

**RETREAT LANDOWNERS ASSOCIATION**  
**Board of Directors Meeting**  
**July 18, 2009 @ 9:00am**  
**Dick Boggs's Residence – Elk Ridge Drive**

Attending: Dick Boggs, Graham Fowler, Mike Frederick, Terry Larsen, Mary Nolan,  
Danny Perugini, Peter Sinnott  
Also Attending: Victoria and Guy McCoy, Rob Squire, Duke Sumonia

An executive session of the Board of Directors was held on July 11, 2009 regarding legal matters.

The meeting agenda was adopted and approval of the May 16, 2009 minutes was tabled until the next Board meeting (Board members did not receive copies).

**Landowners Comments:** Duke Sumonia asked two questions that were addressed.

**Board Members Comments:** RLA members Dr. Stan Wasman and Dr. Maurice Ward passed away recently. Graham Fowler expressed concern about the amount of money being spent on legal fees.

**Committee Reports:** All committee reports were submitted in writing and included in the annual meeting packet. There were no questions regarding the reports.

President Dick Boggs commented that numerous culverts will need to be cleaned following the heavy rainstorms which may delay other road projects.

**New Business:**

**Newsletter** - The next newsletter will be published after the annual meeting. Peter Sinnott volunteered to coordinate the newsletter publication.

**Streamside Road ROW** – A property owner near the junction of Streamside Drive and County Road 43 claims that the road is encroaching upon her property and has set stakes and rocks out into the roadway. There is a 25' road right-of-way and most likely the 14' wide road is within the right-of-way but a survey may be needed to verify that. Larimer County has agreed to enforce the right-of-way if the RLA verifies it. Terry Larsen volunteered to research the situation further and contact the County.

**Nominating Committee Chairman** – Danny Perugini volunteered to chair the Nominating Committee for this next year.

**Next Board Meeting** – is scheduled for Saturday, September 19<sup>th</sup> at Danny Perugini's home. The board meetings for next year will be scheduled then.

**Annual Meeting** – The pending lawsuit against the RLA will be announced but not discussed.

**Policy Changes** – Duke Sumonia expressed concern regarding changes being made to policies without adequate prior notice to the membership. After considerable discussion, it was moved and seconded that the board adopt a practice of giving advance notice of proposed policy changes as follows:

- Notify membership of proposed policy changes;
- Receive comments and allow discussion at the meeting; and

If a policy is amended, added or deleted that such be published in the newsletter.

It was then moved that the motion be amended by adding the words “upon request” as follows: “Notify membership ‘upon request’ of proposed policy changes”. The motion died for lack of a second.

The original motion was then withdrawn and it was moved, seconded and carried as follows: That all policy amendments, deletions or additions be discussed at a Board meeting then set for final determination at the next regularly scheduled Board meeting. The proposed policy changes will be included in the minutes of the first Board meeting that will be published in the newsletter and also will serve as notice to the membership.

**Old Business:**

**Covenant Violations & Dry Hydrants Installation** – Both of these projects are on hold for awhile.

**Glen Haven Name Designation** – The Board approved giving Steve Childs a gift certificate in the amount of \$100 in appreciation for his efforts (and time and expenses) in successfully maintaining Glen Haven as the physical address for the Retreat and Glen Haven landowners.

The meeting adjourned at 11:15am.

Joan Van Horn, Meeting Recording Secretary