



The RETREAT Newsletter

Glen Haven, Colorado
"A Piece of Earth to Live With"

Board of Directors Meeting

March 20, 2010 – 9:00 am | Mike Frederick's Residence, Copper Hill Road
Submitted by: Joan Van Horn, Meeting Recording Secretary

For informational
use, not yet
approved.

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

Also Attending: Vernon Burch, Victoria and Guy McCoy, Duke Sumonia, Graham Fowler, Jason Gdovicak

President Danny Perugini called the meeting to order. The agenda was adopted and it was announced that the Board would meet in Executive Session following the regular Board meeting. The minutes of the November 21, 2009, Board meeting were approved and the September 19, 2009, minutes were reapproved with the following amendment to "Inspection of Retreat Records Policy" item:

Inspection of Retreat Records Policy

– The Board discussed two changes to the policy of inspecting the records: (1) Changing the number of days from five (5) to ten (10) and; (2) changing the location to Hobert Office Services.

Landowner Comments: Guy McCoy asked for documentation and the status of the beautification project near the lower entrance to the Retreat on Streamside Road. He also requested (and would follow up with a written request) a copy of the contract/agreement with Hobert Office Services. The Board agreed to research documentation on the beautification project and to provide a copy of the agreement with Hobert Office Services.

Duke Sumonia asked how much it cost to send the letter to RLA members and requested to see the actual figures. He also questioned if the Policies, etc. were current and the Board replied that it would be addressed later in the meeting.

Duke also informed the Board of Edward Nowack's death who formerly lived with his wife, Millie, at 25 Miller Fork Road mostly during summers.

Board Member Comments: President Danny Perugini commented that certain individuals continue to criticize the RLA Board of Directors, but that the Directors are honest people who are doing their best to serve the community and that it is difficult to please everyone.

It was noted that Bill Widmaier will conduct the annual financial review in May.

REPORTS:

GHAVFD – Fire Chief Jason Gdovicak presented a preliminary drawing of a remodel and expansion of Fire Station #2 located on Elk Ridge Dr. Both fire stations are basically garages without restrooms, meeting or office space, and a new fire station is not a feasible option at this time. An application for a FEMA grant for the remodel has been submitted but no response has been received yet. The GHAVFD requested preliminary approval from the RLA Board to proceed further with the project and the Board gave approval to proceed with researching the feasibility of the project. Chief Gdovicak will report again at the June 12th Board meeting. Dick Boggs, an adjacent property owner, volunteered to work with the GHAVFD on the site planning.

Treasurer – Written financial reports were submitted by Hobert Office Services. The checking account balance is \$39,812.20 and the money market account balance is \$63,386.96 as of March

18, 2010. One property has sold since November 18, 2009.

Architectural – Chairman Dennis Bicknell's written report (received following the meeting) stated that no new applications have been submitted and that the Stockers on Barking Coyote Court have applied for a setback variance.

Roads – Dick Boggs reported that road work will begin on June 7th and will take 3-4 days depending on the amount of volunteer help. Recycled asphalt will be applied to a section of Miller Fork and other road sections will be graded, watered and roller packed.

Website – Dick Boggs requested suggestions from members regarding making the website more easily accessed and informative. Except for the recent changes to the policy about reviewing records, the policies on the website are current and several signature pages will be added. Also, financial reports will be added as of March 31st.

Environmental – Peggy Burch's written report discussed the latest information on the various beetles threatening the RLA trees, but emphasized that the Mountain Pine Beetle remains the biggest threat and may switch over to ponderosa trees when the lodgepoles are depleted. She also discussed numerous new methods being tried to stop the beetles. Peter Sinnott commented that various members of the Retreat put a lot of effort to encourage property owners to treat their trees and wondered if all the effort had resulted in a worthwhile effect on the members. He will put a notification in the newsletter of beetle tree spraying contacts.

–BOD Meeting - Continued on Page 2

Newsletter – The next newsletter will be in April and will include notice of the Board positions available for the next election.

OLD BUSINESS:

Cross Property – Although the Cross residence is located outside the boundaries of the Retreat, they own a platted lot within the subdivision and the RLA Board does not have written authority to arbitrarily exclude a platted lot from requirements of the Retreat.

Phone Tree – Danny Perugini will post the phone tree on the website when review and verification is completed.

Lawsuit – The particulars of the current lawsuit cannot be discussed until

the members of the RLA are served. Only the following facts can be relayed at this time:

There have been two special meetings of the Board to confer; three sessions with the Attorney; new demands, charges and a potential settlement (not settled as of this date) have been proposed; and the validity of the RLA Covenants/Declarations have been challenged.

Year-end Tax Report – Anita Meis will complete this by the May 15th deadline.

NEW BUSINESS:

Assessments – Fourteen assessments have not been paid. One check submitted was then changed to a “stop-payment” (President will pursue). A notice will be

in the newsletter reminding members that assessments are due and that any information circulated that stated otherwise is incorrect.

