

**RETREAT LANDOWNERS ASSOCIATION, INC.**  
**Annual Meeting – July 21, 2012 – 1:00pm**  
**Rocky Mountain Park Inn & Conference Center**  
**Estes Park, Colorado**

The 41st Annual Meeting of the Retreat Landowners Association, Inc. was called to order by President Mary Nolan who introduced Parliamentarian Janie Lichtfuss, Meeting Recording Secretary Joan Van Horn, and the Board of Directors present: Dick Boggs, Marv Gee, Kent Mills, Danny Perugini, and Peter Sinnott (Amanda Gordon was absent).

The Pledge of Allegiance was recited and then a moment of silence was observed in memory of RLA members and relatives who had passed on this past year and for those who died in the Aurora shooting and recent fires.

The agenda was accepted with (1) inserting “New Business” prior to “Landowner Comments and Questions” and (2) placing the Glen Haven Area Volunteer Fire Department report first under “Reports”. The Meeting Standing Rules were approved with the deletion of the words “per assessment” from “each member in good standing is entitled to one vote”.

It was verified and announced that a quorum was present with 84 people in attendance representing 55 members and 39 proxies.

Duke Sumonia commented that he believed there were errors in the 2011 Annual Meeting minutes. Board member Danny Perugini stated that corrections were made at the September 2011 Board meeting. It was then moved, seconded and carried that the minutes of the annual meeting held July 16, 2011 be approved.

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

**Glen Haven Area Volunteer Fire Department** – Tony Fink of the Glen Haven Area Volunteer Fire Department Board of Directors reported that the construction drawings of the newly proposed fire station are completed and that \$175,000 has been raised. Another \$125,000 is needed before construction can begin on the estimated \$400,000 structure. The Pancake Breakfast netted \$7,000-\$8,000 which goes to general operations of the GHAVFD. Assistant Chief Bob Smallwood reported that the department has 13 active members, 2 members in training, and 4 in reserve and responded to 27 calls this past year. He also mentioned that a Seniors Saving Seniors program will be initiated in September and that current information regarding fires in the area can be obtained from [www.Larimer.org](http://www.Larimer.org) and registering for emergency notification can be made through [www.leta911.org](http://www.leta911.org). A request was made from several RLA members to schedule the RLA Annual Meeting during the same weekend as the GHAVFD Pancake Breakfast. The RLA Board agreed to review the request at its next board meeting.

**President’s Report** – Mary Nolan thanked those that attended the Wine and Cheese party held last evening for RLA members. The next informational meeting concerning the revision of the RLA documents will be held on Sunday, July 29, 2012 from 1:00pm-3:00pm at the Glen Haven Town Hall. The newest drafts are available presently at this meeting, on the RLA website and also will be at the July 29<sup>th</sup> meeting. Mary said the RLA Board asked her to serve as a liaison/committee chair for the current lawsuit and the revision of the RLA documents. She also reported that the filings with respect to the RLA lawsuit with Becky Lorenz are posted on the RLA website.

**Treasurer's Report** – Danny Perugini answered questions about the budget and clarified that the insurance company is handling legal expenses regarding the lawsuit but that a different attorney has been hired for updating the RLA documents and bringing them into compliance with Colorado State law.

**Architectural Control** – Dennis Bicknell thanked Thelma and George Richard for their service on the committee.

**Road Report** – Dick Boggs reported that the gate is currently installed at the Slash Pile and the lock combination for members to use is listed in his written report. Research is continuing for a replacement for the snowplow. Current budgeting will only allow ½ mile of recycled asphalt to be applied to the approximately 10 miles of RLA roads.

**Environmental/Forest** – Peggy Burch commented that the past year has been tough on the trees with the dry conditions and infestation of several beetle types.

**RLA Website** – Password to access the RLA website will be sent out to members soon.

**Newsletter** – President Nolan thanked Stephanie Sinnott for chairing the Newsletter Committee and requested that anyone wishing to assume future chairmanship contact the board.

