

Glastonbury Landowners Association, Inc.

~2025 Annual Election Ballot Packet~

Dear Glastonbury Landowner,

September 22, 2025

Welcome to the Glastonbury Landowners Association (GLA) Annual Election. Your vote is your voice, and we want to hear from you. This year we have five candidates vying for director's seats. Three candidates from North and two in South Glastonbury. And you will be able to cast a vote on important Bylaw updates and changes. Enclosed are:

- One election and a Bylaw changes ballot for the designated property/parcel number listed on the mailing label.
- Interesting and important statements from the candidates.
- A pre-addressed, ballot return envelope.

Voting by Written Ballot

The 2025 Election is by written ballot *only* as authorized by GLA Bylaws, VI.D. (3). The GLA accounting firm, Accounting & Tax Solutions (ATS), in Livingston, will follow GLA election procedures and confidentially process all ballots. "No ballot cast during a written-ballot only vote can be revoked." Bylaws Article VI D. (4).

Candidates' Terms

This election cycle, there are eight (8) open positions on the Board:

North Glastonbury landowners may elect up to four (4) Directors – three for 2-year terms; one for a 1-year term.

South Glastonbury landowners may elect up to four (4) Directors – three for 2-year terms and one for a 1-year term.

North and South Glastonbury landowners may elect one (1) Ombudsman, each for a 1-year term.

Candidates

- Three (3) candidates, Claudette Dirkers, Doug Gill, and Ryan Kinports are running for North Glastonbury Directors' positions.
- Two (2) candidates, Tim Brockett and Christine Farrar are running for South Glastonbury Directors' positions.
- No candidates are running for Ombudsman in North or South Glastonbury.
- You may write-in a landowner for any position and check the box to vote for them.

Write-in candidates must be members in good standing as defined by Covenant 3.19 and willing to be nominated. Candidates must remain in good standing throughout the election period or they forfeit their candidacy.

Who Can Vote

Landowners must be up to date on all assessment payments by October 31, 2025, in good standing on every lot they own, and cannot be in violation of the GLA Governing Documents.

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Mail or Hand-Delivery – 100% Confidential

- You may mail or hand-deliver your ballot to the ATS office, 303 South B Street, Livingston, MT 59047. **BALLOTS MUST BE SUBMITTED IN THE ENVELOPE PROVIDED.** *Do not include anything in the envelope except the ballot.* The ballot envelope has your name and return address on it, so ATS may note that you voted. The envelope will remain sealed until after the election ends. The ballots are placed in a secure box. The envelopes are separated from the ballot before tabulation to maintain voter confidentiality.

E-Mail - Convenient but not confidential

- Scan or photograph your completed ballot and e-mail to ATS at: [atsoffice.ats@gmail](mailto:atsoffice.ats@gmail.com) with the subject line “E-mail Ballot.” In the e-mail body, provide the name and parcel number for which the ballot is designated, and as addressed on this packet, e.g., “Jones / SG 264-A”. Members who own multiple lots: PLEASE FILL OUT AND SUBMIT SEPARATE emails for each parcel.
- Ballots must be emailed to the ATS office ONLY from an e-mail registered with the GLA. Ballots sent from unregistered GLA email addresses will not be valid. To register an email with the GLA, or ask which address we have, please contact us at info@glamontana.org
- ATS must receive your e-mailed ballot by 5:00 PM (MST) on Monday, November 3, 2025.

Complete the Ballot

Members who own multiple lots will receive a ballot packet for each individual lot. PLEASE FILL OUT AND SUBMIT EACH BALLOT SEPARATELY. Ballots must be received by our accounting firm, Accounting Tax Solutions (ATS), no later than 5:00 PM (MST) on Monday, November 3, 2025.

Each ballot contains two main sections, GLA Board Candidates and GLA Ombudsman.

GLA Board Candidates

- North Glastonbury Landowners may check up to four boxes.
- South Glastonbury Landowners may check up to four boxes.

You may choose to check fewer than the allowed number, but not more than the allowable number of boxes or your ballot will be voided. You may write in one or more candidates and vote by checking the box next to their name. Write-in candidates must be Landowners in good standing and willing to serve on the board if elected.

Ombudsmen – North Glastonbury and South Glastonbury may check one box.

One Ombudsman (NG or SG) serves for a term of 1-year. Write-in Ombudsman candidates must be Landowners in good standing and willing to serve if elected.

Annual Meeting, Election Results, Seating of New Board Directors

The GLA Annual Meeting is on November 15, from 11:00 AM to 2:00 PM at Emigrant Community Hall. The President, Treasurer and committee chairs will report on their accomplishments and finances. Election results will be announced during the meeting. Snacks and beverages will be available and everyone is encouraged to mingle before and after the business presentations.

Newly elected Directors and Ombudsmen will be officially seated at the December 2025 Board meeting.

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~2025 South Glastonbury Candidate Statements~

Tim Brockett – Incumbent For South Glastonbury Director

It was an honor and a privilege to serve as Vice President on the 2025 GLA Board of Directors. Led by President Doug Gill, our team identified problems and worked tirelessly to seek and implement solutions.