Stocker Variance – The RLA received notice of the Stocker’s request for a setback variance as were adjacent property owners. The Board has no objection as long as the adjacent property owners do not object.

Annual Meeting & Event – Since the annual meeting is scheduled for 10:00am on July 24, 2010, Peter Sinnott will research the possibility of a picnic and ballgame or similar activity after the meeting.

Next RLA Board Meeting – will be at Dick Boggs’ residence on Elk Ridge Dr. Meeting adjourned at 10:46 am.

ENVIRONMENTAL REPORT

submitted by Peggy Burch, RLA Environmental Committee

Mountain Pine Beetle is still progressing through our area. Lodgepole pines are mainly being attacked in mixed forests with a smaller number of ponderosa. It is expected that the beetles will switch to ponderosa when the desired size lodgepoles are depleted. This siege can go on for 10 years (or more?). There are other insects also attacking trees in our area: pine engraver (ips beetles); western spruce budworm ; pine sawfly and ponderosa needle miner.

However, MPB remains the biggest threat in our area. MPB are showing signs of varied behavior and we can no longer depend on the old adage that the trees will fade in May to June and the beetles will fly in July to August. Both can happen sooner or later than these times. There are trees in the Retreat that have already changed color due to having been attacked last fall. Treatment of attacked trees (cutting and elimination of logs) should take place before the end of April. Treatment to prevent new attacks (pheromone or spraying) should also be done before the end of April.

Many companies are racing ahead to develop new methods for battling these beetles. Many of these methods have proven to be useless and many have still to show that they are practical and effective.

Emamectin benzoate, which is an injection into the trunks of trees, is not registered for use against mountain pine beetle. The MPB larvae feed on the phloem tissue of the tree and this insecticide has limited movement to the phloem. Research by CSU showed that treated trees became infested by MPB.

Pheromones are essentially powerful scents that insects use to communicate. Verbenone is an antiaggregative hormone that tells MPB that the tree is full and the insects are diverted to other trees. Verbenone must be used early before there is any hint of an aggregative hormone signaling a successful attack in the area. Verbenone cannot treat a whole forest or acreage but can be used when MPB populations in an area are low.

Chitosan ODC is in the news. It is basically a product of chitosan from shellfish, which improves the health of trees and

helps the trees to produce more resin which pushes the MPB out or drowns them in the galleries. This product has not been tested adequately in trees of the size which MPB prefers and cannot be considered effective at this time.

Beetle signal device - Several newspaper and website articles have reported on a device which attached to individual trees and emits scrambled beetle sounds and signals. Supposedly these sounds cause the beetles to act erratically and perhaps not to mate or lay eggs. These devices do not appear to be available at this time and would only be for high value trees.

Herbal treatments using rosemary and lavender have been touted to deter the MPB. How they are used was not given in the article that appeared in newspapers. Would surely make the area smell nice, however.

There is a new product on the horizon, unnamed as of now, which is undergoing the approval process. The product is from Arborjet and purported to actually eliminate the beetles as they chew into the cambium of the tree. It is not a contact agent but must be ingested by the beetle. We wait and see on this one.

It is our duty as owners to do our best to take care of our property. Plant different species of trees to create diversity and interest. Take the proper actions for trees that are already infested. Protect your high value trees as best you can. As an added note, Estes Park will accept infested logs at the Recycle Center. They prefer logs as long as eight feet to be repurposed into fence posts. Shorter logs will be burned in the air curtain burner.

Contractors that worked in the Retreat last year include:

- * Tiger Tree Inc..... 307-460-4767
- * Kincaid Tree Surgery..... 970-484-8733

May 8
Beetle Symposium (Estes Park)
May 22
E.P. Safety Fair
(E. P. Fairgrounds)

Multiple Lot Owners

by Joanne Persichetti

"The following article submitted by a resident are her views and do not necessarily represent the opinions of the RLA Board"

With the possible lawsuit there has been talk lately about multiple lot owners. It was stated that they are not paying their "fair share" and that The Retreat has lost a lot of money because of them.

I would like to list some ideas showing our benefit to The Retreat.

1. We provide open space which neither other landowners nor The Retreat has to pay for. However, we pay a lot. The county imposes a much larger property tax rate on vacant land. Ask any multiple lot owner and they will tell you that the taxes on their extra lots is more than on their house. The county considers owning these lots as speculation, but we will never make a profit from selling them. Although we paid a lot less in the 70s and 80s, paying taxes for 30 years on them negates any profit.

2. The open space means more room for the wild animals to roam. I counted 51 elk filing along the game trail on our two lots across from us. A fox lives there, too.

3. Less density is why most of us bought here. If we had wanted to have houses right next to each other we could have bought in any of the many subdivisions in Estes Park.

Each new house means at least two more cars on our roads and maybe a dog or two to bark and scare wildlife. During construction there are even more large trucks on both the

county road and Retreat roads. They are especially hard on the Retreat roads.

