

RETREAT LANDOWNERS ASSOCIATION
Board of Directors Meeting

January 12, 2008 @ 9:00am

Rob Squire Residence – 1407 Miller Fork Road

Attending: Mark Lee, Dick Boggs, Tommy Dunavan, Graham Fowler, Mike Frederick, Rob Squire

Also Attending: Vicky McCoy, Peggy and Vern Burch, Jan Ricker, Dennis Bicknell, Duke Sumonia, Becky Lorenz, Tim Mayhew

The meeting agenda was adopted as amended and the minutes of the November 10, 2007 meeting were approved.

Landowners Comments: Tim Mayhew questioned the necessity of hunting and firearms restriction policies when the Division of Wildlife and Larimer County regulate such and suggested that adequate communication might suffice. Duke Sumonia requested that his letter dated January 12, 2008 regarding Board actions complying with RLA Bylaws, Policies, and Robert's Rules of Order, be attached and made a part of these minutes. Building requirements for use of shake shingles for roofing and siding were also questioned.

Board Members Comments: Karen Lee will organize a potluck for February which will be announced in the next newsletter.

Assessments: Mark Lee presented an analysis of the RLA assessments from 1995 through 2007 which showed only a 16% increase while costs increased 88%. Continuation of this trend will require a drastic cutback of services.

Public Improvement District (PID) Committee Report: Advantages and disadvantages of forming a public improvement district, which would probably take about 2 years to establish, were discussed. An analysis of options for future road maintenance was also reviewed along with the proposal of establishing a road use membership and a non-road use membership (those with legal physical addresses on Dunraven Glade).

It was moved and seconded that the following be voted on at the next annual meeting: Two categories of membership be established, "Road Use Members" and "Non-Road Use Members" and that the next assessment be \$360 and \$250 respectively (exclusive of GHAVFD donation). Discussion ensued with a consensus that a straw vote be made available on the RLA website regarding whether or not to establish a PID. It was then moved, seconded and carried to amend the motion to vote at the next annual meeting on the establishment of two categories of membership, namely "Road Use" and "Non-Road Use". The motion passed (4-2).

Outreach Committee Report: The Outreach Committee meets January 20, 2008 and the recommendation regarding two categories of membership by the RLA Board will be reviewed and discussed. In order to accelerate the process of preparing further recommendations for the annual meeting, it was decided to have a Board conference call meeting (**later changed to an in-person Special Meeting at Mark Lee's house**) on Friday, January 25th at 6:00pm to discuss the Outreach Committee actions and to determine the next Board actions.

Proxy Policy: Victoria McCoy reported on her research of using mail-in ballots versus proxies and recommended using mail-in ballots especially for the election of Board of Directors and publicized issues. Questions were raised about how to deal with other issues brought up at the annual meeting without proxies and the timing and handling of mail-in ballots. The matter was tabled until the next Board meeting.

Fireworks Policy: It was moved, seconded and carried that the following policy on Fireworks be adopted:

Members shall not use, cause to use or allow the use of fireworks anywhere within the boundaries of the Retreat. Areas of the Retreat covered by this policy include all Retreat common areas, roads, and all property which is privately owned by members.

Fireworks included in this ban include all devices, whether legal or illegal in the State of Colorado or in Larimer County, that meet the following definition: Any article, device or substance designed or intended for the primary purpose of producing a visual or audible effect by combustion, explosion, deflagration or detonation.

Hunting Policy/Discharge of Firearms: The wording was discussed, but the subject was tabled until the March 8 meeting.

It was moved, seconded and carried that the meeting be extended thirty minutes.

Petition Policy/Bylaws Amendment Proposals: It was moved, seconded, and carried that the Policy on Member Submission of Bylaws Amendment(s), revision dated 9/08/2007, be amended as follows (change is in bold type):

An application for a proposal for a bylaw amendment may be submitted by any member to be voted on by the general membership at any regular or special Membership Meeting of the Association. The application shall include a petition signed by at least **twenty (20) members** of the Association.

Water Storage Committee Report: Tommy Dunavan reported that the easement agreement for the water storage tank between Jan Ricker, RLA, and the GHAVFD is ready for signatures. A long range plan for water storage is needed so the committee will report at the next board meeting and submit proposals at the May board meeting.

Treasurer's/Assistant Treasurer's Reports: A financial summary, year-end report, and 2008 budget were submitted by Anita Meis. Jan Ricker submitted the Assistant Treasurer's Report and requested that assessment notices be sent out earlier this year in late November or early December. She also requested that thank-you notes be written to those who have contributed to the capital campaign fund. Both requests were approved by the Board.

Roads Committee: The Roads Committee will look into making sand containers more accessible.

Architectural Control Committee and Environmental Committee had nothing to report.

Communications Committee: The newsletter will go out within a month of this board meeting.

Meeting adjourned at 11:30am. Next meeting is March 8th at Graham Fowler's residence, 2102 Miller Fork Road.

Joan Van Horn, Meeting Recording Secretary