



The RETREAT Newsletter

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

OFFICIAL BUSINESS SECTION

President's Message from Mary Nolan

I hope that everyone enjoyed their own way of celebrating Thanksgiving. I, as usual, over indulged in the food of the season, but truly enjoyed spending it with my family and am looking forward to the holidays.

For specific information on the lawsuit, please consult the RLA website for the judge's latest rulings. I cannot announce that the lawsuit is over as Ms. Lorenz may appeal the judge's decision. I hope the lawsuit is over as this is an issue that has caused much contention between members of the RLA; and, truthfully, it saddens me that we cannot exist together as a community, as we have in the past.

I've always likened the Retreat to be like a stately oak tree. The base, trunk, sturdy limbs, smaller limbs, and leaves are the members. The tree will lose leaves and limbs just as we have either lost members, or members have decided to move elsewhere. Now it seems the sturdy tree has been damaged. A more productive avenue would be for members to run for positions on the Board as to achieve change that will benefit all, and is what the membership wants.

I do not believe that anyone is perfect or without fault; but I do believe that present and past board members have always acted in the best interest of the Retreat. The lawsuit and diversion does

not change the status of either the Board or the Retreat. Please be assured that the Board will continue to act in your best interest and for the betterment of the Retreat.

Please take a moment to read the December Board Meeting minutes shown below and which are posted on the website so that you can stay informed on current matters.

As I asked last year at this time, please remember - especially during these winter months - to watch out for and help one another. On behalf of all the Board members, I wish you all a joyful holiday season and a very Happy New Year.

Board Meeting, December 10, 2011; 9:00 a.m.

Peter Sinnott's Resident, Saddle Court

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

Attending: Mary Nolan, Marv Gee, Amanda Gordon, Danny Perugini, Peter Sinnott

Also Attending: Jack and Verna Heidebrecht, Peggy and Vernon Burch, Jim Boyd, Duke Sumonia, Peter Hillman, Rock Tallman, Charlotte Gee, Stephanie Sinnott, Rick Spowart, Chad McGuire

The meeting was called to order.

Chad McGuire of the Larimer County Sheriff Department and Rick Spowart of the Colorado Parks and Wildlife Division addressed concerns regarding trespassing and hunting. A professional hunting guide has been using RLA roads to access USFS property and private property not in the Retreat. Although the private/public status of some roads is not totally determined, people using RLA roads to access other property do not have the right to leave the road and trespass on RLA or other private property. Landowners were advised to use caution when approaching unknown vehicles and to note the license plate information, type of vehicle, number of passengers and direction headed. If a problem develops, then call the Sheriff's office (970-416-1985) with this information (or Rick Spowart at 970-586-4000 if it is a hunting issue rather than a trespassing issue).

The agenda was adopted with additions and amendments. The minutes of the previous board meeting held September 17, 2011 were approved with corrections: (1) in "New Business, Easement on RLA Land," the letter was received from "Bradley Stephans," and (2) in the Architectural Control Committee report, the Hillman's address is 783 Bulwark Ridge Drive.

Board Members Comments - It was noted that an executive session of the Board was held September 19, 2011 regarding the lawsuit. President Mary Nolan read a summary of correspondence received and contacts made since the previous Board meeting.

REPORTS:

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

—Meeting - Continued on Page 2

\$989.38 and the money market account balance was \$39,486.80 as of December 7, 2011. Anita Meis filed the income tax report for The Retreat. Three assessments for 2010 and fifteen assessments for 2011 have not been paid. Two properties have sold since September 15, 2011. A clarification was requested on the balance sheet regarding the equipment reserve so it was moved seconded and carried that the report be approved subject to satisfactory explanation (by Hobert Office Services) of the equipment reserve item. The Board also requested that future reference to properties sold, etc. include the filing and lot numbers.

Architectural Control Committee – Dennis Bicknell's report dated December 8, 2011 reported that the only current activity is the Hillman home under construction at 783 Bulwark Ridge Drive.

Roads – No report.

