

**RETREAT LANDOWNERS ASSOCIATION**  
**Board of Directors Meeting**  
**April 23, 2017 @ 1:00pm**  
**Martens Residence on Streamside Drive**

Attending: Denise Stookesberry, Graham Fowler, Loretta Martens, Ian McBride, Joanne Zagorda

Also Attending: Chuck Reynolds, Peggy and Vernon Burch, Rich Gilmore, Brian Martens, Joan Van Horn

The meeting was called to order, the agenda was adopted as presented, and the minutes of the January 22, 2017 board meeting were approved. Correspondence was received (via letters, phone, texts and email) since the last Board meeting from the following: Joanne Persichetti, Dottie Ruesch, Kevin Lear, Ed Phillips, Matthew Baer. Joanne Persichetti proposed circulating a petition objecting to closure of US Highway 34 for another winter. Although the Board decided not to take a position, it recommended an article be included in the next newsletter. The correspondence from Matthew Baer related to the use of Retreat roads to access to his property which will be added to the next Board meeting agenda.

**REPORTS:**

**Treasurer's report** – Joanne Zagorda presented a property sales report for this fiscal year and a financial statement through April 19<sup>th</sup>. Four assessments are still outstanding. The Financial Committee needs to meet soon to prepare the budget.

**Roads report** – Chuck Reynolds spoke with Kiewit to obtain recycled asphalt and will contact them again later this summer when it may be available. 600 tons of road material @ \$25/ton will be purchased for this year's road work. The road maintenance on the portion of Streamside Drive outside the RLA boundary will cost about \$6,000 for material plus rental and contract labor costs. This project could be coordinated with other RLA road maintenance but payment from the property owners involved would need to be received in advance of the work.

Chuck presented a couple of designs for posts from which to hang the new RLA sign. The Board recommended the basic, less expensive design.

Ed Phillips on Streamside Drive submitted several written concerns about the road and the effect on his property. It was moved, seconded and carried that a land survey be conducted to determine the road easement and property boundary at his location in order to determine the proper mitigation action and that Mr. Phillips be notified of such.

Graham Fowler contacted numerous owners of newspaper boxes on the RLA roads and most boxes are no longer being used. The ones that are damaged or confirmed no longer in use will be removed.

Chuck Reynolds contacted Larimer County about the section of guardrail that needs installing on the Dunraven Glade road bridge and was told that it is still on the schedule.

There are a few wildlife watch signs that have faded and are no longer readable and they will be removed.

**Architectural Committee report** – No new applications have been received but inquiries have been received concerning solar panels and painting. It was noted that contact information for the ACC on the website needs to be updated.

**Environmental report** – Peggy Burch reported that freezing can occur as late as mid-June so flowers should not be planted until late May or later and may need to be covered at times. Ticks are plentiful this spring. She recommended that downed trees from the windstorm be cut up and removed so unwanted insects are not attracted and wildfire fuel decreased.

**Website** – The new web page should be completed before the May newsletter.

**GHAVFD** – Brian Martens reported that the Red Cross is donating 250 smoke/carbon monoxide detectors for residents of the Glen Haven area which the firemen will install for free. The fire department is seeking a grant to obtain a Jaws of Life.

#### **OLD BUSINESS:**

**Property Management** – Joanne Zagorda further researched a Fort Collins firm to handle RLA management in the future which appears will not work out. Other alternatives were suggested and it was decided to wait until the need to change is closer.

**HAM Radio Tower in Retreat** – Loretta Martens reported that Sunrise Rotary should be awarding grants around May 1<sup>st</sup> so hopefully \$1350 will be awarded for the crossband repeater.

**Covenant Violations** – Two letters from the RLA and two letters from our attorneys have been sent to the property owner to move the three unlicensed trailers. Larimer County regulations may address this situation so the Board decided to file a violation report with the County as the next step. It was suggested that the covenants be included in the front portion of the RLA address booklet and noted on the cover page.

#### **NEW BUSINESS:**

**Annual Meeting** – The Annual Meeting will be held July 1, 2017 @ 11:00am at the firehouse in downtown Glen Haven. It was agreed to give a \$250 donation for using the firehouse. Meeting packets will be mailed out in late May. The Wine and Cheese gathering will be held at the Pole Barn on Friday, June 30<sup>th</sup>.

**Board Candidates** – The terms of Denise Stookesberry, Graham Fowler and Ian McBride expire this summer and one position is still vacant. Graham said he would run for the Board again.

#### **LANDOWNERS/BOARD COMMENTS:**

None

The meeting adjourned to enter into Executive Session.

Joan Van Horn, Meeting Recording Secretary