

**RETREAT LANDOWNERS ASSOCIATION**  
**Board of Directors Meeting - March 20, 2010 @ 9:00am**  
**Mike Frederick's Residence – Copper Hill Road**

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

Also Attending: Vernon Burch, Victoria and Guy McCoy, Duke Sumonia, Graham Fowler, Jason Gdovicak

President Danny Perugini called the meeting to order. The agenda was adopted and it was announced that the Board would meet in Executive Session following the regular Board meeting. The minutes of the November 21, 2009 Board meeting were approved and the September 19, 2009 minutes were reapproved with the following amendment to "Inspection of Retreat Records Policy" item:

**Inspection of Retreat Records Policy** – The Board discussed two changes to the policy of inspecting the records: (1) Changing the number of days from five (5) to ten (10) and; (2) changing the location to Hobert Office Services.

**Landowner Comments:** Guy McCoy asked for documentation and the status of the beautification project near the lower entrance to the Retreat on Streamside Road. He also requested (and would follow up with a written request) a copy of the contract/agreement with Hobert Office Services. The Board agreed to research documentation on the beautification project and to provide a copy of the agreement with Hobert Office Services.

Duke Sumonia asked how much it cost to send the letter to RLA members and requested to see the actual figures. He also questioned if the Policies, etc. were current and the Board replied that it would be addressed later in the meeting.

Duke also informed the Board of Edward Nowack's death who formerly lived with his wife, Millie, at 25 Miller Fork Road mostly during summers.

**Board Member Comments:** President Danny Perugini commented that certain individuals continue to criticize the RLA Board of Directors but that the Directors are honest people who are doing their best to serve the community and that it is difficult to please everyone.

It was noted that Bill Widmaier will conduct the annual financial review in May.

**REPORTS:**

**GHAVFD** – Fire Chief Jason Gdovicak presented a preliminary drawing of a remodel and expansion of Fire Station #2 located on Elk Ridge Dr. Both fire stations are basically garages without restrooms, meeting or office space, and a new fire station is not a feasible option at this time. An application for a FEMA grant for the remodel has been submitted but no response has been received yet. The GHAVFD requested preliminary approval from the RLA Board to proceed further with the project and the Board gave approval to proceed with researching the feasibility of the project. Chief Gdovicak will report again at the June 12<sup>th</sup> Board meeting. Dick Boggs, an adjacent property owner, volunteered to work with the GHAVFD on the site planning.

**Treasurer** – Written financial reports were submitted by Hobert Office Services. The checking account balance is \$39,812.20 and the money market account balance is \$63,386.96 as of March 18, 2010. One property has sold since November 18, 2009.

**Architectural** – Chairman Dennis Bicknell's written report (received following the meeting) stated that no new applications have been submitted and that the Stockers on Barking Coyote Court have applied for a setback variance.

**Roads** – Dick Boggs reported that road work will begin on June 7<sup>th</sup> and will take 3-4 days depending on the amount of volunteer help. Recycled asphalt will be applied to a section of Miller Fork and other road sections will be graded, watered and roller packed.

**Website** – Dick Boggs requested suggestions from members regarding making the website more easily accessed and informative. Except for the recent changes to the policy about reviewing records, the policies on the website are current and several signature pages will be added. Also, financial reports will be added as of March 31<sup>st</sup>.

**Environmental** – Peggy Burch's written report discussed the latest information on the various beetles threatening the RLA trees but emphasized that the Mountain Pine Beetle remains the biggest threat and may switch over to ponderosa trees when the lodgepoles are depleted. She also discussed numerous new methods being tried to stop the beetles. Peter Sinnott commented that various members of the Retreat put a lot of effort to encourage property owners to treat their trees and wondered if all the effort had resulted in a worthwhile effect on the members. He will put a notification in the newsletter of beetle tree spraying contacts.

**Newsletter** – The next newsletter will be in April and will include notice of the Board positions available for the next election.

#### **Old Business:**

**Cross Property** – Although the Cross residence is located outside the boundaries of the Retreat, they own a platted lot within the subdivision and the RLA Board does not have written authority to arbitrarily exclude a platted lot from requirements of the Retreat.

**Phone Tree** – Danny Perugini will post the phone tree on the website when review and verification is completed.

**Lawsuit** – The particulars of the current lawsuit cannot be discussed until the members of the RLA are served. Only the following facts can be relayed at this time:

There have been two special meetings of the Board to confer; three sessions with the Attorney; new demands, charges and a potential settlement (not settled as of this date) have been proposed; and the validity of the RLA Covenants/Declarations have been challenged.

**Year-end Tax Report** – Anita Meis will complete this by the May 15<sup>th</sup> deadline.

#### **New Business:**

**Assessments** – Fourteen assessments have not been paid. One check submitted was then changed to a "stop-payment" (President will pursue). A notice will be in the newsletter reminding members that assessments are due and that any information circulated that stated otherwise is incorrect.

**Stocker Variance** – The RLA received notice of the Stocker's request for a setback variance as were adjacent property owners. The Board has no objection as long as the adjacent property owners do not object.

**Annual Meeting & Event** – Since the annual meeting is scheduled for 10:00am on July 24, 2010, Peter Sinnott will research the possibility of a picnic and ballgame or similar activity after the meeting.

**Next RLA Board Meeting** – will be at Dick Boggs' residence on Elk Ridge Dr.  
Meeting adjourned at 10:46 am. Joan Van Horn, Meeting Recording Secretary