



The RETREAT Newsletter

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

OFFICIAL BUSINESS SECTION

Message From The President

An owner in the community, Ms. Rebecca Lorenz, filed a lawsuit against the Association. The Retreat is reviewing the lawsuit with the assistance of legal counsel. The Association's insurance policy is covering the cost of defending the lawsuit. Because this is an active suit, the Board has to limit public comments about the legal claims and issues. The Board will post periodic updates to the website and the lawsuit when available. Please know that the Board continues to act in the best interest of the membership.

Mary Nolan, President

Board Meeting, June 11, 2011; 9:00 a.m.

Mary Nolan's Residence, Elkridge Dr.

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

Attending: Mary Nolan, Dick Boggs, Amanda Gordon, Terry Larsen, Danny Perugini, Peter Sinnott.

Also Attending: Dennis Bicknell, Peggy Burch, Alice and Paul Gash, Marv Gee, Joe Lavaux, John Nolan, Duke Sumonia

An executive session of the RLA Board was held immediately preceding and following this 9:00am Board meeting regarding the pending lawsuit.

President Mary Nolan called the meeting to order and the agenda was adopted. It was moved, seconded and carried that the March 19, 2011, Board Meeting minutes be approved.

President Nolan then noted that an executive session of the RLA Board was held May 15, 2011, a teleconference meeting was held with RLA attorneys on June 6, 2011, and that an executive session was held prior to this meeting and would also be held immediately following this regular Board meeting, all regarding the pending lawsuit. President Nolan then read the following statement:

"An owner in the community, Ms. Rebecca Lorenz, has filed a lawsuit against the Association. The Retreat is reviewing the lawsuit with the assistance of legal counsel. The Association's insurance policy is covering the cost of defending the lawsuit. Because this is an active lawsuit, the Board

has to limit public comments about the legal claims and issues. The Board will post periodic updates to the website about the lawsuit when available. Please know that the Board continues to act in the best interest of the membership."

Board member comments included the concern of the number of unpaid assessments and that the Bylaws procedures of filing liens on delinquent assessments should be followed. It was then moved, seconded and carried with one abstention that the RLA attorneys (including the RLA insurance carrier's attorney) be directed to file liens or other appropriate legal action on the unpaid assessments unless such would be determined by the attorneys to compromise the lawsuit.

REPORTS:

Treasurer – Written financial reports were submitted by Hobert Office Services. The checking account balance was \$714.31 and the money market account balance was \$69,969.88 as of June 10,

–Meeting - Continued on Page 3

2011. Five assessments for 2010 and twenty-one assessments for 2011 have not been paid. It was moved seconded and carried that the report be approved as submitted.

Architectural – Chairman Bicknell submitted a written report and verbally reported that one application for a two-stall detached garage was recently received from the Logemanns.

Roads – Dick Boggs reported that the old backhoe was replaced with a John Deere 410D for \$22,000 including the trade-in of the old backhoe. Most roads have been graded and recycled asphalt will be applied to Copper Hill Road as the budget permits.

Environmental/Forest Preservation – Peggy Burch, along with several RLA members, attended the annual mountain pine beetle symposium but not much new information was presented. The sporadic warm/cold spring weather caused some new growth on the pines to die but re-growth should appear. Conifer aphids may be more plentiful this year but pines can usually survive such infestation. Contact information for beetle mitigation will be put on the RLA website.

Website – Quarterly committee reports should be sent to Amanda Gordon who will then forward them to Hobert Office Services for posting on the website.

Newsletter – The next newsletter will be sent out soon after this Board meeting.

OLD BUSINESS:

Policies – Board members received the newly revised policy book to review at the last meeting. Some Board members questioned the formation of the Arbitration Panel. It was moved and seconded that the newly revised Policies Book be approved as submitted. The motion passed 4-2. This revised book will replace all prior versions.

Bylaws – The Rules Committee reviewed the bylaws and submitted three proposed amendments:

Article 14 – The proposed amendment rewords the article to clarify the procedure for amending the bylaws. It was moved, seconded and carried that the

Board recommend approval of this amendment at the annual meeting.

Article 9, Section 1 - Delete the phrase “non-voting officers.” It was moved, seconded and carried that the Board recommend approval of this amendment at the annual meeting.

Article 3, Section 5 regarding proxy limitations – The Rules Committee recommended removing the restriction of a maximum of 5 proxies per member. The Board tabled this proposal for further discussion. A statement will be added to this year’s proxies reminding members that no member may represent more than 5 proxies and proxies in excess of this maximum will be assigned to another member.