4. Slower growth. Eventually, most multiple lot owners will sell their extra lots. Aging owners, death, the economy and other unexpected emergencies will come up. But, these lots will be developed over a longer period of time.

5. Protecting our underground water supply. More houses, more wells and there is not an unlimited supply of underground water.

In the early 70s when The Retreat was developed, we were encouraged to buy extra lots. Of course, Escape Properties wanted to sell more lots, but all the landowners wanted to protect the rural, open subdivision that we had then. Almost all of the early buyers bought at least one extra lot. From the beginning members paid one assessment, no matter how many lots they had. The Articles of Incorporation which we received, along with the Covenants in 1975 when we bought the lot our house is on, Article VI, Members and Guests, Section 1. Membership and Membership Defined, a. states that "Each membership shall be considered to be a single entity, entitled to a single vote and obligated for a single fee, assessment or obligation."

In the early 1980s a committee of about eight landowners was formed to look into the matter of multiple lot owners paying more than one assessment. After their thorough investigation, The Retreat voted to keep things the way they had been from the start.

The Retreat is not losing money. The vacant lots do not cost The Retreat. We are saving the roads, the water supply, the amount of wildlife, light pollution is less so that we can still see the stars.

A final note - July, 1975, Transamerica Title Insurance Company, and April, 1981 Chicago Title Insurance Company, each sent us a copy of the "Protective Covenants of The Retreat" and the "Articles of Incorporation of The Retreat Landowners Association, Inc.", each stating that the articles were recorded in Larimer County Nov. 17, 1971.

The 1984 filing of the subdivision plat was to correct boundary discrepancies on the original plat.



Assessments

Our annual assessment (\$350.00) was due on March 31st. If you have yet to submit payment please do so now. Information previously circulated that indicated otherwise was not correct.

Nominations for the RLA Board

Two positions will become available this year for service on the RLA Board. These positions will be voted on and filled at our annual meeting on July 24, 2010. If you would like to serve please contact Danny Perugini or Graham Fowler.

The RETREAT Landowners' Association

P.O. Box 160

Glen Haven, CO 80532-0160

FIRST CLASS MAIL

Address Correction Requested

The next board meeting will be held on June 12, 2010 at the home of Dick Boggs

Hobert Office Services

LET US ENLARGE & PRINT YOUR PHOTOGRAPHS

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**Ernie Conrad Real Estate
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Environmental Control

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Nominating

Danny Perugini & Graham Fowler

United Retreat

Rob Squire
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President's Note

Well, the past year has gone by really fast and I now seem to be in the distinguished yet challenging position of being the new RLA President. I want to thank all of last year's board members for answering my many questions and count on this year's board to keep me on the straight and narrow.

It is with sadness that I see Mike leave the board and I thank him for his contributions to the board. It is with great happiness that I welcome Mandy Gordon to the board. I had the occasion to meet Mandy at a class given by our attorney's Moeller and Graf two weeks ago and know that Mandy will be an asset to the board.

Over the past two years I have gained an appreciation not only for what the board members do but for what the various committees do. The committee heads and members do a huge amount of work for the good of

the Retreat, and their work usually goes un-noticed. I would like to take this time to thank all board members, committee heads and members for their hard work and dedication to keeping the Retreat a place where we all want to live.

Regardless of what you do or where you volunteer, there is a great satisfaction in knowing that you have contributed toward the good of a cause or organization. To everyone who has ever served as an officer, board member, committee member and volunteer I say Thank You. To everyone that hasn't yet "served" take this year to think about it and consider giving a portion of your time for a really good cause – the beautiful place that we call home.

– Mary Nolan

Annual Meeting

July 24, 2010 – 10:00 am | Holiday Inn Hotel & Conference Center, Estes Park, CO

Submitted by: Joan Van Horn, Meeting Recording Secretary

For
informational
use, not yet
approved.

The 39th Annual Meeting of the Retreat Landowners Association, Inc. was called to order by President Danny Perugini who introduced Parliamentarian Charles Hefton, Meeting Recording Secretary Joan Van Horn, and the Board of Directors present: Claud Alkire, Dick Boggs, Mike Frederick, Terry Larsen, and Peter Sinnott.

The Pledge of Allegiance was conducted and then a moment of silence was observed in memory of RLA members and relatives who had passed on this past year.

The agenda was accepted and the Meeting Standing Rules were approved as presented in the meeting packet. The minutes of the previous annual meeting held July 18, 2009 and published in an RLA newsletter, were approved by the Board of Directors in September 2009.

Jan Ricker verified that a quorum was present and

that proxies had been assigned and were represented (55 attending + 35 proxies).

REPORTS: Written reports from each committee were included in the annual meeting packet.

President's Report – Danny Perugini thanked Bill Widmaier, Frances Cunningham and Peter Sinnott for conducting the financial review and Cindy, Marsha, and Ken of Hobert's Office Services for their bookkeeping.

