

RETREAT LANDOWNERS ASSOCIATION
Board of Directors Meeting
November 21, 2009 @ 9:00am
Mary Nolan's Residence – Elk Ridge Drive

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

Also Attending: Peggy and Vernon Burch, Victoria McCoy, Duke Sumonia, Joe and Diane Lavaux

President Danny Perugini called the meeting to order. Duke Sumonia requested that he be added to the end of the agenda. The agenda was adopted with the addition of Duke Sumonia's matter at the end if meeting time remained. The minutes of the September 19, 2009 minutes were approved.

Landowner Comments: Victoria McCoy asked numerous questions and offered various comments until the three minute limitation for individual comments was reached. Ms. McCoy refused to stop speaking when told her time was up. She was then asked to stop disrupting the meeting or she would have to leave. When she refused again, the President told her that he would have to call the Sheriff to have her removed. Her reply was to go ahead and call the Sheriff. The meeting then continued and Duke Sumonia submitted comments and asked questions for three minutes.

Board Member Comments: Terry Larsen reported that the survey conducted by Van Horn Engineering on the Streamside entrance right-of-way has been completed with one minor addition and will be recorded in the Larimer County Records.

Reports:

Treasurer – Written financial reports were submitted by Hobert Office Services. The check account balance is \$1630.14 and the money market account balance is \$43,418.08 as of November 18, 2009. Two properties have sold since September 16th.

Architectural – Chairman Dennis Bicknell's written report stated that a modification to previously submitted plans by the Phillips on Streamside Drive was processed.

Roads – Dick Boggs reported that a new contractor had been obtained to chip the slash piles and all was chipped less expensively and faster than previously. The new contractor's machinery is capable of handling slash up to 12 inches in diameter. Dick requested that homeowners be informed in the next newsletter that tree stumps, trash, and building materials cannot be included in slash piles. Homeowners must dispose of such materials themselves.

Environmental – Peggy Burch presented her written report concerning the mountain pine beetle and the fungus and beetle affecting the Douglas fir trees.

Glen Haven Area Volunteer Fire Department – Peggy Burch, serving as the liaison between the GHAVFD Board of Directors and the RLA Board of Directors, reported that 19 emergency calls have been received so far this year. Most calls involved medical emergencies but two of the fire emergencies were the Dunraven Glade Trailhead fire and the downtown Estes Park fire. Twelve directors have just been elected to the GHAVFD Board and the fire department is seeking more volunteers. The next GHAVFD Board meeting will be in January.

Website – It was suggested that an “open forum/comment” page be added to the website and that all submittals for the site be channeled through Dick Boggs or appropriate RLA board member. It was also suggested that the website be checked periodically to make sure all pertinent documents are included.

Newsletter – Vice President Mary Nolan agreed to write a welcoming message for the next newsletter.

Old Business:

October 24, 2009 Special Meeting – A quorum was not obtained for the special meeting on October 24th and, therefore, no official business was conducted. The proposed amendment to the bylaws to allow the use of mail-in/absentee ballots will be scheduled for the next annual meeting.

2010 Budget – The Board had previously met and developed a budget for 2010. A minor correctional change was made to the 2009 budget then it was moved, seconded and carried that the proposed 2010 budget be adopted. The 2010 budget will be posted on the website and included in the next newsletter.

Inspection of Retreat Records Policy – It was moved, seconded and carried that Section 2, “Inspection and Copying of Association Records”, be officially changed from five (5) days to ten (10) days and that the location stated in Section 3 be officially changed to Hobert Office Services.

Year-end Tax Report – Anita Meis has agreed to do the year-end tax report.

Lawsuit – The entire Retreat Landowners Association has now been named as defendants and it has cost the RLA \$7500 so far to defend this lawsuit. \$5,000 has been budgeted for 2010.

New Business:

Estes Valley Improvement Association (EVIA) – has been dissolved.

RLA Emergency Phone Call Tree – This was formed in June 2007 after the December 2006 snowstorm and now needs updating. Danny Perugini agreed to contact team leaders to start updating it.

Resolutions resulting from Executive Session – None were proposed as a result of the November 21, 2009 Executive Meeting of the RLA Board of Directors.

Duke Sumonia – Duke Sumonia provided documents to the RLA Board concerning the Bulwark Ridge Association, its procedures and road maintenance. He stated that the Bulwark Ridge Association roads were dedicated to the public but that the responsibility of the road maintenance remains with the Bulwark Ridge Association.

Duke also submitted a written proposal dated November 21, 2009 and entitled “Proposal for a Book of Governing Documents, Its Procedures and Maintenance” for the Board’s review. A copy of this proposal is attached the original minutes of this meeting.

Meeting adjourned at 10:20am.

Joan Van Horn
Meeting Recording Secretary