

RETREAT LANDOWNERS ASSOCIATION
Board of Directors Meeting – December 4, 2010 @ 9:00am
Peter Sinnott's Residence – Saddle Court

Attending: Mary Nolan, Claud Alkire, Amanda Gordon, Terry Larsen, Danny Perugini,
Peter Sinnott,

Also Attending: Jim Broomfield, Vernon and Peggy Burch, Duke Sumonia

President Mary Nolan called the meeting to order.

GHAVFD – Jim Broomfield reported that the Glen Haven Area Volunteer Fire Department had recently purchased the property adjacent to the post office for a future firehouse. Government grants and other alternatives to fund a new firehouse will be researched. Jim asked for a representative from the RLA Board to attend future Building Committee meetings (next one is scheduled for December 18th at 10:00 am at the Glen Haven Town Hall) to facilitate communications between the GHAVFD and RLA.

The agenda was adopted with an addition from Amanda Gordon and the minutes of the September 18, 2010 Board meeting were approved. There were no Board comments.

REPORTS:

Treasurer – Written financial reports were submitted by Hobert Office Services. The checking account balance was \$679.44 and the money market account balance was \$57,951.91 as of December 2, 2010. Peter Sinnott observed that with the reimbursement from the insurance company for the RLA lawsuit expenses, the RLA will have a surplus of approximately \$10,000-\$12,000 which combined with the equipment reserve at the end of the year would provide about \$30,000 towards the purchase of a backhoe. The Board expressed interest in the surplus monies going towards the purchase of a backhoe and recommended that the reimbursement amount and legal fees total be reviewed for an accurate surplus figure and that backhoe purchase prices be researched.

Architectural – Chairman Dennis Bicknell submitted written reports for November and December. Jan Ricker has agreed to serve on the Committee.

Roads – No report.

Environmental/Forest Preservation – Peggy Burch reported that the beetle infestation is still a serious concern and that the lack of moisture so far this winter is detrimental.

Website – The policies and bylaws will be posted on the website when completed and signed. A wildfire information page will be added.

Newsletter – Amanda Gordon said that she would like to include a survey regarding paving roads and road maintenance and agreed to pay for any additional cost the survey would pose on the newsletter. The Board approved the survey insert and the additional cost being paid by Amanda and stipulated that future requests for inserts to the newsletter would be considered on a “case-by-case” basis as to cost, content, and whether or not they will be allowed in the RLA newsletters.

OLD BUSINESS:

Phone Tree – It was recommended and agreed by the Board that the phone tree be included in the RLA Directory instead of the website to protect privacy of the homeowners. Copies may be obtained from Amanda Gordon until printed in the next Directory.

Fire Plan Review - Graham Fowler submitted wildfire prevention information and other related wildfire information websites for the RLA website. It was recommended that a reminder be put in the next newsletter about the current wildfire hazard due to lack of moisture.

Bylaws, Policy Letter Review/Mail-in Ballots – The Rules Committee met several times and is still reviewing and revising the bylaws and policies and making every effort to keep the revisions in line with SB 100 as stated in the written report. When completed, the policy amendments will be put on the website for membership review along with the notice that they will be voted on at the next Board meeting.

Winter Get-Together – The RLA get-together is scheduled for the evening of Friday, January 28, 2011. The exact time will be announced later.

NEW BUSINESS:

2011 Budget – The 2011 Budget had been presented and approved previously by the Board and will be published in the newsletter.

Insurance – Quotes were obtained for the RLA insurance coverage and a comparable coverage was found at less expense. It was also noticed that the auto liability bodily injury coverage needs to be increased and updated. It was moved, seconded and carried that (1) the RLA's current insurance policy (through Brown & Brown) be allowed to expire, (2) the RLA obtain its insurance coverage through Insurance Associates of Estes Park, (3) the RLA transfer its auto insurance from State Farm to Auto Owners (through Insurance Associates of Estes Park) as of 12/31/10, and (4) Peter Sinnott be authorized to update/increase the auto liability bodily injury in the new policy with the recommendation of the new insurance agent.

Glen Haven Historical Society – The GHHS will be hosting a holiday potluck dinner on Sunday, December 19th at 5:00pm. Retreat and Glen Haven homeowners are welcome.

Meeting adjourned at 10:30am. An executive meeting of the RLA Board of Directors followed the regular Board meeting regarding legal issues.

Joan Van Horn
Meeting Recording Secretary