Treasurer's Report – Peter Sinnott answered questions about the budget and automatic filing of liens on unpaid assessments.

Road Report – Dick Boggs added that plans for next year include adding material to approximately one mile of Copper Hill Road. He also said more volunteers are needed to help on road work days.

– Annual Meeting - Continued on Page 2

RLA Website – Dick Boggs reported that he and Marsha Hobert made several changes to the website (www.retreat-glenhaven.org). Please submit any comments or suggestions to Dick.

Newsletter – Stephanie Sinnott reported that a newsletter follows board meetings and that information and comments are welcome.

LANDOWNERS COMMENTS & QUESTIONS:

Questions were asked and answered regarding voting privileges of members in good standing and not in good standing, covenants viability, payments made by the RLA insurance company regarding the recent lawsuit, the lack of authority HOAs have to restrict wind turbines (alternative energy sources), and the phone tree/GHAVFD emergency response procedures. The Board stated that it could not discuss the recent lawsuit as it could be refiled. Mrs. Avey thanked everyone for the cards and support for her family loss and praised the efforts of the GHAVFD and emergency service providers. Requests were made to add the temperature to the RLA video/cam, to obtain further documentation from Hobert Services for specific charges, and to provide more information to the membership on all matters. President Danny Perugini clarified that the RLA Covenants were certified and put on record with Larimer County in 1971. Ernie Conrad confirmed that as RLA lots were sold in the early 1970s, purchase agreements were signed by the buyers requiring owners to adhere to the covenants and bylaws and such agreements went with the lots as they were sold in the future. Dennis Bicknell encouraged landowners to participate in wild land fire mitigation on their properties.

BALLOT ISSUE: The following motion was presented:

Motion A: Motion to amend the bylaws to allow the use of mail-in ballots.

Discussion followed mostly regarding the procedure for mail-in ballots if adopted. It was moved, seconded and carried (1 opposing vote) to call for the question. Voters were instructed to write in their vote of “yes” or “no” on the ballot.

NOMINATING COMMITTEE: The Nominating Committee submitted the following nomination for two positions on the Board of Directors (terms of Mike Frederick and Danny Perugini expiring): Danny Perugini. Nominations were requested “from the floor” and it was moved, seconded and carried that Amanda Gordon be nominated. Each candidate spoke briefly and then there being no further nominations from the floor, the nominations were declared closed.

Ballots for Motion A and the candidates were distributed and volunteers tallied the votes during a recess. The meeting reconvened and the following election results were reported:

Motion A:

Yes – 68

No – 15

Motion passed.

Elected to Board of Directors:

Amanda Gordon Danny Perugini

Danny Perugini stated that a procedure will be established for the newly passed motion allowing mail-in ballots.

Meeting adjourned at 11:53am.

Joan Van Horn, Meeting Recording Secretary

Amanda Gordon (New Board Member 2010 – 2013)

Born in England to an American mom and an English dad. Visited the U.S. often as a child until we moved permanently to Virginia in 1979 when Dad retired from the Royal Navy. there I attended high school and then Virginia Tech. I joined the Air Force in 1989 and served 20 years in places such as Alaska, Iceland, Germany, South Korea, Turkey, and Kuwait. I was an Air Battle Manager, which is a link in the command and control chain that involves maintaining air sovereignty and coordinating combat aircraft employment. Not as exciting as it sounds; I mostly just talked on the radio and interpreted radar data. Retired from the AF just this July and after a two-year search, picked the Estes area for my permanent home. Hobbies include hiking, horseback riding, reading, and looking after my new dog, Mojo.



*Moose in the Retreat
submitted by Danny Perugini*

WHY do I have to Get Another Shot?

by Smiley Lee (AKA the Big Yellow Dog)

I went to see Dr. C the other day. She's not my favorite person. And here's why – she is always dreaming up things for which to give me another shot. A series of TWO in this instance, with an additional one every year. I swear, the woman needs another hobby. But while I'm on the subject, I'll tell you about my shot.

Years ago dogs were vaccinated for Leptospirosis.. The vaccine had a lot of adverse reactions and wasn't effective against the strains of leptospirosis that were circulating at the time, so it was discontinued. In addition, up until about 5 years ago, the disease was not prevalent in Colorado. The disease is now becoming common and the new, improved vaccine is again being recommended for dogs in Colorado. Oh the joy.

As bad as the two shots are, I

suppose I should be happy that I'm now immune to leptospirosis as it can be fatal, and it can be transferred to my favorite (and not so favorite) humans. And it is most common in areas profuse with wildlife. Common carriers of the disease include mice, raccoons, foxes, skunks, opossums and voles. It is usually contracted by dogs when they come into contact with the urine of one of these carriers or that of an infected dog. (You know, those tasty puddles we love to drink out of.)

