

RETREAT LANDOWNERS ASSOCIATION
Board of Directors Meeting – September 18, 2010 @ 9:00am
Danny Perugini's Residence – Dunraven Glade Road

Attending: Mary Nolan, Claud Alkire, Dick Boggs, Amanda Gordon, Terry Larsen,
Danny Perugini, Peter Sinnott,
Also Attending: Vernon and Peggy Burch, Victoria and Guy McCoy, Duke Sumonia,
Graham Fowler, and Beulah Behrens

President Mary Nolan called the meeting to order and the agenda was adopted. The minutes of the June 10, 2010 were approved with the deletion of the following sentence under the Environmental/Forest Preservation paragraph, "Danny Perugini stated that he still has pheromone packets available for purchase if homeowners need some." The minutes of the July 24, 2010 Annual Meeting were approved with changing "The agenda was accepted and the Meeting Standing Rules were approved as presented in the meeting packet" to "The agenda was accepted and the Meeting Standing Rules were approved as presented verbally."

There were no Board comments. It was then moved, seconded and carried that the following be elected to office for one year:

President – Mary Nolan Vice President – Peter Sinnott
Secretary/Treasurer – Claud Alkire

REPORTS:

Treasurer – Written financial reports were submitted by Hobert Office Services. The checking account balance was \$704.43 and the money market account balance was \$65,446.54 as of September 17, 2010.

Architectural – Chairman Dennis Bicknell submitted a written report stating that the garage extension for the Lightners and detached garage construction for the Hawkins have been approved. Excavation for 27 Barking Coyote Court and new home construction for 38 Barking Coyote Court have begun.

Roads – As recommended in Dick Boggs' report, the Board agreed to have Dick research installing a gate to prohibit dumping of debris in the slash pile by nonresidents. Amanda Gordon agreed to contact Larimer County regarding fixing the large pothole on the apron of County Road 43 at Streamside. The RLA had paid \$5,000 previously to improve that junction. Larimer County was contacted previously about trimming trees along Dunraven Glade Road.

Environmental/Forest Preservation – Peggy Burch recommended that property owners keep their weeds and grass trimmed with respect to wild land fire safety. She also reported that a Letter of Interest is being circulated for a community garden in Estes Park and that further information will be in the next newsletter.

Website – No report.

Newsletter – No report.

OLD BUSINESS:

Phone Tree – Terry Larson reported that there are still many problems with updating and maintaining the phone tree and that the RLA directory is a good source. Larimer County is registering property owners for emergency notification purposes (this information will be in the next newsletter). Terry will continue to bring the phone tree up

to date and will request phone numbers in the next newsletter of owners whose phone numbers are not in the directory.

NEW BUSINESS:

Fire Plan Review - Graham Fowler agreed to review and update the fire preparedness information on the website and for the newsletter. Property owners will be encouraged to review the website for fire safety and awareness.

Bylaws, Policy Letter Review/Mail-in Ballots – The Bylaws and Policies will need to be reviewed, amended and published to allow for mail-in ballots approved at the annual meeting. The following were appointed to a Bylaws Committee to propose the amendments: Chairmen Danny Perugini and Mary Nolan, Claud Alkire, Amanda Gordon, Peter Sinnott, and Duke Sumonia. First meeting is scheduled for October 16th @ 9:00am at Danny Perugini's home. The committee will also decide how the website should be updated.

Policy Letter Review - The committee will also review previously proposed amendments to see if they received appropriate approval and, if not, to proceed with approval and to note so on the website.

2010-11 Meeting Schedule – The following meeting dates and times were set:

November 6, 2010	(9:00am)	Budget - at Dick Boggs'
December 4, 2010	(9:00am)	Peter Sinnott's
March 19, 2011	(9:00am)	Mary Nolan's
June 11, 2011	(9:00am)	Mary Nolan's
July 23, 2011	(10:00am)	Annual Meeting
September 17, 2011	(9:00am)	To be determined

Winter Get-Together – Is tentatively scheduled for Friday, January 28, 2011 pending confirmation of location.

Landowners' Comments:

Amanda Gordon researched paving 8.6 miles of RLA roads and came up with an estimated cost of \$110,000 per mile or approximately \$5300 per property owner. [Extending the meeting time to briefly address this subject was approved]. She wanted to prepare documentation for the membership to consider. Several comments from the board members and other members attending the meeting included the safety hazards of pavement during the winter, global warming and future maintenance costs, and the lack of support for such an increase in assessments expressed in the past years.

Duke Sumonia announced the September Glen Haven Historical Society program.

Graham Fowler reported that James Eldridge passed away.

Meeting adjourned.

Joan Van Horn
Meeting Recording Secretary