### **NEW BUSINESS;**

Paul Dingel suggested that any members that might receive a credit on their assessment donate it to the GHAVFD building fund.

Duke Sumonia stated that any RLA document revisions should be decided by the membership and not just by the Board of Directors.

President Mary Nolan encouraged members to attend the informational meeting on July 29<sup>th</sup> and to submit any questions or comments before or during the meeting.

### **LANDOWNERS COMMENTS & QUESTIONS:**

Comments included:

- Encouraging the Association to come together and be a community,
- Dissent within a community should be allowed and all should be treated kindly,
- Removal of beetle trees is the individual property owner's responsibility but not all dead trees are due to beetle kill (and some are home to small animals),
- Appreciation was expressed for the new signs and a suggestion made for a sign at the Miller Fork trailhead stating that there is no public access,
- Horse trailer traffic on Dunraven Glade often speeds,
- More information and communication is needed as the fire danger has been much worse than most people realize,
- Questions regarding overdue assessments and the status of the bylaws and covenants.

It was moved and seconded that the time for landowners' comments and questions be extended fifteen (15) minutes. Following discussion, the motion was defeated.

**NOMINATING COMMITTEE:** With permission granted from the attending membership, the Nomination of Board Directors was scheduled ahead of the Ballot Issues. The Nominating Committee submitted the following nominations for five positions on the Board of Directors: Grant Dickson, Nathan Cody Sanders and Peg Sloan. If elected, these three candidates would serve three-year terms. Nominations were requested "from the floor" and it was moved, seconded and carried that Linda Lambert and Kent Mills be nominated to serve two-year terms. No further nominations were received from the floor. It was moved, seconded and carried that the nominations be closed. All candidates spoke briefly

**BALLOT ISSUES:** The following motions were presented:

MOTION 1: Special Assessment for GHAVFD Motion to approve a special assessment of \$100 per fiscal year to assist with the operating costs of the Glen Haven Area Volunteer Fire Department for the next three fiscal years beginning 1 January 2013. Assessment is payable concurrent with the RLA annual assessment.

MOTION 2: Bylaws Change to Fiscal Year (Article XIII): Motion to approve a change to the existing bylaws currently stating “The fiscal year of the Association shall begin on the first day of January and end on the 31<sup>st</sup> day of December of every year, except that the first fiscal year shall begin on the date of incorporation” to “The fiscal year of the Association shall begin on the 1<sup>st</sup> day of August and end on the 31<sup>st</sup> day of July of every year, except that the first fiscal year shall begin on the date of incorporation.”

MOTION 3: Bylaws Change to Assessment Cap (Article XII, Section 1) Motion to change the existing bylaws currently stating “Each Member is obligated to pay annual assessments to the Association of an amount set yearly by the Board of Directors, but not in excess of \$250.00” to “Each Member is obligated to pay annual assessments to the Association of an amount set yearly by the Board of Directors, but not in excess of \$350.00.”

Peter Sinnott and Kent Mills gave a presentation and led the discussion on the proposed motions. It was then moved, seconded and carried that presentation and discussion on the motions cease.

It was also moved, seconded and carried that the meeting be extended twenty minutes.

Ballots for the Election of Board of Directors and Motions #1, #2, and #3 were distributed and volunteers tallied the votes during a recess.

The meeting reconvened and it was moved, seconded, and carried that the meeting be extended five minutes. The following election results were reported:

Elected to the Board of Directors for a three-year term:

Peg Sloan      Nathan Cody Sanders      Grant Dickson

Elected to the Board of Directors for a two-year term:

Kent Mills      Linda Lambert

Motion 1:      Yes – 77      No – 16      Motion passed.

Motion 2:      Yes – 63      No – 30      Motion passed.

Motion 3:      Yes - 67      No - 26      Motion passed.

(One invalid ballot was received.)

Meeting adjourned at 3:50pm.

Joan Van Horn  
Meeting Recording Secretary