The illness affects the kidneys, liver, eyes, spleen, reproductive tract or nervous system and can cause severe disease and death if left untreated. Symptoms include anorexia, fever, vomiting, diarrhea, increased water consumption, abdominal pain, increased urination, bloody urine, yellowing of the gums

and skin, nose bleeds, joint and or muscle pain, eye and/or nasal discharge and coughing. Most dogs will only have a few of these signs. (Man, I don't want ANY!)

The best treatment for leptospirosis is prevention by getting the vaccine. However, the vaccine is not 100% effective, because it only contains the four most common strains, but not the many others. Fortunately, as the disease is bacterial, antibiotics are very effective against it. The bad news is that residual kidney damage may result if treatment is not begun early enough.

So, you humans out there. Don't make me be the only one tortured by Dr. C (or whatever vet you use). Take your beloved pooch and get 'em vaccinated!



June Road Crew



The RETREAT Landowners' Association
P.O. Box 160
Glen Haven, CO 80532-0160

FIRST CLASS MAIL

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on September 18,
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Danny Perugini**

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Regardless of what you do or where you volunteer, there is a great satisfaction in knowing that you have contributed toward the good of a cause or organization. To everyone who has ever served as an officer, board member, committee member and volunteer I say Thank You. To everyone that hasn't yet "served" take this year to think about it and consider giving a portion of your time for a really good cause – the beautiful place that we call home.

– Mary Nolan

Board Meeting, September 18, 2010; 9:00 a.m.

Danny Perugini's Residence, Dunraven Glade Road

Submitted by: Joan Van Horn, Meeting Recording Secretary - For informational use, not yet approved.

Attending: Mary Nolan, Claud Alkire, Dick Boggs, Amanda Gordon, Terry Larsen, Danny Perugini, Peter Sinnott.
Also Attending: Vernon & Peggy Burch, Victoria & 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 meeting 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 Rd.

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.

– Meeting - Continued on Page 2

ARE YOU READY?

by Graham Fowler

Almost a year and a half ago, I began a new career as a park ranger for Boulder County. My job included being trained as a wildland firefighter. I recently put that training to use in the Fourmile Canyon Fire near Boulder, a terrible fire that destroyed so many homes. Several fires have burned near the Retreat over the years. The Cow Creek Fire is still burning in RMNP. With all the trees dying from Mountain pine beetle and with our dry climate, the Retreat is a candidate for a wildland fire. Are you ready?

There are many resources available to help you get ready, both to safe guard your home and help you prepare in case of evacuation.

The Glen Haven Area Volunteer Fire Department, Glenhavenfire.org, has much of this information on their website and is a good source for official emergency status updates.

- Get your name on the Larimer County Emergency notification system at Larimer.org/subscriptions.cfm. Granted this is for internet users only.
- InciWeb.org is another internet source for official fire information.
- Our own website, retreat-glenhaven.org, has several documents on how to best protect your home from wildfire.
- Firewise.org is a wealth of information that I often refer to.

In many cases, the fire department may have to decide whose house to save in case of fire. There are only so many resources to go round. Take advantage of the cooler fall weather and do a few easy things that can give your house a good chance in case of fire. Store firewood away from your house. Clean pine needles and other debris from your roof and gutters. Many fires are spread by airborne embers. Mow the grass around your house several times a year creating a minimum 30 foot buffer. This includes removing dense vegetation and limbing trees up to 10 feet above the ground.

We choose to live in this beautiful area but with that comes inherent risks. We don't have fire hydrants on the corner and we only have a couple of escape routes. We must all be responsible for reducing our own risks. Check out the websites I listed and do something to lower your risk.

Be prepared. Experts say it's not if, but when!



—Meeting - Continued from Page 1

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 \$5,300 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.

Road Report

by Dick Boggs

Since the last meeting, normal road maintenance of grading washboards cleaning culverts and trimming trees along selected roads has been accomplished.

I wish to thank Jack and Verna Heidebrecht for trimming the trees that protruded into Black Creek. A thank you is also extended to Ron Spurlin for picking up the slash and taking it to the slash pile.



*Good neighbors Jack & Verna Heidebrecht
trimming trees on Black Creek*

The road project near 800 Copper Hill was bid by Kitchen and Company at \$6000.

However, Rich and I developed an in-house plan that will recover 3 feet of roadway that is estimated to cost under \$1,000. It is planned to have this project completed by the end of October. This project does not address the erosion along that stretch of Copper Hill, this will be planned for in next years budget.

John Nolan and Allen Podolsky have volunteered to plow snow this winter. This brings the number of snowplow operators to five. The others are Rich Gilmore, Allen Gooch and I.

This year Rock Tallman was contracted to chip the slash pile. Even though the slash pile was larger it was chipped in one day and at less cost than in past years.

Sadly, the slash pile area is becoming a landfill. Rich Gilmore spent 5 hours cleaning up trash and construction material. He also cut up trees too big to be chipped. Also, people who are not Retreat landowners are dumping slash. This has been observed on at least three occasions, once as late as 9pm. It is recommended that a gate be placed in the pole barn drive and the slash pile be opened for two days a week for four months in the summer. Any suggestion to gain control over the slash pile is welcome. Please send your suggestions or comments to me at boggsco@msn.com.

