

RETREAT LANDOWNERS ASSOCIATION
Board of Directors Meeting – March 19, 2011 @ 9:00am
Mary Nolan's Residence – Elkridge Drive

Attending: Mary Nolan, Claud Alkire, Dick Boggs, Amanda Gordon, Terry Larsen, Danny Perugini, Peter Sinnott,
Also Attending: Dennis Bicknell, Vernon and Peggy Burch, Ernie Conrad, Joe Lavaux, Don and Ann Martin, John Nolan, Al Matlock, Duke Sumonia

An executive session of the RLA Board was held immediately preceding this 9:00am Board meeting regarding legal matters and covenants.

President Mary Nolan called the meeting to order and the agenda was adopted. It was moved, seconded and carried that the December 4, 2010 Board Meeting minutes be approved with the following addition, "An executive meeting of the RLA Board of Directors followed the regular Board meeting regarding legal issues."

REPORTS:

Treasurer – Written financial reports were submitted by Hobert Office Services. The checking account balance was \$17,517.58 and the money market account balance was \$81,963.21 as of March 14, 2011. It was moved seconded and carried that the March 14, 2011 and December 31, 2010 year-end reports be approved.

Architectural – Chairman Bicknell submitted a written report of the approved and pending applications. Dennis stated that an application for a new structure had just been received.

Roads – Dick Boggs' written report stated that the eroded culvert at 491 Copper Hill Road was fixed, grading is beginning as portions of the roads thaw and plans have started for this year's application of recycled asphalt.

Environmental/Forest Preservation – Peggy Burch submitted a lengthy written report and recommends that homeowners spray or take other preventative measures for mountain pine beetle by the end of May this year.

Website – Quarterly committee reports and financial reports will be posted on the RLA website. If members detect any inaccuracies on the site, please contact Amanda Gordon.

Newsletter – The next newsletter will encourage RLA members to purchase Duck Race tickets (on-line) to support the Glen Haven Area Volunteer Fire Department.

OLD BUSINESS;

Insurance – The possibility of litigation changed the insurance quotes formerly obtained and so the Directors and Officers liability will remain with the current carriers. Insurance coverage for vehicles and "inland marine" was switched from State Farm to Auto Owners.

Policies – The committee met several times and reviewed all of the policies. Board members will receive the newly revised policy book to review and vote on at the next regularly scheduled Board meeting. The book will also be put on the website for membership review and comment. President Nolan thanked the members of the committee for the tremendous amount of work they put into accomplishing this.

Board member Amanda Gordon requested further clarification regarding the policy on costs (further defining "costs") involved with providing copies of records. The Board generally felt that the present wording is adequate.

Survey Regarding Roads – Amanda Gordon reported on the results of the road survey she conducted. The general trend of those responding was for the roads to remain as they presently are. Many provided comments and suggestions. The results will be posted on the website.

NEW BUSINESS:

Hunting – Concerns have been expressed from members about hunters and commercial guides accessing the National Forest through the Retreat. Often private property rights are violated, trespassing occurs and traffic and fire danger are increased. Individual property owners are encouraged to contact the Estes Park Police Department directly if violations occur (obtain license plates of violators) and EPPD will contact the appropriate agency.

Covenants – Anonymous correspondence regarding the RLA Covenants has been distributed recently which has caused some concern regarding its validity. The Board has tentatively scheduled an open meeting at the Glen Haven Town Hall on Saturday, April 16, 2011 at 1:00pm and will invite the RLA attorney to provide background of the current situation to the membership, provide his opinion of the current situation, outline alternatives available to the RLA, and receive input from the membership.

Correspondence – Long time resident Albert Dill passed away. A former resident inquired about possible summer rentals in the Retreat. Legal information was received from a law firm about the Reservoir Road fire last summer which does not seem to pertain to the RLA. An anonymous letter was received and discarded as there was no identification and/or person to whom to respond.

Landowners' Comments – Duke Sumonia announced that the next Glen Haven Historical Society meeting is scheduled for April 19th at 7:00pm at the Town Hall and the program is about the history of the Horseshoe Café.

Peggy Burch commented on hunters she has encountered on Bulwark Ridge.

Ernie Conrad commented that the anonymous letter regarding RLA covenants contains some false information and that such misinformation has a negative effect on property values.

Meeting adjourned at 10:17am. An executive meeting was held immediately following this meeting to discuss legal matters and covenants.

Joan Van Horn

Meeting Recording Secretary