

RETREAT LANDOWNERS ASSOCIATION
Board of Directors Meeting
January 24, 2009 @ 9:00am
Peter Sinnott's Residence – 22 Saddle Court

Attending: Dick Boggs, Mike Frederick, Terry Larsen, Mary Nolan, Danny Perugini,
Peter Sinnott

Also Attending: Victoria and Guy McCoy, Rob Squire, Peggy and Vernon Burch, Duke,
Sumonia, Dennis Bicknell

The meeting agenda was adopted as amended and the minutes of the November 1, 2008 meeting were approved as submitted.

Landowners Comments: Guy McCoy requested that the potluck scheduled for February 2009 be held in a nonsectarian place. President Dick Boggs asked Guy to coordinate arranging alternate locations and Guy agreed to research and submit two alternative locations to the RLA Board.

Duke Sumonia presented written responses from RLA residents concerning the Larimer County rural addressing project and requested to be added to the agenda under new business. His request was denied as it would be more appropriate at a future meeting.

Mrs. Jenkins and Tony Besson passed away recently and Sy Kleinman just had by-pass surgery.

Reports:

United Retreat Committee – Rob Squire reported that the committee is proceeding with designating County Road and Retreat Road Lots in accordance with the motion that will be brought before the membership at the annual meeting. Changes in the bylaws and covenants may be necessary and the attorney is currently reviewing the changes. A majority of the membership must approve the motion for it to pass (a minimum of 112 votes in favor of the motion).

Treasurer – Financial reports were submitted from Hobert Office Services. As of January 22, 2009, 158 landowners had paid their assessments and the Checking Account balance is \$16,547.55 and the Money Market account balance is \$75,390.56.

Architectural Control Committee - There are no new applications and none pending.

Road Committee – The water truck was sold and improvements around the fire station were started.

Estes Valley Forest Issues Forum – Dennis Bicknell informed the Board of the Estes Valley Forest Issues Forum which is made up of representatives from various government agencies and homeowners' associations in the area and which seeks to improve communications and relationships among themselves especially concerning wildland fire mitigation. Funding towards this effort has ceased but the Forum plans to continue for one more year. Dennis stated that he will pass on pertinent information to Vicki McCoy for inclusion in newsletters and possibly for the website.

Environmental – Peggy Burch reported that the lack of moisture is adversely affecting the trees in addition to beetle infestation. She also noted that beetles are attracted to dripping sap especially from freshly cut branches/trunks so in cutting dead limbs, a two-inch stub should be left to avoid not cutting into the trunk of the tree.

Forest Preservation Committee – This committee (Danny Perugini, Mary Nolan and Graham Fowler) was formed at the last Board meeting. The Committee felt a policy to deal with the beetle infestation is necessary and it was decided to contact Jim Persichetti, who had previously worked on this issue, for his input and to work closely with Peggy Burch in identifying trees and taking action this spring.

Glen Haven Community Preservation Group (GHCPG) – Danny Perugini reported that an amendment proposed to the County Commissioners on January 5th, that would have closed the issue of Glen Haven maintaining its name with respect to physical property locations, was withdrawn. The GHCPG was initiated 2-1/2 years ago when the County started its Rural Addressing project and proposed renaming Glen Haven properties either as being located in Drake or Estes Park. The GHCPG (with representation from the RLA, GHA, GHAVFD and County Road 43 residents) feels strongly that a solution can be agreed upon by the County, US Postal Service and Glen Haven Residents and is pursuing it. The GHCPG is currently requesting the RLA and GHA associations and residents to contact their congressional representatives requesting their help in arriving at a solution that would ensure efficient emergency services dispatching and maintain the current Glen Haven area designation.

Maitland Agreement/Assessment – Director Terry Larsen reviewed with Marcy Trahan the Maitland Agreement and the possibility of assessing the property in 2010. After considerable discussion it was moved and seconded that the Maitland Agreement be honored and the property not be assessed an annual membership assessment. Upon voting, the motion passed 5-1.

GHAVFD/RMNP Grant - Notification was received regarding a community assistance grant given through the Glen Haven Area Volunteer Fire Department by Rocky Mountain National Park. Peter Sinnott will contact the GHAVFD to see if some of the RLA fire mitigation needs can meet the qualifications for the grant.

Bylaws Review – The latest versions of the Bylaws are not recorded in the Larimer County records. The Committee will pursue past amendments to the Bylaws, search the boxes of records currently in Jan Ricker's basement, and attempt to update and consolidate the Bylaws.

Covenant Violations – President Dick Boggs stated that complaints regarding and obvious violations of the covenants will be acted upon. He will present a list at the March meeting.

Dry Fire Hydrants – President Dick Boggs will coordinate with the GHAVFD to install additional dry fire hydrants in the RLA area.

Annual Meeting – The Holiday Inn has been reserved for the annual meeting to be held on July 18, 2009.

Meeting adjourned.

Joan Van Horn, Meeting Recording Secretary