

RETREAT LANDOWNERS ASSOCIATION
Board of Directors Meeting
September 19, 2009 @ 9:00am
Danny Perugini's Residence – Dunraven Glade Drive

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

Also Attending: Ann Martin, Victoria McCoy, Rob Squire, and Duke Sumonia

New Board member Claude Alkire was welcomed and the meeting agenda was adopted. The minutes of the May 16, 2009 minutes were approved with the amendment that the paragraph entitled "Miller Fork/ Former Bulwark Ridge Assoc." be deleted. The minutes of the July 18, 2009 Board meeting and Annual Meeting were approved.

Landowners Comments: Ann Martin suggested (and the Board agreed) that a formal thank you be sent to the firefighters who battled the blaze at the Dunraven Glade Trailhead last week. Duke Sumonia announced that he will submit in writing documentation regarding roads and gates and perhaps other matters..

Board Members Comments: It was reiterated that all changes to bylaws and policies need to be signed and incorporated into the official copies of such. Also, minutes posted on the website should include the letters referenced in the minutes.

Election of Officers: Danny Perugini was nominated and unanimously elected as President and immediately took charge of the meeting. The following were then elected to office: Vice President – Mary Nolan Secretary/Treasurer – Peter Sinnott

Reports: Duke Sumonia requested that committee reports be made available to members at meetings and also posted on the RLA website.

Treasurer – Written financial reports were submitted by Hobert Office Services. The check account balance is \$1697.08 and the money market account balance is \$50,413.90 as of September 15, 2009. Seven properties have sold since May 14th and only one assessment has not been received in full for 2009. Increasing the \$100 property transfer fee was briefly discussed and put on hold for further discussion at a future meeting.

Architectural – A written report from chairman Dennis Bicknell stated that no new cabin applications have been submitted but applications for a few repairs and/or additions have been received.

Roads – Dick Boggs reported that the roads held up well during several rains and that the water pump had to be replaced on the grader.

Environmental – In her written report, Peggy Burch stated that the mountain beetle flight took place in late August and that property owners should start checking for pitch tubes sometime in October to identify trees that should be taken out next spring.

Website & Newsletter – Hobert Office Services maintains the RLA website and Peter and Stephanie Sinnott are currently producing the RLA newsletter.

Old Business:

Lawsuit – A motion to dismiss has been filed by the RLA attorney. CNA has not responded as to why it is not representing the RLA in this lawsuit so Peter Sinnott will draft a letter to CNA for the President's review.

Motions 1 & 2 – Rob Squire presented a time line for proceeding with voting on Motions 1 & 2 in accordance with the actions of the membership at the July 18, 2009 annual meeting. The proposed time line included a mailing by September 25th for a special general membership meeting scheduled for November 7th. Duke Sumonia suggested that a special membership meeting be held to amend the bylaws to allow mail-in ballots. If the bylaws amendment were approved, then the Board could proceed with voting on Motions 1 & 2 via mail-in ballot. Details to accomplish the bylaws amendment were discussed and it was then moved, seconded and carried that the Board call a special membership meeting (date to be determined) to amend the bylaws to allow issues determined by the Board to be voted on by mail-in ballots.

Inspection of Retreat Records Policy – It was moved, seconded and carried that the number of days be changed from five (5) to ten (10) and that the location be changed to Hobert Office Services.

Streamside Entrance ROW – Van Horn Engineering surveyed the Streamside entrance right-of-way and determined that the road was within the right-of-way. The County Road Engineer has been contacted regarding the survey and he will contact the property owner to remove obstructions from the road. Despite being informed of the survey results, the property owner remains uncooperative so the Board authorized the attorney to send her a letter. The Board will also notify CNA of a possible lawsuit from this situation.

New Business:

2009-10 Board Meetings – Board meetings are scheduled for

November 21 @ Mary Nolan's residence
March 20 @ Mike Frederick's residence
June 12 @ Dick Bogg's residence
September 18 @ Danny Perugini's residence

Annual Meeting – July 24, 2010 @ 10:00 am (Board meeting to follow immediately after)

2009 Budget Meeting – Sat. October 10 @ 9:00 am @ Terry Larsen's

Tax Reports - It was moved, seconded and carried that Anita Meis be hired to do the year-end tax reports.

Meeting adjourned at 11:40am.

Joan Van Horn
Meeting Recording Secretary