Environmental Report

by Peggy Burch

Right now fire is probably foremost in everyone's mind this fall. We had lots of spring rain and cool weather but now the heat has come with a vengeance. Conditions are right for wildfires as is evidenced by the Fourmile and Reservoir Road wildfires. Larimer County has now put fire restrictions in effect. The Cow Creek fire is still burning and will do so until heavy snows arrive. Dried weeds and grasses can start on fire very easily. Cut them down close to the ground for fire safety. Let's all be very careful and watchful.

Mountain pine beetle is another worry. Many people sprayed their important trees. Others placed pheromone packets. MPB-killed trees are all over the hillsides and on our properties. I saw two newly-attacked trees in mid-July. That was an early flight. The middle of August to the middle of September is the biggest flight and some beetles will be flying into the first part of October. November is prime time to identify the trees that are newly attacked so plans can be made to get them out before next spring.

Twig beetles have been in the news lately. This has caused much consternation in our neighborhoods. According to tree experts, Twig beetles (*Pityogenes plagiatus knechteli*) are a lesser invader of trees that were previously attacked by MPB and /or pine engraver beetle. Experts doubt the twig beetle can carry out sustained tree-

killing attacks on its own.

Fall web worms are making their presence known. They are all over the cottonwood trees in Big Thompson Canyon. The insect starts life as a small moth. It spends the winter as a pupa in a light-colored cocoon on the ground. The adults emerge and lay eggs on the leaves of trees and shrubs. The larvae feed together and spin large webbed tents. As the caterpillars grow, the tents are made bigger and can reach several feet in diameter by early fall. This is when people usually start to notice them. They can severely defoliate trees. As the biggest part of the damage is later in the season, they don't seem to cause lasting effect on the plants. If they are unsightly on your plants, cutting tents down and destroying the caterpillars is probably the most effective thing to do. They are really ugly.

There are many people in Estes that would like to have a community garden. This would be a protected space for people to rent and grow their own gardens. There are petitions being passed around to ask the Town of Estes Park to support this and provide space. If you are interested, please contact me and I will provide you with more information.

Peggy Burch- Environmental Committee
577-1912

The RETREAT Landowners' Association
P.O. Box 160
Glen Haven, CO 80532-0160

FIRST CLASS MAIL

Address Correction Requested

The next board meeting will be held on Saturday, December 4, 2010 at the home of Peter Sinnott

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Nominating

Danny Perugini & Graham Fowler

United Retreat

Rob Squire
estesfolk@yahoo.com



The RETREAT Newsletter

*Merry
Christmas*



*Glen Haven, Colorado
"A Piece of Earth to Live With"*

President's Note

It doesn't seem that long ago since I wrote my last message to everyone. I hope that everyone had a Happy Thanksgiving, and by the time you get this, a very Happy Holiday Season. Here are some of the things that have occurred since my last message.

- The board has received three letters demanding information and documents. One of the letters demanded a sum of money, and all three mentioned that if we did not comply that we would have a suit filed against us. We (the board) provided what information and documents we had. The board did not and will not ever provide any sum of money to anyone because they demand it. At this time, no lawsuit has been filed.

- There are six landowners who have not yet paid their 2010 assessments. Due to the threat of impending litigation we were advised by counsel not to record a lien against these properties. - - Please do not think that the current board is letting this slip by. The lien is there and we are pursuing other options. Currently, if and when any of these landowners sells their property, the title company

will contact the Retreat and ask if there are any outstanding assessments, etc. At that time any unpaid assessments will be collected with any and all late charges added. This could get rather costly for the landowner(s) who, for whatever reason, have decided not to pay their yearly assessment.

- A committee to review our policies is being chaired by Danny Perugini and this committee has been working very hard. My thanks to all the committee members, and especially to Danny for taking on this project.

- The board met on 4 November and drafted the budget for next year which was voted on at the December meeting. I'm happy to say that we did a thorough scrub of the budget and have not exceeded the budget from last year.

The Winter Pot Luck will be on January 28th at the Community Church of the Rockies from 5 to 9 pm. I've always enjoyed attending this and getting together with friends and neighbors I don't always see. I do hope that if you are available that you can attend. Again, please watch out for each other during these winter months.

- Mary Nolan, President

Board Meeting, December 4, 2010; 9:00 a.m.

Peter Sinnott's Residence, Saddle Court

Submitted by: Joan Van Horn, Meeting Recording Secretary - For informational use, not yet approved.

Attending: Mary Nolan, Claud Alkire, Amanda Gordon, Terry Larsen, Danny Perugini, Peter Sinnott
Also Attending: Jim Broomfield, Vernon and Peggy Burch, Duke Sumonia

GHAVFD – Jim Broomfield reported that the Glen Haven Area Volunteer Fire Department had recently purchased the property adjacent to the post office for a future firehouse. Government grants and other alternatives to fund a new firehouse will be researched. Jim asked for a representative from the RLA Board to attend future Building Committee meetings (next one is scheduled for December 18th at 10:00 am at the Glen Haven Town Hall) to facilitate communications between the GHAVFD and RLA.

