

RETREAT BOARD MEETING
February 3, 2020 at 6:00 p.m.
Gooch Residence-1557 Dunraven Glade Road

Call to order: Kent Mills, Kristen Berg, Ron Spurlin, Bunny Beers, Heather Gooch and Rachel Balduzzi (arrived at 6:05 pm) were in attendance. Committee members present were Mandy Gordon and Jim Boyd.

Adopt agenda: The agenda was adopted as presented by consent.

Special Presentation: Glen Haven Fire Dept. Chief Kevin Zagorda gave a presentation regarding Firewise Certification for the Retreat. Criteria for the program was discussed. It was decided that the chipping and hauling done throughout the year counts towards the monetary criteria for this mitigation. Chief Zagorda would like to do this for all of Glen Haven, an estimate of about 400 homes. The GHAVFD will be holding a June event that focuses on Wildfire preparedness day.

Residents email and written correspondence

- The board has been asked recently about many issues happening with the Glen Haven Post Office and the Estes Park Postmaster and staff that manage the Glen Haven post office. Residents are being charged for post office boxes that should be free per USPS policy, have been having their mail returned to senders even though their address is included, and have been unable to get clear answers on policy for postal delivery for the Retreat. Correspondence surrounding policy and complaint procedures have been drafted by various Glen Haven members to help fellow residents pursue the problems they are having. The board agrees to share information and support and encourage the membership to speak up as individual citizens.
- A resident has asked for clarification on the Livestock/Poultry policy in the RLA covenants. The board discussed that the reason for prohibiting poultry in the Retreat is unknown and can be researched within the Larimer County guidelines to see if this is something that can be changed.

Board and Committee Reports:

Treasurer:

- Current update for assessments are-4 residents on payment plans, 1 lien, 2 outstanding assessments (one owner has been in contact, one has been unresponsive to the notices).
- The board discussed the leftover Special Assessment Monies after the installation of the Copper Hill Water Reservoir. The final amount will be held in an isolated budget line to be calculated and brought to the annual meeting for next steps.
- Current Liens-Working with our legal team, we have been able to clear all liens in the past 6 months with the exception of a remaining one.

Committee Updates:

- Roads- Jim Boyd attending the meeting on behalf of Roads Chair, Cody Sanders. The current condition of the roads is poor. The breakdown of the grader and delay in getting it operating are at fault. The board needs to look at budgeting and a plan for the roads. The roads committee and board liaison, Dave Stookesberry, will plan to meet to discuss options for the future of the RLA roadwork. It was

agreed that we need to look at all options, including contracted labor for road maintenance. Replacement of the equipment we have (grader, water truck, etc.) won't be discounted, but is not something that the RLA can afford. Research will need to be conducted.

- Environmental Chair, Mandy Gordon, attended the meeting. She gave an update on the water reservoir, seeding and ground cover laid over the site. There is a large pile of slash that is left over, but it is frozen and can't be easily disposed of until it thaws. If the board agrees, they can communicate with Cody to give direction on whether or not to come break it up with the backhoe, paying operator labor hours. She mentioned that we will want to start looking for a new Environmental Chair, she is looking at moving out of the Retreat by June 2020.

Old Business:

- Amendment Update: Approximately 95 residents haven't voted yet on the amendments for the short term rentals and the Right of Way. The large majority of members who have voted are in favor of passing both (approximately 85/15 % split). It was agreed that there has been many new sales in the Retreat and new residents may not want to vote because they don't fully understand the changes and history behind the amendment changes. The board can send out the information and offer a Q&A opportunity for anyone seeking clarification. Ultimately, if the amendments don't pass, our board has agreed that we will continue to hold the Retreat residents to Larimer County's guidelines and policies regarding both items.
- Ron Spurlin gave an update on our renewal of insurance policies. He worked very hard on obtaining quotes for all of our insurance needs and evaluating coverage. Overall, insurance premiums for 2020 are \$1305.91 lower than 2019.

New Business:

- The board will research Larimer County regulations on Livestock and Poultry and discuss updating the policy.

Adjourn: 8:17 p.m.