Environmental/Forest Preservation – Peggy Burch summarized her written report dated December 10, 2011 which included information that the mountain pine beetle may be flying twice in a year instead of once and that the recent extreme weather conditions are hard on the trees.

Website – All the RLA plats are now on the website. Amanda Gordon will research alternatives and costs for scanning and storing minutes and newsletters. Members will continue to be encouraged to receive RLA information via e-mail rather than by paper and mailing. Mandy and Danny will research the need for protecting the website and possibly requiring password access.

Newsletter – No report.

OLD BUSINESS:

Lorenz vs. RLA Lawsuit - Lawsuit was dismissed with prejudice. Three orders were entered by the Court on November 17, 2011. The first order denied a request to serve all owners by mail. The second order denied a request to file a Third Amended Complaint and dismissed the Second Amended Complaint with prejudice. "With prejudice" means that Ms. Lorenz may not file a new lawsuit based on the same theories. The third order denied a Motion for Summary Judgment which was filed on November 16, 2011. Ms. Lorenz has the right to appeal this judgment but notification of an appeal has not yet been received by the Board.

Rocky Mountain National Park Fire Management Plan – Marv Gee attended the meeting regarding the RMNP fire management plan and will report at a future meeting.

NEW BUSINESS:

2012 Budget – The Board met in October and drafted the 2012 RLA budget. Peter Sinnott suggested several changes to bring the budget more into balance. The major change suggested was eliminating new road improvements (adding road base) but keeping road maintenance as proposed. Lost income from unpaid assessments severely affects budget flexibility. It was moved, seconded and carried that the budget be adopted as amended. A copy will be posted on the website.

Legal Counsel – A Committee consisting of Marv Gee, Peter Sinnott and Kent Mills researched legal firms to handle RLA general legal affairs. Marv Gee moved that the 2012 legal services and fees summary agreement with the firm of Hindman & Sanchez be approved subject to (1) the lead contact in the firm being determined by this committee prior to payment of the first retainer, and (2) determining how the estimated fees are to be assigned/expended during the first

steps of the agreement. The motion was seconded. Following discussion, Marv Gee withdrew his motion with the approval of the seconding person in order that the matter be reviewed in executive session of the RLA Board following this meeting. When a satisfactory agreement with legal counsel is reached, the currently retained attorney firm will be notified of cancellation.

Insurance Carrier – Because of recent litigation, CNA has elected not to renew Directors' & Officers' Liability Policy for the RLA starting 1/01/2012. CNA will continue to cover lawsuits previously filed. The Board unanimously approved via e-mail coverage by Travelers' Insurance carried by the current agent, Brown & Brown.

Retreat Signs – Several signs concerning "no hunting" and "no trespassing" have been installed throughout The Retreat. Installing a sign regarding "no discharge of firearms" in the vicinity of the Miller Fork trailhead will be researched.

Gate for Slash Pile Area – This matter was tabled until the March 2012 meeting.

Webcam – A new webcam was purchased to replace the broken one and should be installed and working next week.

Nominating Committee – Kent Mills will be asked if he will chair the Nominating Committee for the 2012 Board election.

Winter Potluck – The Winter Potluck is scheduled for the evening of Saturday, January 21, 2012, at the Community Church of the Rockies in Estes Park.

GHAVFD Capital Campaign Fund Committee Request – The GHAVFD fundraising committee requested use of the RLA email addresses to communicate directly with RLA members regarding the proposed new fire department building. It was moved, seconded and carried that any correspondence to the RLA membership via email be approved by the RLA Board of Directors and then any such approved communication be sent out through the services of Hobert Office Services at the expense of the GHAVFD or other entity requesting such (therefore preserving the integrity of the RLA members' email addresses).

2012 Assessment Invoices – It was moved, seconded and carried that the 2012 assessment invoices include a separate line for a donation to the GHAVFD.

Chenowith Access – Marv Gee agreed to begin researching accessing private property through the use of RLA owned and maintained roads.

Landowners' Comments:

Peggy Burch noted that several hunters traveling on Bulwark Ridge Road seem to be looking for ways to access forest service property via Copper Hill Road. Also several horse trailers have been parked at the Miller Fork Trailhead.