The agenda was adopted with an addition from Amanda Gordon and the minutes of the September 18, 2010 Board meeting were approved. There were no Board comments.

REPORTS:

Treasurer – Written financial reports were submitted by Hobert Office Services. The checking account balance

was \$679.44 and the money market account balance was \$57,951.91 as of December 2, 2010. Peter Sinnott observed that with the reimbursement from the insurance company for the RLA lawsuit expenses, the RLA will have a surplus of approximately \$10,000-\$12,000 which combined with the equipment reserve at the end of the year would provide about \$30,000 towards the purchase of a backhoe. The Board expressed interest in the surplus monies going towards the purchase of a backhoe and recommended that the reimbursement amount and legal fees total be reviewed for an accurate surplus figure and that backhoe purchase prices be researched.

Architectural – Chairman Dennis Bicknell submitted written reports for November and December. Jan Ricker has agreed to serve on the Committee.

- Meeting - Continued on Page 2

Roads – No report.

Environmental/Forest Preservation – Peggy Burch reported that the beetle infestation is still a serious concern and that the lack of moisture so far this winter is detrimental.

Website – The policies and bylaws will be posted on the website when completed and signed. A wildfire information page will be added.

Newsletter – Amanda Gordon said that she would like to include a survey regarding paving roads and road maintenance and agreed to pay for any additional cost the survey would pose on the newsletter. The Board approved the survey insert and the additional cost being paid by Amanda and stipulated that future requests for inserts to the newsletter would be considered on a “case-by-case” basis as to cost, content, and whether or not they will be allowed in the RLA newsletters.

OLD BUSINESS:

Phone Tree – It was recommended and agreed by the Board that the phone tree be included in the RLA Directory instead of the website to protect privacy of the homeowners. Copies may be obtained from Amanda Gordon until printed in the next Directory.

Fire Plan Review - Graham Fowler submitted wildfire prevention information and other related wildfire information websites for the RLA website. It was recommended that a reminder be put in the next newsletter about the current wildfire hazard due to lack of moisture.

Bylaws, Policy Letter Review/Mail-in Ballots – The Rules Committee met several times and is still reviewing and revising the bylaws and policies and making every effort to keep the revisions in line with SB 100 as stated in the written

Retreat Email Addresses

In an effort to reduce mailing costs, the Board would like to solicit anyone who hasn't already supplied an email address to submit one for routine correspondence such as the Newsletter. Annual packages will still be sent via first class mail, as will any issues requiring a mail-in ballot. Email information may be sent to mandygordon@q.com for inclusion into the Landowner's Directory and Retreat database.

Estes Valley Forest Issues Forum December 2010 Newsletter

The newsletter is available online at www.retreat-glenhaven.org/wildfire/estes_forum_newsletter2.pdf

If you do not have access to the website, you can request a hard copy at the Retreat Business office or by emailing hobert@hobertltd.com.

report. When completed, the policy amendments will be put on the website for membership review along with the notice that they will be voted on at the next Board meeting.

Winter Get-Together – The RLA get-together is scheduled for the evening of Friday, January 28, 2011, 5-9 at the Community Church of the Rockies.

NEW BUSINESS:

2011 Budget – The 2011 Budget had been presented and approved previously by the Board and will be published in the newsletter.

Insurance – Quotes were obtained for the RLA insurance coverage and a comparable coverage was found at less expense. It was also noticed that the auto liability bodily injury coverage needs to be increased and updated. It was moved, seconded and carried that (1) the RLA's current insurance policy (through Brown & Brown) be allowed to expire, (2) the RLA obtain its insurance coverage through Insurance Associates of Estes Park, (3) the RLA transfer its auto insurance from State Farm to Auto Owners (through Insurance Associates of Estes Park) as of 12/31/10, and (4) Peter Sinnott be authorized to update/increase the auto liability bodily injury in the new policy with the recommendation of the new insurance agent.

Meeting adjourned at 10:30am.



GLEN HAVEN

HOLIDAY DINNER

Sunday, December 19th, 5 PM

GLEN HAVEN TOWN HALL

ALL ARE WELCOME

Come meet your neighbors

Turkey – Ham-hot drinks-
Plates/utensils will be furnished

Please bring either a vegetable dish, salad,
Dessert, rolls or call Jewell Sumonia,
586-8505 for a suggestion.

