note that meeting times and venues are subject to change, and as such the GLA website at www.montanagla.org will be the official record of where and when all meetings will be held.

Next GLA Board Meeting:

October 27, 2026 6:30 PM MST

All GLA Board of Directors meetings will be conducted in accordance with the 05.18.2015 [Conduct of a Meeting Policy](#). This policy can be found on the GLA website (www.montanagla.org) under Governance > Policies > Conduct of Meeting