Verna Heidebrecht thanked the Board members for their dedicated service.

Duke Sumonia announced that the newly revised 9th edition of Roberts Rules of Order has just been published and requested that the Board honor and adhere to the governing documents of the Retreat, especially the policies regarding responses to property owners' inquiries. He submitted a written document requesting it be included in these minutes and in the newsletter (the Board declined his request for inclusion into the newsletter). He commended Mandy Gordon for her work on the website and announced the Historical Society Potluck would be December 20th.

Meeting adjourned at 11:50 am to go into executive session.

Trees – The mountain pine beetle marches on. Trees in the retreat were hit by the beetle as early as June and as late as the last half of September. Some of the tree experts are now thinking that there might be two separate flights of MPB during the season. In lower elevations, beetle attacks have happened as early as May and as late as October. At this point, two flights of MPB in one season are just anecdotal and would be difficult to prove scientifically. There have been fewer reports of trees attacked at lower elevations this last fall.

The extreme weather conditions that we have experienced lately are hard on our trees. This will have the tendency to weaken the trees and make them more susceptible to beetle attack next year. Don't cut trees or limbs from April/

May to October time frame as the fresh sap can draw the beetles. It is OK to cut entirely dead trees or limbs at anytime.

There is a new beetle in Colorado, the brown marmorated stink bug. First identified by CSU in the middle of October, it is a foreign invader that damages fruit and invades home in the fall. It gives off a very obnoxious odor when disturbed and is difficult to eliminate from homes. It was first identified about 8 years ago on the east coast and has now spread to the midwest and the west coast of the U.S.

It resembles some stink bugs that are often seen but the characteristics of the black and white markings are very different. As it is new to Colorado, it is not known if it will spread to higher elevations. We hope not.



Invasive Weeds – It has been noticed by several people that we have areas in The Retreat where noxious, invasive weeds are becoming well-established. These types of weeds are illegal in Larimer County. We all need to work on the elimination of these weeds. For further information see: www.larimer.org/weeds

NON-OFFICIAL SECTION

Hunter Alert

Guides using binoculars have been seen driving on Retreat roads spotting for game. Most of our roads are private and these people are not permitted to use them for this purpose. If you see anyone trespassing on our roads or adjacent lots, please get their license plate number and call Larimer Co Sheriff Dispatch at 416-1985. If you see anyone actively hunting game within the confines of the Retreat, please call Dept of Wildlife local representative Rick Spowart at 586-4000 (home 667-2984, cell 290-2427). It is not recommended you confront these individuals by yourself nor allow any conversation with them to escalate into hostility. If they are uncooperative, walk away.

In order to more quickly and accurately identify who belongs here, please put Retreat stickers in the windshields of your cars. Free stickers can be obtained from the Secretary or Hobert's directly.

NOTE: Dunraven Glade is a public road. Black Creek and the first half of Streamside are private roads, but allow public access. The rest are private roads, restricted to landowners and their guests.

Carol Fulton

Our good neighbor, Carol Fulton, passed away on December 20, 2011. She and husband Tom were long-time Retreat residents dating back to the flood of 1976. There will be a memorial service for Carol on Friday, January 13, 2:00 pm at the Community Church of the Rockies.

RETREAT WINTER POTLUCK

SATURDAY, JANUARY 21, 2012

5:30-9:00

**COMMUNITY CHURCH OF THE
ROCKIES**

**1700 BRODIE AVENUE
ESTES PARK**

**VISIT
WITH YOUR NEIGHBORS**

The RETREAT Landowners' Association

P.O. Box 160

Glen Haven, CO 80532-0160

FIRST CLASS MAIL

Address Correction Requested

**Next Board Meeting
will be held on
March 17, 2012 at
Mary Nolan's Residence**

**Ernie Conrad Real Estate
Glen Haven/Retreat Properties**

7504 County Road 43, Glen Haven
P.O. Box 28, Glen Haven, CO 80532
970-586-5929 • ernieconradre@msn.com

Mel's Kitchen & Bathroom remodel
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