1. Our team raised road maintenance expenditures by 10% while only increasing assessments 3%.
2. Treasurer Claudette Dirkers implemented a streamlined collection process that reduced yearly past due landowners by 33%.
3. The Road Committee saved landowners \$20,000.00 in Spring Grading costs by switching to a Time and Materials contract.
4. I constructed a new GLA website that is secure, contains up to date information, and is widely used by landowners.
5. I built a database and invoicing program that helped streamline the project approval process for landowners and the GLA.
6. Our team addressed dangerous driving conditions by scheduling the widening of narrow roads and the community-wide installation of new safety signs for early September.

My two-year term is almost completed. I ask for your vote so I may assist newly elected directors and help returning members of our team build upon their 2025 successes.

Christine Farrar – For South Glastonbury Director

I have been a landowner in South Glastonbury since 2008. We moved here for the peace of the Montana mountains. I have been a federal law enforcement officer for over twenty years and as a law enforcement officer, EMS and search and rescue professional and have a variety of skills in leadership and management. I have been a business owner for over thirty years; first with my own business working with juveniles in the behavioral health field, and then with my husband who has been a custom home builder and carpenter for several decades.

During this time, I have managed both people and complex incidents. I have experience as a trainer, instructor and liaison. I have worked human resources, conflict resolution and incident management. I have served as a contract specialist and financial agent.

I am interested in making sure that Glastonbury becomes an organization to support the entire community, involving all landowners in decisions that affect the community.

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~2025 South Glastonbury Ballot~

Each parcel, lot or tract is allotted one ballot/one vote. Landowners who own multiple parcels receive one ballot for each lot they own and should return each ballot separately.

BOARD CANDIDATES

Check the boxes for up to **four(4)** candidates.

The three candidates who receive the most votes will serve 2-year terms. The candidate with the 4th highest vote total will receive a one-year term.

Write-in candidates must be eligible landowners or legal representatives of record and willing to serve on the Board.

- ☐ Tim Brockett – Incumbent
- ☐ Christine Farrar
- ☐ Write-in director candidate 1
- ☐ Write-in director candidate 2
- ☐ Write-in director candidate 3
- ☐ Write-in director candidate 4

OMBUDSMAN CANDIDATE

You may write in a candidate name for the South Glastonbury Ombudsman. And check the box to cast a vote for them.

The candidate who receives the most votes will serve for 1 year as SG Ombudsman.

Write-in candidates must be eligible landowners or legal representatives of record and willing to serve in that position.

- ☐ Write-in Ombudsman candidate 1

Please turn this page over to vote on important changes to the GLA Bylaws

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~2025 Bylaw Changes Ballot~

In early 2024, a GLA Director asked her sister, who co-owned a parcel with her, to apply for a vacant seat on the board. Her sister considered and later declined the offer. Later in 2024, the same director asked her sister to run for the board in the GLA Annual Election. She accepted, her name was placed on the ballot, and she won a seat. The first meeting of the new board had both sisters serving as directors.

Many landowners felt that a membership interest, a parcel or tenants-in-common, should only be allowed to have one co-owner run for the board or ombudsman. We already allow husbands and wives to serve on the board if they represent distinctly different membership interests. The issue in 2024, was whether a single, undivided parcel, co-owned by two sisters, would allow multiple owners to serve on the GLA Board.

In 2024, a mother and daughter who co-owned a single parcel ran concurrently for a director's position and for ombudsman. Many landowners thought this was a problem, too. They requested that the Bylaws be changed so only one office or position in the GLA may be held at one time by a Membership Interest.

The GovDocs Committee analyzed the issues and sought a solution by adding language to our Bylaws that prohibited both. The law firm of Crowley Fleck studied our Bylaws and advised language changes. They also updated the Bylaws formatting, and dates. Prior to voting, you may study their work by clicking on the link below. Or you may request a paper copy of the Bylaw changes by mailing a request and a self-addressed stamped envelope to the GLA, PO Box 312, Emigrant, MT 59027. The Crowley Fleck language revisions are in blue.

2025 Crowley Fleck Bylaw edits are may be downloaded at: www.glamontana.org/downloads/2025BylawEdits.pdf

Vote on the Bylaw changes in one of two ways:

SUMMARY VOTE - FOR ALL PROPOSED CHANGES: I approve all the proposed changes. Check here: ☐

OR VOTE FOR EACH PROPOSED CHANGE INDIVIDUALLY. Mark an answer in each row of the table: *

Change	Section	Summary	Vote (Mark One)	
1	Article I, II and III.	The A, B and C subheadings were reordered. Easier to understand and more precise language was added.	Yes	No
2	Article IV	The revisions prohibit more than one owner of a parcel, a membership interest, from holding more than one office at a time. The new language states "Each Membership Interest and each Member shall be entitled to hold only one (1) office or position at a time as a Director or Ombudsman. Multiple owners of a single or individual Membership Interest shall not be allowed to serve on the Board of Directors concurrently."	Yes	No
3	Article V and VII	The A, B and C subheadings were reordered. Easier to understand and more precise language was added. Montana Annotated Code dates were updated.	Yes	No

* Failure to mark a choice in a row will be treated as a "no" vote for that item, so if that's not what you mean, please do not leave a row blank.

Next Steps: Please fold your ballot in half, top to bottom. Then fold it in thirds and place it inside the pre-addressed ATS ballot envelope. Seal the envelope, add a first class stamp, drop it in the mail, hand-deliver or email it.

Thank you very much for participating in the 2025 GLA Annual Election and making your voice heard!
GLA Board of Directors