NEW BUSINESS:

Annual Meeting – The Annual Meeting will be held on July 16, 2011, at the Rocky Mountain Park Inn (formerly the Holiday Inn) at 10:00 am with registration beginning at 9:00 am.

Nominating Committee – As of this date, three positions are currently available on the Board for 2011-12.

Landowners’ Comments – Joe Lavaux expressed concern about the uncontrolled camping along County Road 43. Dennis Bicknell commented on the lien procedure for unpaid assessments and had questions regarding the “call tree.” Duke Sumonia announced that the Glen Haven Historical Society’s program on June 21st at the Glen Haven Town Hall will be about airplane wrecks in the area and he then submitted a letter dated June 11, 2011, with three attachments and requested it be included with the meeting minutes. President Nolan stated that there will be no reply to any questions posed in the documents submitted by Duke Sumonia due to the pending lawsuit.

Wine & Cheese Party – A wine and cheese party will be held Friday, July 15th at the Glen Haven Town Hall at 5:00pm. Members attending are asked not park in the Inn of Glen Haven’s parking areas.

Meeting adjourned.

Joan Van Horn, Meeting Recording Secretary

The Nominating Committee is still looking for candidates for the Governing Board elections. They can be submitted anytime before the meeting to Danny Perugini by phone (577-9477) or they can be nominated from the floor at the Annual Meeting.

The Standing Rules of Order and the Annual Financial Review for 2010 that were omitted from the Annual Meeting packet will be provided to members upon registration.

Road Report June 11, 2011

A suitable replacement for the old backhoe was located and was approved for purchase by the RLA Board of Directors. The new to us backhoe was bought from Colorado Machinery and is a John Deere 410D with 3,500 hours, which is very low hours for this type of machinery. Also noteworthy is that the 410D is powerful enough to perform many tasks the old backhoe couldn't. With normal maintenance it will serve us well for the next 10 years. The cost was \$22,000 and included the old

backhoe in trade.

The timely purchase of the new backhoe has allowed Rich to clean most of the Retreat's culverts, clean up some rock slides, and clear rocks from ditches.

Grass seed was applied to the road bank at 930 Copper Hill and covered with ground cloth. This was done to help stop the bank from further erosion. However, future remedies such as placing landscape timbers or rocks on the bank may be necessary.

The roads have been graded,

some more than once as the torrential rain has caused some erosion that needed to be fixed.

Rich and I have examined the roads to determine where best to apply RCA. With board approval, it is recommended to cover 1 mile of Copper Hill. The cost of the RCA is estimated to be \$20,000. All of the major roads have had RCA applied, Copper Hill being the exception. The starting point will be at Saddle Court, then West for 1 mile.

Submitted by Dick Boggs

Architectural Control Committee Report June 11, 2011

The Architectural Control committee wishes to advise the Retreat Board of its activities since the last written report.

No applications have been approved. One new application was received June 8, 2011.

Scott and Jeannie Logemann submitted an application to build a two-stall detached garage on their Lot 34 Filing 3, 1408 Dunraven Glade Road. Their home has been built. Approval is pending.

Submitted by Dennis R. Bicknell for the ACC

NON-OFFICIAL SECTION

Leon James Satterfield

Leon James Satterfield, 77 of Lincoln, Nebraska, and The Retreat, Glen Haven, CO died April 12, in Lincoln, Nebraska.

Leon married Mary Ann Bernard on Sept. 1, 1957 in Russell, Kansas. He is survived by his wife; a son, Wade, and daughter-in-law, Jo Fish of Fort Collins, CO; a daughter, Amy, and son-in-law, Paul Jensen of LaPorte, CO and a son Jay and daughter-in-law, Jen of West Hartford, Vermont.

Leon enjoyed writing (ironically, "to salvage clarity from his confusion" he always said), sailing, camping, kite flying, hiking, jogging, walking, organic gardening, cooking, visiting his cabin in Glen Haven.

Leon was most known for his gentle nature, keen wit and big heart and soul. The Retreat has lost someone dear.



Beetle Note

Some of our residents have inquired about what to do when they notice beetle infected trees on neighboring properties. Please call Dave Lentz, County Forest, 970-498-5765, dlentz@larimer.org.

He will notify the landowner and schedule a meeting.

The RETREAT Landowners' Association

P.O. Box 160

Glen Haven, CO 80532-0160

FIRST CLASS MAIL

Address Correction Requested

Annual Meeting will be held on Saturday, July 16, 2011, Rocky Mountain Park Inn (formerly the Holiday Inn)

**Ernie Conrad Real Estate
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Nominating

Danny Perugini & Graham Fowler

United Retreat

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