

RETREAT LANDOWNERS ASSOCIATION
Board of Directors Meeting
May 16, 2009 @ 9:00am
Terry Larsen's Residence – Streamside Drive

Attending: Dick Boggs, Mike Frederick, Terry Larsen, Mary Nolan, Peter Sinnott
Also Attending: Victoria and Guy McCoy, Rob Squire, Duke Sumonia, Ann Martin,
Becky Lorenz, Peggy and Vernon Burch, Ron Spurlin

The meeting agenda was adopted as amended and the minutes of the March 14, 2009 meeting were approved as submitted.

An executive session of the Board of Directors was held on April 3, 2009 at which the current editor of the RLA Newsletter was dismissed.

Landowners Comments: Ron Spurlin stated that he was coordinating beetle spraying for RLA members that wished to participate. He had obtained bids from two companies and wanted assistance from the Board in notifying owners. The Board explained that beetle spraying is the choice of the individual property owners and that the Board is not involved but agreed that the information could be put on the RLA website and members could be notified by email.

Duke Sumonia submitted a letter dated May 16, 2009 which is attached and made a part of these minutes.

Board Members Comments: President Dick Boggs praised RLA member Jay Bedford who passed away recently.

Reports:

United Retreat Committee – Rob Squire provided wording for the proposals that had been reviewed and finalized by the attorney. He emphasized that the attorney advised changing the covenants and bylaws (as opposed to just amending the bylaws) in order to provide a stronger legal position. The ramifications of changing only the bylaws versus changing both the covenants and related bylaws were discussed at great length. The process of changing both the covenants and bylaws would be as follows:

1. Obtain an affirmative vote at the Annual Meeting to allow the covenants to be amended/changed (along with the process to do so);
2. If the affirmative vote is received, then the issue must go to court and be determined by a judge that such is legal;
3. If the judge deems it to be legal, proceed with changes/amendments to covenants and bylaws (this may be voted on at the annual meeting but its implementation would be pending court approval).

It was moved, seconded and unanimously carried that the proposal to allow changes to be made to the covenants be brought before the membership for vote at the annual meeting along with Exhibit A which defines the lots included within the Retreat Landowners Association.

It was also moved, seconded and unanimously carried that the proposal to change the covenants and related bylaws provisions to allow prorating of road assessments be brought before the membership for vote at the annual meeting.

Then it was moved that the Board recommend approval of covenant and bylaw changes that would allow prorating road assessments. Motion died for lack of a second.

Rob Squire stated that he would prepare information explaining the proposals for the annual meeting package.

Treasurer – Financial reports were submitted from Hobert Office Services. As of May 14, 2009, 221 landowners had paid their assessments and the Checking Account balance was \$3,365.42 and the Money Market account balance was \$75,402.60. It was moved, seconded and carried that the financial reports be accepted

Architectural Control Committee -.The written report from Dennis Bicknell stated that one application was received for the construction of a children's playhouse.

Road Committee – Roads have been graded and road maintenance will begin June 9th at 9:00am with volunteers meeting at the switchback on Bulwark Ridge Drive above Dunraven Glade Road. Recycled asphalt will be applied to ½ mile of Bulwark Ridge Drive and .3 mile of Copper Hill Road.

Estes Valley Forest Issues Forum – The Forest Service will complete its environmental assessment of the Retreat area soon.

Environmental/Forest Preservation Committee – Peggy Burch reported that the current pine beetle breakout is considered epidemic and that pockets of infestation have been found in the Retreat area. Spraying is somewhat effective in protecting trees but it is expected that this infestation could last about 10 years. Whether or not to spray is the individual property owner's decision and should owners decide to spray, they should notify their neighbors.

It was moved, seconded and carried that the meeting time be extended to 11:30am.

Bylaws Review Committee – The website was converted to pc format and the reporting requirements for the CCIOA were added.

Bylaw changes made from 1986-2008 were reviewed and found to be accurate. The committee recommends that the bylaws be updated following the 2009 annual meeting, signed by the Board of Directors and notarized, and then recorded with the Larimer County Clerk and Recorder.

New Business:

Annual Meeting Packets – President Boggs will coordinate with members to get the annual meeting packets prepared.

Nominating Committee – There are no candidates at this point for the three positions that will be available on the Board of Directors.

Miller Fork/Former Bulwark Ridge Assoc. – Approximately \$900 of the remaining \$2700 road maintenance funds will be spent to add road base to relieve eroded sections and to bring the road up to RLA standards. Once the funds are totally spent, the road will become part of the regular RLA road maintenance program.

Road Signs – Larimer County has offered to replace all RLA wooden road signs with metallic brown signs with white reflective letters at no charge for installation or maintenance. The following road names will be changed:

Copper Hill Court will become Sheep Lane

Coyote Court will become Barking Coyote Court

Elk Ridge Court will become Wild Elk Court

Bulwark Ridge will become Leaping Bobcat Lane

It was moved, seconded and carried that the Board recommend replacement of the wood RLA road signs with the County regulation brown street signs with installation and future maintenance being the responsibility of Larimer County.

Old Business:

Water Report – The Larimer County Water Commissioner acknowledged receipt and acceptance of the annual report from the RLA.

Covenant Violations – President Boggs will finalize the list of violations by the first week in June.

Dry Fire Hydrants – Members of the RLA Board will meet with the GHAVFD fire chief in June to pursue the installation of more dry fire hydrants.

Meeting adjourned at 11:20am.

Joan Van Horn, Meeting Recording Secretary