

**RETREAT LANDOWNERS ASSOCIATION**  
**Board of Directors Meeting**  
**April 14, 2019 @ 9:00am**  
**Mills Residence on Copper Hill Road**

Attending: Graham Fowler, Rachel Balduzzi, Heather Gooch, Loretta Martens, Kent Mills, David Stookesberry,

Also Attending: Mandy Gordon, Chuck Reynolds, Peggy Sloan, Joan Van Horn

The meeting was called to order, the agenda was adopted with minor changes, and the minutes as amended of the January 13, 2019 board meeting were approved. Board members agreed that Board meeting minutes will be reviewed and approved via email and then posted on the RLA website. No new correspondence was received (via letters, phone, texts and email) since the last Board meeting.

**Landowner/Board Member Comments:** None

**REPORTS:**

**Treasurer's report** – Heather provided the financial reports to date and recommended the RLA account be moved to the Bank of Estes Park. It was moved, seconded and carried that the Bank account be moved as recommended. Only two assessments are currently outstanding. Renewal of the 3-year assessment for the GHAVFD will be voted on at the annual meeting. Heather agreed to prepare a proposed 2019-20 budget at the next Board meeting.

**Roads report** – Chuck Reynolds provided a written report stating that roadwork will start this week and that repair work on the grader has been delayed. Replacement for the grader has not yet been found and it was agreed that leasing equipment should be researched prior to purchasing a new grader. No volunteers have stepped up to be chairman of the Road Committee.

**Architectural Committee report** – Peggy Sloan presented a written report of new property owners as well as the approval of a roof for the Millers and extension for the firehouse. She also requested an email be established for the ACC through the website to allow more accessibility to the members and to allow for eventual discontinuation of the post office box and expense. Heather agreed to research obtaining the email address.

**Environmental and Fire Mitigation** – Mandy Gordon said that a Larimer County grant application has been submitted for funding of a reservoir for fire mitigation purposes. A Forest Service grant will also be sought. The cost is approximately \$40,000 which, with or without grants, may require a special assessment. She will submit a proposal at the next board meeting. She obtained a bid of \$400 to mow the edges of the roads. It was moved, seconded and carried that this bid be accepted along with a contract and proof of insurance. Mandy and volunteers are continuing to clean up roadsides and remove Russian Olive trees. More volunteers are welcome. Team Rubican (fire mitigation organization) will be meeting at the YMCA in Estes Park this summer and is willing to help the GHAVFD, RLA and GHA with fire mitigation cleanup.

**OLD BUSINESS:**

**Covenant Violations** - None reported.

**Vacation Rentals** - Loretta Martens reported that the property owner who previously was conducting a short-term rental has withdrawn the property from the VRBO and AirB&B listings. No permits are currently active for The Retreat. Larimer County is revising its requirements (by June

1<sup>st</sup>) and, if approved, will require approval of HOAs before Larimer County issues a permit. Loretta agreed to contact the RLA attorney to see if covenants will need to be revised or what legal measures will be required to prohibit short-term rentals (less than 30 days) in the Retreat.

**High Speed Internet** - Century Link's installation of high-speed internet has been inconsistent and appears to be stalled. Several board members will contact Century Link to keep the project moving.

**Board/Committee Openings** – Chairpersons for the Roads Committee and ACC will be sought. Two positions will become open on the Board of Directors for this next year.

**Bear Proof Trash Container** – Graham researched community trash compactors that could be available to members with a combination lock. It was suggested that this be brought up at the annual meeting for discussion.

**ATV Policy** – The current ATV policy will reach its one-year trial basis and the Board agreed that it should be permanent and be announced at the annual meeting.

#### **NEW BUSINESS:**

**Resignation/Board Officers** - Graham Fowler, who is selling his property, submitted his resignation effective following this meeting. The resignation was accepted with regret. Kent Mills was appointed by the Board to serve as President.

**Annual Meeting** – The annual meeting will be held Saturday, July 20, 2019, 10:00am at the Glen Haven Town Hall.

Next Board Meeting is scheduled for Sunday, June 23, 2019 @ 9:00am at a location to be determined later.

Meeting adjourned.

Joan Van Horn  
Meeting Recording Secretary