

RETREAT LANDOWNERS ASSOCIATION
Board of Directors Meeting
March 8, 2008 @ 9:00am
Frances Cunningham Residence – 564 Copper Hill Road
Amended Minutes

Attending: Mark Lee, Dick Boggs, Frances Cunningham, Graham Fowler, Mike Frederick,
Rob Squire

Also Attending: Vicky and Guy McCoy, Jan Ricker, Duke Sumonia, Ernie Conrad, Ann
and Don Martin, John Nolan, Jay Bedford, Danny Perugini

The meeting agenda was adopted and the minutes of the January 12, 2008 meeting were approved as amended.

Landowners Comments: Don Martin corrected the January 28, 2008 special meeting minutes regarding the cost of the paving project for Dunraven Glade Road. Duke Sumonia requested (1) that his letter submitted at the January 12, 2008 meeting be included in the minutes, (2) that the proxy due date be adhered to this year, (3) that the analysis of road improvement costs be corrected, and (4) that annual financial reports be disclosed. The method of bookkeeping was also questioned by Duke. Danny Perugini disagreed with the road improvement analysis and expressed that it was confusing. Ann Martin warned landowners to watch for unauthorized campers in The Retreat as one was recently removed by the Deputy Sheriff. Victoria McCoy questioned the length of time being taken by the RLA Board to fill the vacancy resulting from the resignation of Tommy Dunavan.

Board Members Comments: Graham Fowler commented on recent events and emphasized the need for The Retreat to work together as a community.

Glen Haven Area Volunteer Fire Department: Joan Van Horn, GHAVFD Board President, reported that the Fire Department is looking into enlarging Fire Station #2 to house more equipment and to provide additional storage. The Community Wildfire Protection Plan (CWPP) requires updating annually so there will be a meeting at the Glen Haven Town Hall on March 20th @ 6:30pm to accomplish this. '09 Community Assistance grant applications have been forwarded to the RLA and GHA. Each should pursue these grants to help meet community goals identified in the CWPP.

Newsletter: Victoria McCoy submitted the following as a correction to the newsletter policy:

The newsletter shall be published six times per year within one month of each board meeting, except the May board meeting. The May board meeting shall be reported in an abbreviated newsletter, containing only May board meeting information and actions, published by the end of June and included in the Notice of Meeting packet mailed in July, rather than mailed separately.

It was moved, seconded and carried that the correction be accepted.

Water Storage Committee: This Committee was formed to study the long term needs for water storage and the effects on homeowner insurance policies. Tommy Dunavan was the chairman prior to his resignation. The Board felt that there are numerous other pressing needs and so it was moved, seconded, and carried that the committee be suspended for now and possibly reactivated at a later date.

2-Tiered Assessment Proposal: The straw poll on the RLA website regarding different assessments for “Road Use Members” and “Non-Road Use Members” showed a strong disapproval of the proposal. It was moved, seconded and carried that the motion made at the January 28, 2008 meeting regarding the assessment be rescinded. It was decided to take no further action on this matter at this time.

Treasurer’s Report: The 2008 Budget was reviewed and it was moved, seconded and carried that the \$15,000 for equipment replacement/capital improvement be listed as a separate line item for future clarification.

Assistant Treasurer/Corresponding Secretary: No sales have occurred since the last report and only five assessments remain unpaid as of March 5, 2008.

Architectural Committee: There has been no activity so far in 2008.

Environmental Committee: Peggy Burch’s written report recommended landowners check soon for beetle infestation so remedial measures can be taken in time. A company from Laramie, WY, has submitted prices for beetle spraying based on the number of total trees to be sprayed in an area. The Board recommended this information and a contact person be included in the next newsletter in case several neighbors want to coordinate beetle spraying and receive a lower price.

Roads Committee: The Retreat obtained the old water truck from the GHAVFD. Costs and models of sand spreaders that attach to the back of the snowplow are being researched. Preparation for the installation of the water storage tank on the Ricker property is proceeding. Installation is expected in April.

Communications Committee: A page for RLA financial information was added to the website.

Hunting/Firearms Policy: It was decided to table any action on a hunting or firearms policy indefinitely.

Other Business:

A sample ballot which has two issues per page was submitted for consideration. It was recommended that it be shared with the Secretary as a possible alternative for mail-in ballots.

Meeting adjourned at 10:30am.

Joan Van Horn
Meeting Recording Secretary