Sponsored by the Glen Haven Historical Society

Budget Year Ending
December 31, 2011

INCOME

| | |
|-----------------------------|-----------|
| Landowners Assessments-2011 | 56,000.00 |
| Special Assessments GHVFD | 22,400.00 |
| Total Income | 78,400.00 |
| GHVFD Donation | 22,400.00 |
| Net Income | 56,000.00 |

EXPENSE

| | |
|---------------------------------|-----------|
| Accounting | 500.00 |
| Administration | |
| Bank Charges | 40.00 |
| Copies | 650.00 |
| Management Fee | 4,200.00 |
| Membership Directories | 300.00 |
| Miscellaneous | - |
| Newsletter Expences | 750.00 |
| Office Supplies | 250.00 |
| Postage | 700.00 |
| Secretarial | 350.00 |
| Website | 300.00 |
| Total Administration | 7,540.00 |
| Environmental | |
| Dry Hydrants | - |
| Forest Management | - |
| Tree chip & Haul | 2,500.00 |
| Total Environmental | 2,500.00 |
| Misc. Fees/Costs | |
| Gifts and Memorials | 500.00 |
| Insurance | 4,000.00 |
| Legal Fees | 5,000.00 |
| Social Events & Annual Meeting | 2,000.00 |
| Utilities | 300.00 |
| Water Assessment-Annual | 430.00 |
| Total Misc.Fees/Costs | 12,230.00 |
| Road Maintenance | |
| Contract Services | - |
| Equipment Fuel | 3,000.00 |
| Equipment Rental | 1,000.00 |
| Equipment Repairs & Maintenance | 4,000.00 |
| Equipment Reserve | 5,000.00 |
| Materials-Road Base | 7,800.00 |
| Payroll-Taxes | 1,100.00 |
| Payroll-Wages | 11,000.00 |
| Signs/Mirrors/Supplies | 300.00 |
| Total Road Maintenance | 33,200.00 |

| | |
|---------------|------------------|
| TOTAL EXPENSE | <u>55,970.00</u> |
| NET INCOME | <u>30.00</u> |

The RETREAT Landowners' Association

P.O. Box 160

Glen Haven, CO 80532-0160

FIRST CLASS MAIL

Address Correction Requested

The next board meeting will be held on Saturday, March 19, 2010 at the home of Mary Nolan

**Ernie Conrad Real Estate
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Nominating

Danny Perugini & Graham Fowler

United Retreat

Rob Squire
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To The Retreat Membership, Glen Haven, CO:

This very dry summer of dust and washboarding has highlighted the unpleasant side of our gravel roads. The potential exists for paving the high-traffic roads in the Retreat for a combined special assessment of \$6,104 to each member who would benefit from such paving. (Members living on Dunraven Glade, Solitude, Gladeview, and CR 43 would not benefit and have not been included in the calculations.) Some of the pros and cons of such a project follow:

Pros

- No washboarding, erosion, or dust
- Less wear and tear on vehicles
- Increased property values
- Quicker resale
- Less summer maintenance
- Increased safety (not losing directional control over washboards)

Cons

- Expensive initial cost
- Potholes and other maintenance items such as sealing
- Increased winter maintenance (plowing, sanding)
- Pavement is more dangerous when covered in ice and snow
- Pavement may not be in keeping with the rural nature of the development

For myself, I think the elimination of road dust covering our houses and cars, the increased safety of not losing directional control over washboards, and the increased value of our houses outweighs the negatives. I can personally attest that the house I bought this summer would have sold a year earlier and for \$30K more if it had been on a paved road.

However, paving isn't the only option. Packed recycled asphalt also makes a decent road surface and is much cheaper, although not very long-lasting. At present, we are adding recycled asphalt to about 1 mile of Retreat roads per year; to increase that to 3 miles a year would take more funds.

Please take the time to fill out this form and send it back. This survey is funded by me personally and I'd hate to have wasted my money by not getting many responses. Email or snail mail is fine. I will email the results to anyone who wants them, along with the bid from LaFarge North America Inc., Ft Collins, for the 8.6 miles of road in question.

Amanda Gordon
Attn: Survey
Box 284
Glen Haven CO 80532
mandygordon@q.com

RETREAT PAVED ROADS SURVEY

This survey is to assess interest in paving the artery roads in the Retreat, specifically: Streamside, Black Creek, Copper Hill, Miller Fork, Bulwark, and Elkridge.

The various options are listed below. **Please check all the options you would support and circle the one you like best.** Remember, this is just a survey, not a binding vote. If enough interest exists, we'll see about paving all or some of the roads. It may be we do it piecemeal, with some residents wanting it on their road, while another road's residents opt out (pricing in such an instance would have to be recalculated).

1. Pave all the above-mentioned roads for a special assessment of \$6,104 to each household (excluding Dunraven, Gladeview, Solitude, and CR 43 residents).
2. I would like to pave the roads, but I can't afford it.
3. Do not pave the roads because I prefer gravel.
4. Continue using the crushed asphalt surfacing we've been using in the past with no increase in assessments.
5. Continue using the crushed asphalt, but with an (a) \$50 or (b) \$100 increase in the yearly assessment to support more frequent resurfacing (circle one).

6. Write-in suggestion: _____

Name: _____

Retreat street address: _____